

0:0:0.0 --> 0:0:0.410

Toby Williams
Right.

0:0:0.480 --> 0:0:1.110

Toby Williams
OK.

0:0:1.380 --> 0:0:3.860

Toby Williams
I'll we going now.

0:0:5.940 --> 0:0:6.490

Toby Williams
Yeah.

0:0:6.550 --> 0:0:6.940

Toby Williams
Brilliant.

0:0:7.960 --> 0:0:9.250

Toby Williams
But I'm good morning everyone.

0:0:9.440 --> 0:0:11.160

Toby Williams
My name's Toby Williams.

0:0:11.170 --> 0:0:23.410

Toby Williams
I'm the development manager and for the Greater Cambridge planning Service I'm the chair of this meeting and I'd like to welcome you all to today's Member briefing for land South of Coldhams Lane.

0:0:24.920 --> 0:0:52.730

Toby Williams
This briefing allows councillors to see and understand the nature of an anticipated hybrid planning application containing both full and outline proposals for the development of a new urban innovation district for the city for approximately 93,000 square meters of new research and development uses and the delivery of a new urban Country Park.

0:0:53.420 --> 0:1:1.620

Toby Williams
The summary details have been set out in the briefing note forwarded 2 councillors by the Councillors Case Officer, drummer Ahmet Jamaica.

0:1:1.630 --> 0:1:6.600

Toby Williams
Would you just like to kind of wave and say hello so you don't know who you are?

0:1:6.590 --> 0:1:6.750

Cuma Ahmet
Hello.

0:1:6.610 --> 0:1:6.990

Toby Williams
Thank you.

0:1:8.730 --> 0:1:9.500

Toby Williams
Thanks, Jemma.

0:1:10.30 --> 0:1:17.40

Toby Williams
And the briefing will be led by the developer, Mission Street and their consultants, including Stantec.

0:1:17.490 --> 0:1:27.700

Toby Williams
The briefing will be structured with a 20 to 30 minute slot for a presentation followed by an equal and slot for questions.

0:1:27.710 --> 0:1:37.700

Toby Williams
We can overrun a little bit and then on how many questions people have got in a minute, I'll ask the developer team to introduce themselves.

0:1:37.710 --> 0:1:39.540

Toby Williams
But first, umm, some housekeeping.

0:1:41.40 --> 0:1:47.130

Toby Williams
This meeting is being recorded and Members should treat the meeting as if it is a public meeting.

0:1:47.480 --> 0:1:54.730

Toby Williams
The details of the meeting can be subject to a Freedom of Information request or similar, but it will be posted on our YouTube channel.

0:1:54.780 --> 0:2:2.440

Toby Williams
In any event, can I ask all participants to keep themselves muted and to keep your backgrounds blurred?

0:2:2.450 --> 0:2:12.460

Toby Williams
Unless you're invited to speak, and if Members would like to ask a question or get the attention of the chair, please raise your virtual hand in teams.

0:2:12.470 --> 0:2:33.150

Toby Williams
We will deal with questions after the presentation has finished, members of planning committee should not express an opinion upon any aspect of today's presentation, which might give rise to review that you have a closed mind to the proposal and the recording will be available for public viewing for a period of six months.

0:2:34.260 --> 0:2:35.210

Toby Williams
I'm summer.

0:2:35.220 --> 0:2:37.590

Toby Williams
Do you have any apologies at all?

0:2:37.600 --> 0:2:39.150

Toby Williams
I don't have any directly.

0:2:39.550 --> 0:2:42.200

Cllr Dave Baigent - (Cambridge City - Romsey)
Toby, can I ask you, Hannah Brown is?

0:2:42.450 --> 0:2:45.820

Cllr Dave Baigent - (Cambridge City - Romsey)
Please who's joined this meeting?

0:2:45.830 --> 0:2:49.370

Cllr Dave Baigent - (Cambridge City - Romsey)
It's not the she's not the press officer, is she for Cambridge News.

0:2:51.510 --> 0:2:52.250

Cuma Ahmet
She is, yes.

0:2:51.830 --> 0:2:52.330

Toby Williams
Connor.

0:2:52.930 --> 0:2:53.130

Toby Williams
Yeah.

0:2:54.500 --> 0:2:55.650

Toby Williams
Yeah, she's welcome to.

0:2:55.280 --> 0:2:57.660

Cllr Dave Baigent - (Cambridge City - Romsey)
Is she alright?

0:2:57.670 --> 0:2:58.110

Cllr Dave Baigent - (Cambridge City - Romsey)
So public?

0:2:57.10 --> 0:3:0.20

Toby Williams
She's welcome to to listen in on the meeting, Dave.

0:3:0.30 --> 0:3:1.410

Toby Williams

That's perfect, perfectly fine.

0:3:2.10 --> 0:3:2.440

Cllr Dave Baigent - (Cambridge City - Romsey)

OK.

0:3:2.450 --> 0:3:2.810

Cllr Dave Baigent - (Cambridge City - Romsey)

Thank you.

0:3:5.210 --> 0:3:7.270

Toby Williams

Jemma, did you have any apologies? Yeah.

0:3:5.990 --> 0:3:8.210

Cuma Ahmet

Yeah, that, that there are no policies.

0:3:8.220 --> 0:3:9.470

Cuma Ahmet

No, no, I've not received any.

0:3:10.310 --> 0:3:11.280

Toby Williams

OK, great.

0:3:11.510 --> 0:3:16.180

Toby Williams

And I don't usually do this, but it's part of the agenda that was circulated.

0:3:16.190 --> 0:3:18.890

Toby Williams

Are there any Members declarations of interest?

0:3:21.200 --> 0:3:24.840

Cllr Dave Baigent - (Cambridge City - Romsey)

Well, I'm a member of the Planning committee and I'm a member of Camcycle.

0:3:26.730 --> 0:3:27.60

Toby Williams

Right.

0:3:27.70 --> 0:3:27.700

Toby Williams

Thanks, Dave.

0:3:27.710 --> 0:3:28.490

Toby Williams

Any other members?

0:3:31.980 --> 0:3:32.570

Toby Williams
Right.

0:3:32.820 --> 0:3:43.990

Toby Williams
OK, so if Members could turn off their cameras and then I'll ask the developer team pleased to introduce yourselves and begin your presentation.

0:3:48.620 --> 0:3:49.650

Fisher, Andrew
Thanks very much, Toby.

0:3:50.280 --> 0:3:51.350

Fisher, Andrew
Good morning, everybody.

0:3:51.800 --> 0:4:1.430

Fisher, Andrew
Thank you very much for the opportunity to come and talk to you this morning and share our exciting proposals for our vision and master plan for this important site in the city.

0:4:1.980 --> 0:4:5.990

Fisher, Andrew
Before we get started, we'd better go around and do introductions as instructed by Toby.

0:4:6.0 --> 0:4:8.550

Fisher, Andrew
So best start off with Mission Street.

0:4:8.560 --> 0:4:9.920

Fisher, Andrew
I think our team, do you want to go first?

0:4:13.550 --> 0:4:14.970

Artem Korolev
So hi everyone.

0:4:15.190 --> 0:4:16.780

Artem Korolev
Thank you for your time this morning.

0:4:16.790 --> 0:4:20.200

Artem Korolev
So I, Martin Korolev and I found it.

0:4:20.210 --> 0:4:22.300

Artem Korolev
And I'm chief executive of Mission Street.

0:4:23.690 --> 0:4:24.300

Fisher, Andrew
And Stuart.

0:4:25.70 --> 0:4:26.480

Stewart Kain

Umm hi everybody.

0:4:26.530 --> 0:4:27.680

Stewart Kain

My name's Stuart Kane.

0:4:27.750 --> 0:4:31.810

Stewart Kain

I'm development director at Mission Street and Mission St lead on this project.

0:4:33.640 --> 0:4:34.430

Fisher, Andrew

Yeah, Michael.

0:4:35.900 --> 0:4:36.740

Michael Hamid

Good morning, everyone.

0:4:36.750 --> 0:4:40.210

Michael Hamid

Michael Hammond, project director, at 3:00 PM We're Mission Streets project managers.

0:4:42.370 --> 0:4:43.180

Fisher, Andrew

And pollen.

0:4:47.760 --> 0:4:48.690

Colin Noble

Is that Colin?

0:4:49.120 --> 0:4:49.290

Colin Noble

Yeah.

0:4:50.40 --> 0:4:50.250

Fisher, Andrew

Yep.

0:4:50.810 --> 0:4:51.220

Colin Noble

Yeah.

0:4:51.280 --> 0:4:53.680

Colin Noble

Hi, I'm Colin Noble from chess engage.

0:4:53.850 --> 0:4:58.710

Colin Noble

And we're working with Mission Street on the community engagement aspect of the project.

0:5:0.250 --> 0:5:0.480

Fisher, Andrew

Thanks.

0:5:0.560 --> 0:5:1.340

Fisher, Andrew

That's got in, Paul.

0:5:3.730 --> 0:5:8.330

Paul Harvey

I, Paul Harvey, director at chess, engage working on the community engagement part of the project for Mission Street.

0:5:9.310 --> 0:5:10.310

Fisher, Andrew

Thank you, nick.

0:5:12.640 --> 0:5:13.230

Nick Gaskell

Hi everyone.

0:5:13.240 --> 0:5:15.710

Nick Gaskell

I'm Nick Gaskell and all the partners at Hawkins Brown specifically.

0:5:16.140 --> 0:5:19.440

Nick Gaskell

I've been overseeing the the sort of building design aspect of the of the project.

0:5:21.530 --> 0:5:22.870

Fisher, Andrew

Very much, Darrell.

0:5:26.60 --> 0:5:26.650

Darryl Chen

Everyone.

0:5:26.660 --> 0:5:28.810

Darryl Chen

I'm Donald Chen, also partner at Hawkins.

0:5:28.820 --> 0:5:31.790

Darryl Chen

Brown have been looking at the master plan for the proposals.

0:5:32.820 --> 0:5:33.160

Fisher, Andrew

That's it.

0:5:33.170 --> 0:5:35.920

Fisher, Andrew

Thanks, Darrell, and I'm going next to Luca.

0:5:35.930 --> 0:5:38.980

Fisher, Andrew

There's two of you in the room there, so if you could both introduce yourself, that would be great.

0:5:39.900 --> 0:5:44.170

Luca Carboni

Hi, I'm Georgia Elliott Smith, managing director of Element 4.

0:5:44.260 --> 0:5:45.950

Luca Carboni

And hello everyone.

0:5:46.20 --> 0:5:50.630

Luca Carboni

I'm Luca Carbonium, senior sensibility consultants at element four.

0:5:51.400 --> 0:5:53.120

Luca Carboni

We have the same build consultants on the project.

0:5:54.130 --> 0:5:55.270

Fisher, Andrew

Thank you very much, Richard.

0:5:57.780 --> 0:6:0.350

Maung, Richard

Only if you want Richard Maung Associates at Stantec.

0:6:0.400 --> 0:6:3.560

Maung, Richard

I'm one of the planning advisors advising Mission Street on this project.

0:6:5.180 --> 0:6:5.610

Fisher, Andrew

Good.

0:6:5.680 --> 0:6:9.280

Fisher, Andrew

Uh and finally last but my name is least well.

0:6:11.280 --> 0:6:11.910

Will Fayers

Good morning.

0:6:11.920 --> 0:6:18.810

Will Fayers

Will fairs associate Paul Basham Associates assisting Mission Street on everything transport and highways, transport planning consultant?

0:6:20.40 --> 0:6:20.430

Fisher, Andrew

Everybody.

0:6:20.440 --> 0:6:20.650

Fisher, Andrew
I'm.

0:6:20.660 --> 0:6:21.410

Fisher, Andrew
I'm Andy Fisher.

0:6:21.420 --> 0:6:25.170

Fisher, Andrew
I'm a planning director in Cambridge's Stantec office.

0:6:25.410 --> 0:6:30.540

Fisher, Andrew
I'm leading the planning on this project with Richard and we have a presentation for you.

0:6:31.230 --> 0:6:54.360

Fisher, Andrew
We've been working very closely with officers including Toby, Jim and others for almost a year now to develop our approach to respond positively to the site itself, also to the wider context, but also critically, the policy aspirations for this part of Cambridge as articulated in the current local plan and also emerging policies in regards to the emerging local plan.

0:6:55.270 --> 0:7:1.680

Fisher, Andrew
We've also been working really hard to engage with stakeholders in the public and chess engage have been very much part of that process.

0:7:1.690 --> 0:7:12.610

Fisher, Andrew
We've held the third of our three public exhibitions on Saturday this week at Saint Andrews Church in Cherry Hinton, and we had a very good turn out and some positive feedback from that.

0:7:13.110 --> 0:7:19.220

Fisher, Andrew
That's been part of an ongoing process of engagement with the public in Cherry Hinton and beyond the presentation.

0:7:19.230 --> 0:7:38.740

Fisher, Andrew
Today we're going to cover around the division and a little bit about Mission St, which item as the founder and chief executive of the company is going to pick up again, just going to cover a little bit about the policy context and the local plan, share a little bit of the public engagement feedback that we've received.

0:7:38.750 --> 0:7:47.890

Fisher, Andrew
And I think, Paul, you're going to speak to that this morning and then we'll get through that relatively quickly so that we can get into the meat of the presentation, which is going to be led by Darrell from Hawkins.

0:7:48.60 --> 0:7:52.550

Fisher, Andrew

And on the approach to the site, the architectural design and the master plan.

0:7:53.420 --> 0:8:0.550

Fisher, Andrew

Umm, we've got a slide that will from probations gonna pick up on transport which you would fully expect us to be picking up in a presentation such as this.

0:8:1.200 --> 0:8:3.930

Fisher, Andrew

And George is going to go through our sustainability credentials.

0:8:4.460 --> 0:8:6.830

Fisher, Andrew

And then, Stuart, I'm gonna ask you to summarize.

0:8:6.840 --> 0:8:17.70

Fisher, Andrew

When we get to the end in terms of the scheme as a whole and where we're now at, so first and foremost our team, I get the presentation and we can get started.

0:8:25.30 --> 0:8:25.960

Fisher, Andrew

It won't say that now.

0:8:32.660 --> 0:8:33.80

Fisher, Andrew

They're gone.

0:8:35.690 --> 0:8:36.380

Toby Williams

That's Claire.

0:8:36.160 --> 0:8:36.440

Fisher, Andrew

OK.

0:8:36.390 --> 0:8:38.470

Toby Williams

Randy, that's come up on the screen. Thanks.

0:8:38.650 --> 0:8:40.990

Fisher, Andrew

If it excellent, OK.

0:8:45.630 --> 0:8:46.40

Fisher, Andrew

Autumn.

0:8:47.970 --> 0:8:52.940

Artem Korolev

So I'll try to be to the point, because there's an awful lot to get through this morning.

0:8:52.950 --> 0:9:7.0

Artem Korolev

So and a bit of background where when when I set mission St up, you know, what was clear to me and the founding team was that the real estate supporting UK innovation was quite underwhelming.

0:9:7.800 --> 0:9:20.850

Artem Korolev

Umm, there was obviously a well documented dynamic of undersupply of space, particularly laboratory and research space, and this was in the context where commercialization of research in the UK was picking up.

0:9:21.220 --> 0:9:30.380

Artem Korolev

But I think the actual the bigger thing is that the the nature of space was in many cases unsuitable for open innovation.

0:9:30.890 --> 0:9:46.710

Artem Korolev

And the way that innovative activity has been emerging from large corporate driven activities predominantly based in large campuses with a IP focus mindset to open innovation.

0:9:46.720 --> 0:10:1.190

Artem Korolev

So where you have a whole ecosystem of different companies and research institutions and anchors collaborating to drive innovation and then the other point was that because of the nature of that type of real estate, science was not being built as part of cities.

0:10:1.250 --> 0:10:20.340

Artem Korolev

It was being built very much in a in a in a town versus gown type backdrop, which is a hugely missed opportunity, right, because there are many examples globally that were emerging where, you know the the, the anchor potential of high concentrations of knowledge like this, we're actually driving improvement across the city.

0:10:21.800 --> 0:10:48.670

Artem Korolev

So there was sort of where the vision of it originally came from and that was overlaid by either company struggling with staff retention and there were numerous surveys at the time and there still are really that that are highlighting what people working in the knowledge economy don't like versus other sectors, a lot of which was driven by poor transport connectivity, large distance to cities, poor amenities, et cetera, which was the nature of a lot of the science real estate around there.

0:10:48.820 --> 0:11:0.30

Artem Korolev

And so we wanted to focus on then we were a very early mover and creating and and urban innovation in the in the UK and we're in operator as well as a developer.

0:11:0.100 --> 0:11:7.450

Artem Korolev

So really, for us, development is part of creating the product, creating the locations, but we're not a developer, trader.

0:11:7.460 --> 0:11:14.760

Artem Korolev

Our objective is to build these out and then run them as part of our of our platform and we only do this sector.

0:11:14.770 --> 0:11:19.550

Artem Korolev

So we're we're, we hope to be a long term citizen of Cambridge.

0:11:20.20 --> 0:11:23.30

Artem Korolev

You know, firstly you know, I went to university there.

0:11:23.40 --> 0:11:28.500

Artem Korolev

I care about what we do in the city and a lot of our team have got associations with the city.

0:11:28.510 --> 0:11:38.790

Artem Korolev

But then secondly, if we're not in Cambridge, we don't really have a business when operating in this sector and and if you flip to the next slide, please, MD.

0:11:38.990 --> 0:11:42.370

Artem Korolev

So this is a selection of some of our projects in different guises.

0:11:42.420 --> 0:11:53.550

Artem Korolev

So Sycamore House was one of the early repurpose things we delivered in Stevenage, which was a converting an old spaghetti factory into space for cell and gene therapy companies.

0:11:54.390 --> 0:12:8.580

Artem Korolev

We're proud to say that that one last week the National BCO award for repurposed Workspace and has got a lot of very happy companies, some of the leading examples in the in the UK and in in our current platform.

0:12:9.310 --> 0:12:11.440

Artem Korolev

Again, this shows some of our other projects.

0:12:11.450 --> 0:12:35.200

Artem Korolev

So we're we're building new urban space in Oxford and Fabrica, which you can see a picture of is, you know, the first mandated Oxford Living Wage Building and a lot of our experimentations with how we commit to integrating the social aspect of a project into cities as being delivered there and another one to touch on is the press which is in Foxton near to the railway station.

0:12:35.750 --> 0:12:55.870

Artem Korolev

And that is currently under construction, but it is the result of a lot of very careful and active engagement with the local community to the extent there was ultimately pretty overwhelming

support for, for, for the development and which is, you know, testimony to the team and how seriously they took the, the, the local residents of Boxtton.

0:12:56.680 --> 0:12:58.620

Artem Korolev

And if you click through.

0:13:1.270 --> 0:13:2.780

Artem Korolev

And you know, I'm not.

0:13:2.790 --> 0:13:9.560

Artem Korolev

I'm not planning to read all of these slides, but I I think this one sort of highlights our approach and our attitude.

0:13:9.570 --> 0:13:33.370

Artem Korolev

And I think in real estate, very often people start they thinking with the building and what we saw as missing when when you know when I said the business up originally was was very much that you have to start with the ecosystem and you have to start with the city and then you need to work backwards as to how you create the physical space in a way that's actually becomes a part of it.

0:13:33.830 --> 0:13:42.840

Artem Korolev

And you know, it's it's not like delivering an office building in innovation real estate where you build it and you put a letting board up and you hopefully lease it.

0:13:43.70 --> 0:13:49.230

Artem Korolev

It is very much by trying to integrating it into the that the surrounding environment surrounding ecosystem.

0:13:49.720 --> 0:13:51.200

Artem Korolev

If you click through please.

0:13:53.940 --> 0:13:58.760

Artem Korolev

So I saw the one that touched on briefly before we get into the detail.

0:13:58.800 --> 0:14:6.960

Artem Korolev

You know what we saw the potential of this site quite a while ago and how that came into this vision that you see up on the screen.

0:14:7.260 --> 0:14:9.830

Artem Korolev

So this is our flagship project.

0:14:10.580 --> 0:14:19.720

Artem Korolev

It actually took over two years of very hard work to secure this before even the last period of time when we've been the owners and we've been working through this project.

0:14:21.780 --> 0:14:31.730

Artem Korolev

You know, I sort of touched on this concept of open innovation and and and this global shift towards urban locations benefiting from sustainable transport links in higher densities.

0:14:32.220 --> 0:14:45.710

Artem Korolev

One of the things about these types of districts A is they need to be quite central and well connected, but not so central that it becomes impractical for them in their operations, which would be the case in many more central locations of Cambridge.

0:14:46.360 --> 0:14:58.20

Artem Korolev

But secondly, it's got scale and you know urban innovation District worked best where you can accommodate a high density of companies all the way through their growth cycle because it it's encouraging collaboration.

0:14:58.30 --> 0:15:10.300

Artem Korolev

It means the company and we've done analysis on the section that we've discussed with the Council of of companies jumping from N Cambridge to South Cambridge to splitting their operations and going through really suboptimal outcomes.

0:15:10.310 --> 0:15:22.740

Artem Korolev

And I think being able to do that because there is the scale is quite unique because the fundamental point is land supply around Cambridge that that is is is suitable for development is by its nature very constrained.

0:15:23.530 --> 0:15:33.10

Artem Korolev

It's a large in this model we haven't seen and unseeing, even in, in a lot of the things coming forward to then Cambridge and it's it's got clean, vacant possession.

0:15:33.20 --> 0:15:43.310

Artem Korolev

But beyond the fact that it's a large site so we can develop the public realm, we can develop the place of of this location and we've got flexibility in what we can build.

0:15:43.320 --> 0:16:15.20

Artem Korolev

We're not constrained by lease expires or existing buildings and it's got a unique situation where it's it bridges the southern cluster with the biotech world and Cambridge with the greater concentration of tech to the north of Cambridge, the convergence of which is is well documented and the site for us, I mean the fact that we can take a site that's in not in use, uh, help clean up the contamination that's prevalent there and improve public health, which interestingly is where a lot of global innovation districts have come from.

0:16:15.330 --> 0:16:16.540

Artem Korolev
We're not using use.

0:16:16.600 --> 0:16:20.300

Artem Korolev
Losing uses that are, umm uh.

0:16:20.310 --> 0:16:31.350

Artem Korolev
Important for the city, it's not a case of a planning gameplay where where we're converting something that perfectly functions we want to bring something back to life there and the scale means.

0:16:31.360 --> 0:16:40.210

Artem Korolev
And again, I won't talk too much about this because it's gonna be in the rest of the presentation really and much more detail, but it allows us to do things properly.

0:16:40.220 --> 0:17:0.540

Artem Korolev
So accessibility to the public, the urban Country Park, the community facilities and and and amenities and and and the operational side of things, the playable space and the commitment to art that we're bringing into Co located with science, it's just the scale that allows us to sort of bring our vision to life and we're really excited about it.

0:17:0.550 --> 0:17:10.460

Artem Korolev
And this is how we framed the vision before anyone put a pen to paper on the design, and we hope that it's been prevalent in, in the design that has since followed.

0:17:11.310 --> 0:17:14.570

Artem Korolev
And with that and then I think I'll handover back to you.

0:17:14.470 --> 0:17:17.640

Fisher, Andrew
It is from vision to local plan policy once more.

0:17:17.650 --> 0:17:20.460

Fisher, Andrew
Step umm, I just wanted to be clear.

0:17:20.470 --> 0:17:41.870

Fisher, Andrew
I think, though, that we the start point for us has been very much the the Cambridge Equal Plan and in particular policy 16, the site as a whole is identified as a as an A a area of major change with the components to that being the land to the South of the tins and the lakes.

0:17:42.220 --> 0:17:49.10

Fisher, Andrew

The area marked A there to the north and the area marked B, which sits just to the South of COLDHAMS Lane.

0:17:49.380 --> 0:18:3.520

Fisher, Andrew

That process has very much guided our principles in terms of the development of the proposals and has been part of our process of making sure that we align our ambitions for the site with those of officers and other stakeholders.

0:18:3.530 --> 0:18:43.830

Fisher, Andrew

We move forward and as part of our submission, we will be submitting a comprehensive master plan for the whole of the area of change as identified within this policy, securing the Country Park proposition alongside appropriate commercial uses in the area marked A on that plan, but critically balancing some careful considerations in relation to the policy as a whole around access, ecological enhancements, remediation and development, and how do those things come together in a way which is complementary and sensible across those three areas of land which make up the the year of major change.

0:18:46.250 --> 0:19:5.480

Fisher, Andrew

The other thing that we're just wanted to speak about very briefly is that obviously this site doesn't sit in splendid isolation and from the start, there's been a recognition that the wider context and the role that this site plays in the ongoing evolution of this part of the city and the wider growth of Cambridge is very important.

0:19:5.930 --> 0:19:24.510

Fisher, Andrew

It plays an important role economically in the Cambridge ecosystem, close to the city center, and our teams already spoken about how that fits in in terms of the context of an urban innovation ecosystem, but also physically the site contributes to the wider connectivity and growth in this part of Cambridge.

0:19:24.760 --> 0:19:29.970

Fisher, Andrew

And we've got three plans across the screen here which I won't go to in detail because they'll get picked up through Dallas presentation.

0:19:29.980 --> 0:19:45.210

Fisher, Andrew

But suffice to say that connecting the green spaces and linking to complementary existing local facilities within Cherry, Hinton and beyond, there's been fundamental to the approach and you can see how the Country Park fits into the wider green infrastructure in this part of the city and beyond.

0:19:45.980 --> 0:19:54.450

Fisher, Andrew

Secondly, linking in with not just current but proposed highway and other transport infrastructure within this part of the city.

0:19:54.460 --> 0:20:2.60

Fisher, Andrew

And again, wider connectivity, including the enhancements to the Fulbourn Greenway, we sit just off the tins, which we'll pick up when we come into transport in due course.

0:20:3.20 --> 0:20:22.140

Fisher, Andrew

And then finally, the recognizing that this site will form an important part of the ongoing growth in this part of Cambridge and you can see there's an arc if you like, of development moving forward in this part of the city that this site forms a part of and we must be aware of that in terms of how we move forward with the site as a whole.

0:20:24.420 --> 0:20:28.60

Fisher, Andrew

Or do you want to say a little bit about our public engagement process before we dive into the design?

0:20:29.110 --> 0:20:29.860

Paul Harvey

Thank you, Andrew.

0:20:29.870 --> 0:20:31.120

Paul Harvey

Uh, thank you, Members.

0:20:31.390 --> 0:20:57.40

Paul Harvey

The whole approach we've taken to engagement really picks up from where art and has set out Mission streets ethos and their approach, and we've tried to honor that in the way that we've gone about engaging with the local community and the wider Cambridge community to say the extensive consultation really has been on 2 fronts, engaging with local groups and local organizations and wider Cambridge, but also the events that we've held.

0:20:57.230 --> 0:21:17.630

Paul Harvey

So we've actually engaged with over 30 groups so far, 30 different organizations around the city, both local and the wider context ranging from Cambridge ahead to the Cherry Hinton Residents Association to their local History Society to Cam cycle to Cambridge University HealthPartners the breadth of our engagement has been significant.

0:21:17.640 --> 0:21:29.530

Paul Harvey

The depth of it has been important to ensure that we're showing the vision and the strategy that our team has articulated to those groups and to that wider body, and that they feel engaged and feel part of this process.

0:21:30.160 --> 0:21:36.0

Paul Harvey

We've also engaged with local residents in three separate engagement events pre application coming in.

0:21:36.350 --> 0:21:48.820

Paul Harvey

So we started in March with a drop in event where we introduced Mission St in gave the opportunity

for residents in Cherry, Hinton and the wider community to understand who Mission St were and what their vision and strategy was for the site.

0:21:49.230 --> 0:21:56.40

Paul Harvey

This LED us to the first full exhibition in June, where we engaged with the local residents and community.

0:21:56.50 --> 0:21:59.430

Paul Harvey

Over 2000 material pieces of material were dropped.

0:21:59.710 --> 0:22:2.540

Paul Harvey

Facebook was very extensively used in terms of advertising.

0:22:2.550 --> 0:22:8.760

Paul Harvey

The event and 130 people came through the doors on two separate days and the feedback that we got was incredibly useful.

0:22:8.770 --> 0:22:21.450

Paul Harvey

We engaged with people about what their expectations were for the site, what they felt their best amenities and uses of the site, and also raising any particular issues at that time and of the feedback that we received, which was significant.

0:22:21.460 --> 0:22:30.20

Paul Harvey

We gained an overall impression, an overall view from over 2 to one in favor of the site being developed in the way that Mission St was setting out.

0:22:30.30 --> 0:22:35.170

Paul Harvey

There was extremely supportive comments back from many residents and many members of the community.

0:22:35.760 --> 0:22:53.980

Paul Harvey

The issues here that were perhaps just to pick out that were raised from that first exhibition and particularly around the amenity was around apprenticeships and training in in, in local schools and local provision, the enhancement of biodiversity across the site, the enhancement of space for the community events and community uses.

0:22:54.210 --> 0:23:1.940

Paul Harvey

But the overwhelming big one that stood out was the enhanced position, the enhanced ability for cycle routes and sustainable transport.

0:23:2.650 --> 0:23:15.260

Paul Harvey

We then held our third event just risk with this weekend and this last weekend we had over 100

people through the door of those feedback forms that were left with us on the day, the same pattern emerged over 2 to one in favor of the support.

0:23:15.270 --> 0:23:19.490

Paul Harvey

Actually, we haven't had any negative feedback yet from the exhibition this last Saturday.

0:23:19.680 --> 0:23:26.530

Paul Harvey

The overwhelming support for the proposals that were being put forward concerns around how the site will be brought forward.

0:23:26.540 --> 0:23:41.550

Paul Harvey

Concerns about traffic, but the overwhelming view given by residents on all of the expression material that we've put out and all of the things that we've had returned thus far, is that Mission Street's vision and Mission St Strategy is actually resonating with the local community.

0:23:41.560 --> 0:23:43.30

Paul Harvey

We've engaged with the local members.

0:23:43.280 --> 0:23:45.230

Paul Harvey

We've engaged with councillors neighbouring.

0:23:45.380 --> 0:23:47.520

Paul Harvey

We've continued to engage with local groups.

0:23:47.530 --> 0:23:54.60

Paul Harvey

We've also reached out, for example, both the mayor of the Combined authority and those combined authority bodies to make sure we're in tune with them.

0:23:54.70 --> 0:23:57.950

Paul Harvey

The business community, the chambers we've reached out to those communities as well.

0:23:58.220 --> 0:24:12.210

Paul Harvey

So at every level, we're trying to engage, we're trying to listen and then in conversation with residents, put that information into the process that Mission Street and the technical team are doing in developing the proposals that you now see before you and we will continue to do this work.

0:24:12.220 --> 0:24:14.610

Paul Harvey

The exhibition was not an end of the matter.

0:24:14.620 --> 0:24:20.680

Paul Harvey

The actual consultation and engagement that we are intending to do with Mission St to supporting will continue through this process.

0:24:21.110 --> 0:24:26.510

Paul Harvey

We were certainly hope to continue to engage with the groups and the Community as the submission comes in.

0:24:28.120 --> 0:24:28.520

Fisher, Andrew

Brilliant.

0:24:28.530 --> 0:24:29.490

Fisher, Andrew

Thank you very much, Paul.

0:24:29.760 --> 0:24:30.0

Fisher, Andrew

Right.

0:24:30.10 --> 0:24:33.950

Fisher, Andrew

We've had a lot about our vision, our process and the policy.

0:24:33.960 --> 0:24:37.130

Fisher, Andrew

I think it's about time we got into the proposals and the design.

0:24:37.140 --> 0:24:39.350

Fisher, Andrew

So gonna hand over to Hawkins.

0:24:39.360 --> 0:24:48.750

Fisher, Andrew

Brown now, and I think, Gary, you're gonna be leading on this to take everybody through the approach to the site and the particular responses to the different elements of the scheme.

0:24:50.70 --> 0:24:53.810

Darryl Chen

Sandy, I'm the members high.

0:24:53.820 --> 0:24:59.460

Darryl Chen

You've mentioned you will have had mentioned the urban Innovation District and you will have heard Urban Country Park.

0:24:59.470 --> 0:25:5.410

Darryl Chen

There's kind of two concepts which I think hopefully will be kind of thematic as we run through these next few slides.

0:25:5.420 --> 0:25:9.810

Darryl Chen

The innovation District really is a way of couching this scheme as part of a greater whole.

0:25:9.820 --> 0:25:24.750

Darryl Chen

This is Cambridge cluster which is coming forward and that comes through kind of thinking about the ecosystem of pots that comprises that cluster, but also the actual connectivity at a that a physical kind of level.

0:25:25.280 --> 0:25:37.410

Darryl Chen

But the the idea of the Urban Country Park has been really useful way of us to to to think about the character and also the environmental utility of what's being brought forward on these the sites under our control.

0:25:37.680 --> 0:25:39.850

Darryl Chen

But they do come through in different ways.

0:25:40.400 --> 0:25:53.470

Darryl Chen

So parcels Steve will be increasing access and enhancing possible B which which will largely be and enhancements and ecological enhancements to protect the qualities of that area and parcel.

0:25:53.580 --> 0:25:56.250

Darryl Chen

Hey, which we're characterizing as kind of urban landscape.

0:25:56.260 --> 0:26:8.220

Darryl Chen

So then over the next few slides, I've just kind of dig down into that actually, whilst we're on this slide though, those green areas you see are really important for how we see this development as integrated into the wider area.

0:26:8.310 --> 0:26:35.470

Darryl Chen

That large green area that runs kind of across the middle of the the site being the tins, the, the, the portion of the full born Greenway, which gives us an active travel connection back to the city of back to to the center of of Cambridge and then those 3 links that go north from there to Coldhams Lane and then passed it importantly to the 1200 homes that'll be realised on the Beltway scheme at land north of Cherry Hinton.

0:26:35.670 --> 0:26:42.820

Darryl Chen

So really at this level, I'm just kind of pointing that out because we're probably don't have a kind of large scale sort of map as we go through.

0:26:42.830 --> 0:26:46.70

Darryl Chen

But that connectivity is real key piece for us and the next slide please.

0:26:48.310 --> 0:26:53.400

Darryl Chen

I'm sophistic parcel C uh is is is, is where the lakes are.

0:26:53.630 --> 0:27:10.710

Darryl Chen

The western lake is gonna have a loop Rd loop path enabling pedestrians and cycles to for people to enjoy that in greater a amount we're increasing access into into parcels.

0:27:10.720 --> 0:27:21.350

Darryl Chen

See through new entrances sign posting, signage, cycle parking, and they'll be nature reserve there in the eastern lake, which will enable people to enjoy that part of the nature.

0:27:22.680 --> 0:27:34.60

Darryl Chen

And so really this is about kind of increasing access to lakes and doing it in a way that is able to be managed and and and monitored for for safety and just the enjoyment of people in the area.

0:27:34.300 --> 0:27:35.60

Darryl Chen

Next slide please.

0:27:38.270 --> 0:28:5.320

Darryl Chen

I'll be is the site of the three, which has the highest ecological value, and as such, our proposals are to, to and our strategy is to protect the ecology and enhance it through such means is you can kind of see illustrated on the left, which will increase the ecology and habitat of invertebrates, and there will be managed access to the site that we're working through in detail at the moment.

0:28:5.330 --> 0:28:13.740

Darryl Chen

But the principle is for that to not to compromise the ecological biodiversity of the site and say school kids can come here upon arrangement.

0:28:14.70 --> 0:28:18.650

Darryl Chen

But really, the overall strategy here is to is not compromised.

0:28:18.660 --> 0:28:21.770

Darryl Chen

This kind of high ecological value site next site.

0:28:25.300 --> 0:28:32.490

Darryl Chen

But spent the most time in our in our proposals, thinking about what could be done on on parcel A, we describe it as an urban landscape actually.

0:28:32.500 --> 0:28:42.810

Darryl Chen

From the outset, we've been thinking about how we can increase access into this site and make it of benefit to the public as well as people who will be working here in the future.

0:28:43.340 --> 0:28:48.490

Darryl Chen

I'm and as such it means that we need to clean up a site which is which is deeply contaminated.

0:28:48.500 --> 0:29:25.30

Darryl Chen

At the moment, in a way, the development provides an opportunity for the remediation of that land through the capping and through the minimal excavation, the monitoring of the contamination and that will hopefully lead to a place where half of the land, half of our red line is publicly accessible and of all of the landscape that is provided, that is the space between the buildings, just shy of half of that is soft landscape, which gives a sense of the over in overall terms of the kind of character that we're going through through slanting through the changes.

0:29:25.40 --> 0:29:34.670

Darryl Chen

So the changes in topography, we can kind of craft that landscape so that it is inviting for a variety of uses for people who work here and also in the surrounding community.

0:29:34.940 --> 0:29:35.340

Darryl Chen

Next slide.

0:29:38.60 --> 0:29:45.250

Darryl Chen

I'm so the urban landscape is really about kind of planning buildings and landscapes in tandem with each other.

0:29:45.260 --> 0:29:53.650

Darryl Chen

This is not landscape treated as a kind of sort of a dull map on which is placed a buildings to create value.

0:29:53.660 --> 0:29:59.970

Darryl Chen

Actually the value comes from landscape and the value comes from integration into the wider community.

0:30:0.210 --> 0:30:6.930

Darryl Chen

Here are four aspects of that I was going to go through each of these, but actually I think we're a bit time poor.

0:30:7.360 --> 0:30:10.850

Darryl Chen

You get the sense there's a variety of landscapes from the entrance to Collins.

0:30:10.860 --> 0:30:16.910

Darryl Chen

Lay in the top left playable landscapes that are run all alongside Kathleen.

0:30:16.920 --> 0:30:55.190

Darryl Chen

Elsewhere, we've deliberately set buildings back and from and then the bottom images were show UH-2 aspects of how we're treating the tins, opening that up, making it improving site lines, and having seating opportunities on either side of that to to provide a kind of overlooking and to get the sense that when you ride the Greenway, when you arrive on this site you you've, you've actually

arrived at a destination, or if you've come through it, that you've, you've come through a place that has its own qualities and not just sort of barrel through as a thoroughfare.

0:30:56.130 --> 0:30:56.690

Darryl Chen

Next slide, please.

0:31:1.680 --> 0:31:17.890

Darryl Chen

There is a utility to the landscape, the amenity value that that landscape provides and in a way of a being attractive to people is to offer real things to do and real things to experience.

0:31:17.960 --> 0:31:27.50

Darryl Chen

And three examples of that and really this is a series of landscaped interventions which surrounds the whole of the site of Parcel B.

0:31:27.60 --> 0:31:36.840

Darryl Chen

Indeed, all of the Urban Country Park, the three that are worth mentioning here at the bottom left, which is the provision of a multi-purpose games area.

0:31:37.10 --> 0:31:50.130

Darryl Chen

This is right at the eastern edge of the site and is directly overlooked by the tins, a place which would be publicly accessible and available for basketball and organized sport.

0:31:51.100 --> 0:31:56.500

Darryl Chen

The middle bottom slide, which is which we're looking at the bottom of.

0:31:56.510 --> 0:31:57.700

Darryl Chen

Kathleen Elliot where?

0:31:57.970 --> 0:32:2.650

Darryl Chen

Where Prizon Park is currently situated and where we will be reprovided.

0:32:4.230 --> 0:32:10.980

Darryl Chen

Purpose built equipped play space to replace what?

0:32:10.990 --> 0:32:11.700

Darryl Chen

What is there?

0:32:11.790 --> 0:32:22.520

Darryl Chen

But to do it in a way which is more naturalistic and integrated into a wider offer of playable landscapes, and then finally on the bottom right multi get what we call is multi generational play.

0:32:22.530 --> 0:32:31.230

Darryl Chen

The idea of play is a theme that cuts across a whole landscape strategy because it's not just what young children play in or older children.

0:32:31.580 --> 0:32:44.210

Darryl Chen

Indeed, young adults and both those of working age are drawn to this idea of play or curiosity or exploration, not least those who are working in in research, science and development.

0:32:44.420 --> 0:32:47.710

Darryl Chen

And so that's sleeping Giant kind of kind of folly.

0:32:47.720 --> 0:32:51.710

Darryl Chen

We call it in the middle of the site as a place that could be climbed over by kids.

0:32:52.280 --> 0:32:59.970

Darryl Chen

It could be used by people having lunch in the middle of their work day, or indeed young adults.

0:32:59.980 --> 0:33:1.410

Darryl Chen

Kind of just getting away from home.

0:33:1.420 --> 0:33:11.720

Darryl Chen

So right to to be not kind of prescriptive about these things and offering a a way of a variety of intergenerational kind of user groups to to inhabit the landscape.

0:33:11.790 --> 0:33:12.190

Darryl Chen

Next slide.

0:33:14.370 --> 0:33:19.300

Darryl Chen

And so it should be said that the IT this is a hybrid application.

0:33:19.390 --> 0:33:41.60

Darryl Chen

If you want aware the dotted line here of of parcel A is is going to proceed and outline whilst the the the the the thick the full line is the detailed element and that encompasses what we're calling building 3 building 4 which is the travel hub, the amenity pavilion and the associated landscape works.

0:33:42.110 --> 0:33:44.450

Darryl Chen

So I'll go through each of those elements now next slide.

0:33:46.910 --> 0:33:50.730

Darryl Chen

And building 3 is a laboratory office building.

0:33:51.500 --> 0:33:52.200

Darryl Chen

It is.

0:33:54.10 --> 0:33:54.610

Darryl Chen

Umm.

0:33:55.490 --> 0:34:2.620

Darryl Chen

Imagined as a part of the landscape, how have we have done that is through the materiality, but also the form of that?

0:34:2.870 --> 0:34:3.700

Darryl Chen

This is not a.

0:34:4.70 --> 0:34:10.420

Darryl Chen

This is not a box that we've plunked down, but actually you see that ground floor that we've kind of kicked out and extended.

0:34:10.750 --> 0:34:18.110

Darryl Chen

So that provides a more human scaled and organic edge to the landscape, provides an upper level terrace in.

0:34:18.120 --> 0:34:45.180

Darryl Chen

Indeed, the landscaping proceeds from the ground up into the building and on top of the building on those in those terraces and in the materiality of what we've chosen, trying to reference the the natural characteristics, albeit abstracted that range from this rough, the roughness of the chalk quarry pits to the smooth, reflective nature of the legs and the chalk streams.

0:34:45.270 --> 0:34:56.880

Darryl Chen

And so there's come through and those, and there's rough concrete treated panels in the spandrels to glazing and the blue green infills which referenced the leg.

0:34:57.130 --> 0:35:24.880

Darryl Chen

And so the idea that there's kind of interest, there's tactility, there's something that you wanna kinda come up and feel and something of interest within the architecture and the idea that this ground floor provides sort of inside outside space, which invites people to come out from buildings or indeed to look into what's happening in these buildings and blur that distinction between what happens in the public domain and what happens inside these buildings, the next slide.

0:35:28.420 --> 0:35:31.630

Darryl Chen

Building 4 is a.

0:35:31.770 --> 0:35:33.460

Darryl Chen

It is A at the travel hub.

0:35:34.240 --> 0:36:0.390

Darryl Chen

Uh, in some respects it's a multi Storey car park, but probably not one that you've you've seen quite like this in quite like this location, there is a significant amount of cycle cost cycle spaces that have been provided here in excess of 900 I'm and what we've I thought kind of really state of the art end of journey facilities to encourage a modal shift.

0:36:0.460 --> 0:36:13.670

Darryl Chen

So extensive provision of locker space, hours of habitable and attractive ground floor spaces that people can cycle in, get changed and do the rest of their work day.

0:36:14.580 --> 0:36:17.0

Darryl Chen

In addition to that it is multi use.

0:36:17.100 --> 0:36:25.270

Darryl Chen

So what we're calling the gallery is this green framework, this green steel framework provide the platforms for.

0:36:26.790 --> 0:36:28.920

Darryl Chen

SME's to locate.

0:36:29.330 --> 0:36:33.220

Darryl Chen

We haven't decided what, but it's gonna be at A at A at a cheaper offer.

0:36:33.310 --> 0:36:54.620

Darryl Chen

Probably affordable workspace range of uses that are complementary to the ecosystem that we're trying to provide here, as well as provide an active frontage to the main outdoor space in the middle of the scheme and places for those people who work to do inhabit those those terraces, as you can see on the left next slide please.

0:36:57.270 --> 0:37:2.70

Darryl Chen

And finally the the amenity hub is a building that we're called calling the mixer.

0:37:4.250 --> 0:37:5.260

Darryl Chen

And it's it.

0:37:5.270 --> 0:37:22.580

Darryl Chen

It's mixing people from within the site in order to create the social connections which which feed the

ecosystem that out spoke of and also mixes people from within the site with those in the wider community, because this will be community bookable space, this will be cafe for use of all people.

0:37:22.730 --> 0:37:33.540

Darryl Chen

They'll be upper terraces that will be publicly accessible as well, and it's done in a way to reference the it's kind of an abstraction, perhaps of the industrial structures that we're here previously.

0:37:34.160 --> 0:37:47.100

Darryl Chen

It's kind of an abstracted Spire I think from for what it is, it's a kind of a curiosity in the middle of the site that helps people kind of to Orient themselves and and what Artem and the team have spoken of give the place some soul.

0:37:48.290 --> 0:37:56.940

Darryl Chen

And it's also a a going to be a a showcase of sustainability, a sustainable materials into the circular economy.

0:37:57.10 --> 0:38:11.700

Darryl Chen

So the steel frame will be recycled from another one of Mission St sites and going looking at a hemp create way of of dealing with the cladding to that building as well.

0:38:11.710 --> 0:38:19.860

Darryl Chen

So something which has kind of good news for the environment and and is is showing it on on kind of wearing it's it's hard on its sleeve.

0:38:20.150 --> 0:38:20.570

Darryl Chen

Next slide.

0:38:23.830 --> 0:38:37.50

Darryl Chen

So in summary, the the Urban Country Park is these collection of quite unique buildings set within a landscape setting which it invites occupation from from wider field and has really ecological value.

0:38:37.60 --> 0:38:52.570

Darryl Chen

And the way that we've made attenuation ponds to achieve Greenfield run off rates and net uplift of planting and trees on the site and range of playable landscapes, that is good for all generations.

0:38:53.830 --> 0:39:13.100

Darryl Chen

This is the the active green edge along Kathleen Elliot Way as though you were at the at the at the north of of Kathleen Elliot Way looking looking S with our development on the right with this, this wonderful kind of linear park providing that buffer space but an active buffer space between our development and the and the context.

0:39:13.410 --> 0:39:13.930

Darryl Chen
Our next slide.

0:39:17.380 --> 0:39:43.430

Darryl Chen
Here we've got the view of of the tins as though we were approaching from the East and looking W along that at that Greenway you've got mix of right in front of you provide that, that landmark orientation point, the the tin fences of the tins have been cleaned up somewhat, an idea that we need to kind of treat all edges of our site and the development you can see to the left.

0:39:43.500 --> 0:39:54.270

Darryl Chen
But actually as a framing element for this really active and attractive and inspiration, the landscape which provides informal places in places to to park bikes and enjoy next slide.

0:39:56.420 --> 0:40:9.20

Darryl Chen
And I think this is the final one that they a a view from the reprovided and plates but play equipment of of prison park looking again looking W towards the the mixer.

0:40:9.630 --> 0:40:34.580

Darryl Chen
And again, this idea that the buildings are part of the landscape and framing elements to the activity that happens between them in in ways that kind of reproves and we think enhances and reprobrates in in addition to what they've already got in that kind of like quite hostile fenced off the area that they've got at the moment.

0:40:36.770 --> 0:40:37.430

Darryl Chen
Is there another one?

0:40:38.100 --> 0:40:39.90

Fisher, Andrew
No, I think that's it.

0:40:39.580 --> 0:40:39.730

Darryl Chen
Yeah.

0:40:39.520 --> 0:40:40.400

Fisher, Andrew
That's fantastic.

0:40:40.410 --> 0:40:41.190

Fisher, Andrew
Thank you very much.

0:40:41.200 --> 0:40:48.780

Fisher, Andrew
I appreciate that as ever on these matters are approached to transport is is fundamental to how the scheme will come forward.

0:40:49.30 --> 0:40:57.610

Fisher, Andrew

You heard about the travel hub, but there's a lot more to the approach to transport on this site and we've been working very closely with colleagues at the County Council around this well.

0:40:57.620 --> 0:41:3.30

Fisher, Andrew

Would you like to just say a bit about the sustainable travel response and how we're dealing with that throughout proposals?

0:41:5.190 --> 0:41:5.480

Will Fayers

Sure.

0:41:5.530 --> 0:41:5.920

Will Fayers

Thanks, Andy.

0:41:7.290 --> 0:41:14.400

Will Fayers

Yeah, I'll try and summarize this as best I can in the time that we've got, but there's been a lot of a lot of work gone into the transport strategy, as you can imagine.

0:41:15.330 --> 0:41:25.280

Will Fayers

I suppose the first thing to say in terms of the site location, we've talked a lot about connectivity, the idea being that we open the site up from all directions, really from the north onto Coldhams Lane.

0:41:25.610 --> 0:41:34.560

Will Fayers

We've got public rights of way along the tins, but also along the eastern boundary of the site adjacent to caffeine, Elliot Way and also to the West onto Norman Way.

0:41:34.570 --> 0:41:45.950

Will Fayers

So looking at this site, I'm from scratch as we did a number of months ago now and really seeing it as a as a really exciting and unique opportunity to encourage active travel to and from the site.

0:41:46.780 --> 0:42:0.130

Will Fayers

Having the tins run through the heart of the scheme and the ability to put that travel hub adjacent to the tins to allow direct access from an existing cycle way, the proposals for the Fulbourn Greenway to enhance that as well.

0:42:0.480 --> 0:42:18.30

Will Fayers

Open up the site, but also place the travel hub really at the heart of the development to allow not just site users traveling to and from the site, but those who are currently traveling along the tins from Fulbourn into Cambridge or the other way around to access those facilities that we are providing within that travel hub.

0:42:18.210 --> 0:42:28.590

Will Fayers

So really looking at this from that initial view then taking those broader principles of how do we reduce the car driver mode share as low as we possibly can.

0:42:30.270 --> 0:42:32.820

Will Fayers

And we really approached that in in two separate ways.

0:42:33.10 --> 0:42:35.180

Will Fayers

The first one was through consultation and engagement.

0:42:35.190 --> 0:43:5.400

Will Fayers

As you can imagine, we've had a number of different meetings, particularly we've Cambridge County Council, highways officers, but also that the large amount of public engagement that we've done, we've spoken a lot with public rights of way officers that Cambridge County Council and the Greater Cambridge Partnership with particular reference to the Fulbourn Greenway proposals and wider sustainable transport infrastructure schemes that are likely to come forward throughout the duration of the project and also had engagement with and with the park and ride as well as we'll come on to discuss shortly.

0:43:5.670 --> 0:43:22.180

Will Fayers

The 2nd way is through delving into the data, so really getting understanding of the site context and where people are traveling from to get to this site and also just not not just where they're traveling from, but also how they're travelling and how they're likely to travel in the future.

0:43:23.70 --> 0:43:35.800

Will Fayers

Gathering as much data as possible from not just our own surveys, but how similar sites across Cambridgeshire operate and across Cambridge operate so using that database to then build a travel profile.

0:43:36.70 --> 0:43:51.120

Will Fayers

Understanding how people are likely to travel in the future and how that may change as certain infrastructure proposals come forward off the back of that, we have then developed really specific and targeted measures to reduce that mode share over time.

0:43:51.380 --> 0:43:57.150

Will Fayers

So we've tried to be really ambitious with this and we've spoke with with Cambridge County Council at length about how we can do that.

0:43:57.500 --> 0:44:2.390

Will Fayers

I suppose the first point on quite a broad perspective is active travel.

0:44:2.400 --> 0:44:10.770

Will Fayers

Is, is is a key part of that the proposals for the Fulbourn Greenway and the tins we want to use that as much as possible to get people walking and cycling to the site.

0:44:11.500 --> 0:44:20.550

Will Fayers

We're really ambitious and we think we can get a lot of people cycling to and from the scheme, and that should only increase as the scheme is developed.

0:44:20.560 --> 0:44:33.320

Will Fayers

Further, we've developed these isochrones of where people are traveling from at the moment and what that cycle and walking distance and time is like, and then off the back of that targeted really specific measures to get them to get them into the scheme.

0:44:33.810 --> 0:44:42.280

Will Fayers

But outside of those isochrones, the question arose of, you know, there will be people traveling to and from the site from outside Cambridge, from outside Cambridgeshire.

0:44:42.510 --> 0:44:47.960

Will Fayers

And how do we get those people out of their cars and and to the site sustainably?

0:44:48.100 --> 0:45:12.600

Will Fayers

And that's where we developed, in coordination with Cambridgeshire County Council, this idea of a shuttle bus service directly funded by Mission Street and trying to understand those people that are traveling from outside of those spheres of walking and cycling isochrones, where they're coming from and the kind of key transport corridors in which they approach Cambridge from, and they tend to be based on the data the Allen and A14 corridors.

0:45:12.870 --> 0:45:23.140

Will Fayers

So we've then developed an idea of the shuttle bus service running to keep Park and ride destinations, particularly the new Market Rd Park and ride and the Baboon Park and ride.

0:45:23.480 --> 0:45:36.830

Will Fayers

We've then had discussions with the park and ride managers about how that may operate, and particularly during the peak hours running those shuttle bus services as frequently as you can to pick up people on the periphery of Cambridgeshire and before they come into a congested Hwy.

0:45:36.840 --> 0:45:37.350

Will Fayers

Networking.

0:45:37.360 --> 0:45:39.310

Will Fayers

Cambridge and in in Cherry Hinton specifically.

0:45:40.200 --> 0:46:12.910

Will Fayers

Then, alongside that reducing car parking as low as, as, as as we think we can, but also enough to meet to meet the demand that we anticipate on the site and alongside that and probably more importantly is providing all the cycle facilities that we've mentioned within the travel hub, not just a big quantity of cycle parking, but different types of cycle parking, good quality cycle parking and all the facilities that go alongside that including showers, lockers, drying facilities, cafe bike repair and these kind of things that provide the wider public benefit.

0:46:14.310 --> 0:46:27.490

Will Fayers

So then moving on from from the kind of wider principles to the transport strategy, we've had a lot of discussions with Kimberley County Council and the Great Cambridge Partnership with regards to the methodology of how we assess the impact of the scheme.

0:46:28.830 --> 0:46:33.180

Will Fayers

And we have developed a plan to reduce mode share over time.

0:46:33.190 --> 0:46:44.450

Will Fayers

So looking at the first phase, UM 40% mode share and then reducing down as the scheme is developed down to 30% mode share which we fit is very robust and.

0:46:46.550 --> 0:47:1.70

Will Fayers

Takes into considerations future sustainable transport schemes that like to come forward, particularly the full Bone Greenway scheme, which is going to have a big impact on our site, but also the eastern access and cycle plus schemes that were highlighted to us by Greater Cambridge Partnership.

0:47:1.990 --> 0:47:11.850

Will Fayers

The idea being that we can then monitor the way that people travel to and from the site as the scheme is developed, the travel hub is not proposed to be delivered in one go.

0:47:12.70 --> 0:47:38.460

Will Fayers

It will be delivered in phases as the scheme comes forward, so we can then monitor how people are travelling, where they're traveling from, the amount of trips to and from the site and that crucially, that mode share of the amount of car drivers coming to and from the site, and then adapt our plans and targets specific measures through our travel plan to encourage people to travel more sustainably over time and with things particularly like the shuttle bus service.

0:47:38.470 --> 0:47:45.750

Will Fayers

That means that we can then talk to staff, talk to visitors about the way that they traveled to and from the site as the scheme is phased.

0:47:45.860 --> 0:47:49.460

Will Fayers

And then, for example, we could run the shuttle bus service to different locations.

0:47:49.470 --> 0:47:57.730

Will Fayers

We could run it at different frequency to really encourage those people who are traveling to it from the site to use that surface.

0:47:57.810 --> 0:48:11.360

Will Fayers

That service and adapt it as time goes on, because someone who starts working at the facility on day one may travel very differently in 5-10 years time as wider infrastructure comes forward in this area of Cambridge, changes as as we know it will.

0:48:12.170 --> 0:48:22.580

Will Fayers

And so really, they're the broad principles of of the transport strategy and idea of reducing the mode share down as low as possible, get people onto active travel or passenger transport as much as possible.

0:48:22.730 --> 0:48:33.670

Will Fayers

But then to monitor that as the scheme is delivered and to target measures specifically to the way that people travel and the feedback we get as the scheme develops and we engage with them and gather the data that we will.

0:48:34.920 --> 0:48:35.480

Fisher, Andrew

Fantastic.

0:48:35.490 --> 0:48:36.140

Fisher, Andrew

Thank you very much.

0:48:36.150 --> 0:48:39.60

Fisher, Andrew

We'll incredibly comprehensive in a very short space of time.

0:48:39.320 --> 0:49:4.380

Fisher, Andrew

Much appreciated and the final thing we wanted to touch on this before I pass over to Stuart, just to to to draw a conclusion to what of this is around sustainability and Georgia and her team were deliberately employed very early on in the process to challenge us and to drive sustainability through all aspects of the design and the scheme and to make sure that we have a properly embedded sustainability strategy as part of our approach.

0:49:4.950 --> 0:49:8.410

Fisher, Andrew

Umm and George, I'm gonna hand over to you now to say a few words about where we've got to with that.

0:49:9.300 --> 0:49:10.370

Luca Carboni

Thank you very much.

0:49:10.500 --> 0:49:15.590

Luca Carboni

So this is although this slide has come up last really to wrap things up.

0:49:15.600 --> 0:49:36.330

Luca Carboni

I hope what you can see is that the way in which we've approached the design and executed it comes from a very strong sustainability strategy and that strategy started with a vision and where we always start is with the United Nations Sustainable Development Goals even before looking at the local authority and the planning issues specific to that area.

0:49:36.340 --> 0:49:57.730

Luca Carboni

We start with these global sustainability principles and we look at things like the the 17 Sustainable Development Goals, which include aspects of sustainable cities, poverty, equity as well as traditional environmental issues like water pollution, climate action and so on.

0:49:58.460 --> 0:50:3.390

Luca Carboni

We also took a look at the IPCC report, which came out earlier this year.

0:50:3.400 --> 0:50:6.110

Luca Carboni

That's the Intergovernmental Panel on Climate Change.

0:50:6.380 --> 0:50:15.500

Luca Carboni

And their key recommendations to ensure that we are rising to meet the challenge of climate change in the way in which we're developing.

0:50:15.510 --> 0:50:29.600

Luca Carboni

And so you know, the recommendations from that report were to end reliance on fossil fuels to significantly reduce carbon emissions, to increase social equity and social justice, to improve water management, reducing water pollution.

0:50:29.610 --> 0:50:30.460

Luca Carboni

And so on.

0:50:30.810 --> 0:50:39.540

Luca Carboni

And so these are frameworks which we use to make sure that we don't have any blind spots in the way that we're starting to approach these sites and these buildings.

0:50:40.10 --> 0:50:48.100

Luca Carboni

And then if you look around the other side of the tree, the right hand side, we then got some more specific but still very aspirational.

0:50:48.760 --> 0:50:54.810

Luca Carboni

Umm, building related targets and those are things like Brianne passive.

0:50:54.820 --> 0:50:55.630

Luca Carboni

House.

0:50:55.700 --> 0:51:7.730

Luca Carboni

Legally, the London Energy Transformation Initiative, this is a very aspirational set of building standards, which is far higher than building regulations or planning requirements.

0:51:8.40 --> 0:51:19.400

Luca Carboni

But those are established to make sure that we are able to achieve net 0 by 2050 and then moving further down on the right hand side well building standards.

0:51:19.410 --> 0:51:36.200

Luca Carboni

So healthy building standards like fit well the well building standard and reset air, so this there's a whole raft of things that we take a look at and to develop our sustainability strategy and that strategy makes sure then because of those frameworks that it covers each of these different aspects.

0:51:36.370 --> 0:51:42.640

Luca Carboni

So on this site in particular, you've already seen some of the ways in which we're providing social value.

0:51:42.790 --> 0:51:57.90

Luca Carboni

That's about creating this porous site, a site where people are welcomed and that actually adds to the vitality and the amenity and the area rather than just being a place where people don't belong unless they work there, you know, we don't want that.

0:51:57.100 --> 0:51:58.800

Luca Carboni

We want this to be a real part of the community.

0:52:0.170 --> 0:52:5.190

Luca Carboni

Umm ways in which our buildings can improve the health and well being of the occupants and also the people around it.

0:52:5.790 --> 0:52:11.300

Luca Carboni

Umm, we've reducing water consumption actively through the way in which we're planting the site.

0:52:11.410 --> 0:52:13.200

Luca Carboni

We're harvesting rainwater.

0:52:13.210 --> 0:52:24.510

Luca Carboni

We're reusing Gray water and so many other aspects that where we can significantly reduce the amount of potable water consumption on this site to make it aligned with very best practice.

0:52:25.770 --> 0:52:31.750

Luca Carboni

There's a lot of ways in which we're addressing climate change through both the embodied carbon of the buildings.

0:52:31.760 --> 0:52:47.340

Luca Carboni

So that means the inherent materials that we are using in the buildings and the landscaping, but also through its operational energy consumption and reducing its emissions enhancing biodiversity has been a really significant part of the work that we're doing on this site.

0:52:47.350 --> 0:52:58.750

Luca Carboni

Looking at parcel A as much as we're looking at parcels B&C and then overall this strategy around reducing energy consumption to make it less reliant on the grid and and better on the climate.

0:52:58.960 --> 0:53:0.30

Luca Carboni

So that just wraps it up.

0:53:0.40 --> 0:53:8.760

Luca Carboni

I know it's a real fly through a lot of very detailed topics, but I'm sure we will come to questions in due course, which you're likely to have on all of that.

0:53:10.360 --> 0:53:11.10

Fisher, Andrew

I'm sure we will.

0:53:11.20 --> 0:53:12.190

Fisher, Andrew

Thank you very much, Georgia.

0:53:22.200 --> 0:53:22.630

Stewart Kain

Yeah.

0:53:22.640 --> 0:53:23.290

Stewart Kain

Thank thanks.

0:53:23.300 --> 0:53:46.330

Stewart Kain

Andy, you know most of this stuff we have touched upon, but just to sort of pull it together, you know when we're looking at the some the key public benefits here, hopefully you'll see from the from from what we're presented today that that they come from a number of areas, you know

started off we we had ideas through our vision of where where we this this actual this type of development could bring could bring benefits.

0:53:46.490 --> 0:54:0.120

Stewart Kain

There's also we're delivering benefits that are sort of set out in the first instance through policy, but also you know, throughout our iterative design and consultation process, you know we've we've got a better understanding of of what the, what the local people actually want.

0:54:0.130 --> 0:54:7.100

Stewart Kain

So I think this list when it is only a snapshot, sort of that there's contributors from all of those three things.

0:54:7.140 --> 0:54:8.960

Stewart Kain

It starts starting point.

0:54:8.970 --> 0:54:9.300

Stewart Kain

Really.

0:54:9.310 --> 0:54:12.860

Stewart Kain

Is that there is, we know the site is an old landfill.

0:54:13.470 --> 0:54:25.410

Stewart Kain

One of the interesting things through the stakeholder engagement was there was a perception, I think that actually, you know, at least with some of the community, that development could actually increase risk.

0:54:26.80 --> 0:54:37.930

Stewart Kain

We spent a lot of time actually, you know, speaking to people to to understand that the actual status quo is almost the worst thing really that can happen here, that the the land, the landfill there is there, it does degrade.

0:54:38.80 --> 0:54:48.30

Stewart Kain

It does create risks and actually through through development it gives us an opportunity to actually improve that issue and and reduce the potential futurist for public health.

0:54:48.40 --> 0:54:57.200

Stewart Kain

And I think once people understand, understand that actually it starts to sort of change the perception about what we can do here and the benefits just from cleaning up the site.

0:54:57.270 --> 0:55:1.600

Stewart Kain

We have talked quite a lot about the, you know, the the, the, the Urban Country Park.

0:55:1.690 --> 0:55:21.240

Stewart Kain

You know we we we're really excited about, you know being able to open up over 80 acres of green space that that there's currently almost exclusively apart from the fisherman I think on Parcel C closed and we've got the urban, the urban bit which we see as being an accessible part that that has research and development buildings in it.

0:55:21.290 --> 0:56:32.50

Stewart Kain

You've got the active recreational bit, which is obviously the lakes and parcel C, and then parcel B, which whilst accessible is more tranquil, is more quiet, has a focus on ecology and we think those three slightly different focuses of what a part can be is we sort see overall as being what would call that the urban Country Park and we all throw our vision looking to bring forward the work we've already done in Oxford and introducing a mandating a Cambridge living wage and what we mean by that is not just the our employees on site but through leasing to actually mandate that through our tenants and all the things we haven't really talked about today, but it's something that we're quite excited about and working through is where been speaking to officers recently about our public offering and adopting approach that is less about the creation of a single piece of art that gets incorporated within the development but actually moreover having a program of artists in residence where we could have science based artistic programs on site visible, see actually see it happening with a program that delivers public art, engages with our outreach programs, educational outreach.

0:56:32.60 --> 0:56:33.410

Stewart Kain

But also there's lots of research.

0:56:33.420 --> 0:56:34.400

Stewart Kain

We're beginning to find out.

0:56:34.410 --> 0:56:41.0

Stewart Kain

There's lots of benefits in outrage, artistic outreach programs, not just for kids in schools, but actually to the older community.

0:56:41.10 --> 0:56:45.170

Stewart Kain

There's lots of strong evidence about artistic engagement and programs.

0:56:45.600 --> 0:56:58.350

Stewart Kain

I'm a really effective with people that Alzheimer's, for example, and that art meets science thing on site and not on the long term basis rather than being more of A1 office, something we're really interested in is in developing and exploring, exploring further.

0:56:58.600 --> 0:57:37.730

Stewart Kain

We've talked about the play space, I mean, as well as improving the quality of the play spaces there also increasing it by I've had 300% the community facilities within the mixer, the events that will just happen on site, we still have a vision that weekends when it's maybe quieter from people working there, you know, outdoor events, summer events, summer theatre, farmers markets, you know,

they are way that the the actual place does really begin to embed itself with it within the community and then just sort of rounding off, I guess you know the number of jobs Nick approaching 1000 jobs just through the construction program, £7 million worth of expenditure during the construction program.

0:57:37.790 --> 0:57:47.520

Stewart Kain

But then in the end state, we're looking at some somewhere in the region of close to to 4004 thousand jobs of which over those will be will be local to the greater Cambridge area.

0:57:48.450 --> 0:57:49.770

Stewart Kain

So that's just to sort of snapshot.

0:57:49.780 --> 0:57:58.700

Stewart Kain

There's loads more and we're looking to be wrapping wrapping this up and preparing the planning application at the moment with a view to submitting that towards the end of the month.

0:57:59.510 --> 0:58:0.460

Stewart Kain

So thank you very much.

0:58:1.160 --> 0:58:1.750

Fisher, Andrew

Fantastic.

0:58:2.620 --> 0:58:3.670

Fisher, Andrew

Thank you very much everybody.

0:58:4.60 --> 0:58:5.390

Fisher, Andrew

Thank you very much for your patience.

0:58:5.400 --> 0:58:10.980

Fisher, Andrew

Members in in listening to the presentation, I hope you found it informative and look forward to having a discussion with you now.

0:58:12.630 --> 0:58:13.470

Toby Williams

That's brilliant.

0:58:13.480 --> 0:58:19.760

Toby Williams

Thank you and your team and team, that was a really interesting and presentation.

0:58:20.90 --> 0:58:24.860

Toby Williams

And do any Members have questions that they'd like to ask?

0:58:25.110 --> 0:58:27.420

Toby Williams

Councillors smart or see you've got your hand up.

0:58:30.980 --> 0:58:31.160

cllr martin smart (Guest)

Yeah.

0:58:32.440 --> 0:58:33.70

cllr martin smart (Guest)

Hello.

0:58:33.730 --> 0:58:34.840

cllr martin smart (Guest)

Hi, thanks for that.

0:58:34.970 --> 0:58:35.770

cllr martin smart (Guest)

It's all still after that.

0:58:37.890 --> 0:58:38.230

cllr martin smart (Guest)

Right.

0:58:38.240 --> 0:58:39.860

cllr martin smart (Guest)

I've got sort of page of things.

0:58:40.330 --> 0:58:41.880

cllr martin smart (Guest)

Toby, do you want me to go through them?

0:58:41.890 --> 0:58:42.450

cllr martin smart (Guest)

Is that good thing?

0:58:43.90 --> 0:58:43.890

Toby Williams

Yep, sure thing.

0:58:44.450 --> 0:58:44.840

cllr martin smart (Guest)

Yeah.

0:58:44.850 --> 0:58:47.20

cllr martin smart (Guest)

So, uh, so there's a lot of you.

0:58:47.490 --> 0:58:50.30

cllr martin smart (Guest)

Uh, so thanks for all the all the contributions.

0:58:51.380 --> 0:58:56.480

cllr martin smart (Guest)

Uh, so I've sort of noted my thoughts and comments down in terms of the speakers.

0:58:56.490 --> 0:58:58.800

cllr martin smart (Guest)

So artum nice presentation.

0:58:58.360 --> 0:58:59.60

Toby Williams

So to speak.

0:58:58.810 --> 0:58:59.630

cllr martin smart (Guest)

Thanks very much for that.

0:59:0.590 --> 0:59:10.970

cllr martin smart (Guest)

And you used a few comet things like acronyms and things which might be best not to use for both of us as counselors and residents.

0:59:11.30 --> 0:59:14.760

cllr martin smart (Guest)

So IP anchor potential BC O award.

0:59:14.880 --> 0:59:16.560

cllr martin smart (Guest)

Don't know what they are particularly.

0:59:16.950 --> 0:59:22.880

cllr martin smart (Guest)

Also in you said in practical in terms of terms of operations centers.

0:59:23.150 --> 0:59:28.780

cllr martin smart (Guest)

So I think you were talking about if these developments were in the cities or in towns that they wouldn't work so well.

0:59:28.790 --> 0:59:31.600

cllr martin smart (Guest)

So I wondered what it was that was impractical about them.

0:59:31.970 --> 0:59:41.250

cllr martin smart (Guest)

Will be good if you when you start off presenting you located it on the map because you know not all councillors are as well.

0:59:41.500 --> 0:59:43.830

cllr martin smart (Guest)

Well, Laura is less than formed as others.

0:59:44.20 --> 0:59:46.770

cllr martin smart (Guest)

So it's good to just let us know where The thing is.

0:59:47.200 --> 0:59:47.390

cllr martin smart (Guest)

Paul.

0:59:48.520 --> 0:59:48.920

cllr martin smart (Guest)

Umm.

0:59:50.530 --> 0:59:50.980

cllr martin smart (Guest)

Yeah.

0:59:50.990 --> 0:59:52.600

cllr martin smart (Guest)

So very, you know, very.

0:59:52.610 --> 0:59:53.80

cllr martin smart (Guest)

Uh.

0:59:53.90 --> 0:59:56.20

cllr martin smart (Guest)

Convincing about consulting the public.

0:59:56.30 --> 1:0:3.750

cllr martin smart (Guest)

So is the plan presented to the public exactly the same plan that you've proposed to build out Darrell?

1:0:4.70 --> 1:0:5.920

cllr martin smart (Guest)

Uh, you said that school should.

1:0:5.930 --> 1:0:7.720

cllr martin smart (Guest)

Children can come by arrangements.

1:0:5.780 --> 1:0:8.740

Toby Williams

This collection agent.

1:0:8.50 --> 1:0:12.930

cllr martin smart (Guest)

So how does that arrangement work and how many schools have you discussed this proposal with?

1:0:14.470 --> 1:0:18.520

cllr martin smart (Guest)

I noticed the images rather blurred or all I can see is trees.

1:0:18.530 --> 1:0:28.710

cllr martin smart (Guest)

For example, in parcel A, so I think it's good to sort of show things as they are rather than trying to sort of not let us see things with lots of trees in the way and blurry images.

1:0:31.40 --> 1:0:33.10

cllr martin smart (Guest)

Who will be responsible for play equipment?

1:0:33.20 --> 1:0:37.530

cllr martin smart (Guest)

Who will maintain it and who will check its safety? Building 3?

1:0:38.910 --> 1:0:43.730

cllr martin smart (Guest)

How is it that a concrete and glass building is an organic part of the landscape?

1:0:43.740 --> 1:0:46.940

cllr martin smart (Guest)

As you said, uh, you again, like Artem.

1:0:46.950 --> 1:0:55.270

cllr martin smart (Guest)

You you call referred to SMEs, I mean, many people know where SMEs are, but many, many more people don't have a clue.

1:0:56.930 --> 1:0:59.720

cllr martin smart (Guest)

Is centre point accessible to all people?

1:0:59.730 --> 1:1:3.320

cllr martin smart (Guest)

So for example, wheelchair users, it didn't appear to be.

1:1:4.580 --> 1:1:13.790

cllr martin smart (Guest)

Is your net uplift a planting the same as biodiversity net game gain and what is that uplift or gain will sustainable travel?

1:1:13.800 --> 1:1:14.470

cllr martin smart (Guest)

How many?

1:1:14.780 --> 1:1:18.380

cllr martin smart (Guest)

How many people are likely to so sorry I can't read my own writing.

1:1:18.740 --> 1:1:36.110

cllr martin smart (Guest)

You've seem to be foreseeing the future, which is amazing and I'm not quite sure how you can foresee what will, how people are traveling the future because it's a fast changing area as far as I can see, words like isochrone, it are just a distraction.

1:1:36.120 --> 1:1:38.30

cllr martin smart (Guest)

Just use plain English mate.

1:1:38.40 --> 1:1:42.350

cllr martin smart (Guest)

I mean, it's much better Georgia and your team sustainability.

1:1:42.360 --> 1:1:57.750

cllr martin smart (Guest)

So, uh, this was the last component of your presentation and you said to challenge the sort team, the design rather than being an integral part of the design initiative from the start, that was disappointing.

1:1:58.360 --> 1:2:8.880

cllr martin smart (Guest)

You quoted an IPCC report and aspirational building targets and net 02050 and with regard to all of those, you said you would take a look at.

1:2:9.220 --> 1:2:10.550

cllr martin smart (Guest)

I mean, that's not.

1:2:10.710 --> 1:2:12.340

cllr martin smart (Guest)

That's not part of design, is it?

1:2:12.350 --> 1:2:17.310

cllr martin smart (Guest)

That's just talking about nice things as an adjunct to the things that we've got on the table.

1:2:18.350 --> 1:2:22.120

cllr martin smart (Guest)

Umm, how are material you you.

1:2:22.160 --> 1:2:25.780

cllr martin smart (Guest)

So you talked about the material used and reducing embodied carbon.

1:2:25.790 --> 1:2:29.980

cllr martin smart (Guest)

All I could see in the presentation was concrete, glass and steel.

1:2:30.570 --> 1:2:34.300

cllr martin smart (Guest)

Stewart, you one thing you mentioned was the Cambridge Living wage.

1:2:34.690 --> 1:2:36.580

cllr martin smart (Guest)

What do you understand that to be?

1:2:36.590 --> 1:2:44.780

cllr martin smart (Guest)

I mean the real living wage in the country is £10.90 for most of it and 1195 for London.

1:2:44.790 --> 1:2:48.90

cllr martin smart (Guest)

And in fact, Cambridge costs of living are very similar to London.

1:2:48.100 --> 1:2:53.480

cllr martin smart (Guest)

In fact, just in general and I'll finish now, you barely touched on the buildings.

1:2:56.530 --> 1:2:56.880

Toby Williams

Thank you.

1:2:53.490 --> 1:2:58.800

cllr martin smart (Guest)

I mean, I know you want to sort of talk about communities and all of that, but I mean, I was architecturally trained.

1:2:58.810 --> 1:3:3.300

cllr martin smart (Guest)

I need to see the buildings, so that's what I want to see when it comes to planning committee.

1:3:3.450 --> 1:3:4.370

cllr martin smart (Guest)

Thanks very much, Toby.

1:3:6.830 --> 1:3:7.70

Toby Williams

Right.

1:3:7.80 --> 1:3:7.840

Toby Williams

Thank you, Martin.

1:3:7.850 --> 1:3:11.940

Toby Williams

That is quite a good number of questions.

1:3:11.950 --> 1:3:22.80

Toby Williams

I've made some notes and the I don't know if you you want to kind of introduce various people to try and answer some of those questions.

1:3:22.90 --> 1:3:26.140

Toby Williams

If some of them can't be answered, then you know we can do a note.

1:3:29.640 --> 1:3:30.800

cllr martin smart (Guest)

Yeah, that takes.

1:3:31.340 --> 1:3:31.590

cllr martin smart (Guest)

Yeah.

1:3:26.210 --> 1:3:32.620

Toby Williams

We can do a note and following this meeting to follow up on some of the more the more detailed points.

1:3:31.600 --> 1:3:34.810

cllr martin smart (Guest)

Sorry because I don't take too much time on me, Toby.

1:3:35.400 --> 1:3:35.610

Toby Williams

Yeah.

1:3:34.820 --> 1:3:35.790

cllr martin smart (Guest)

I mean, there's a lot there.

1:3:38.440 --> 1:3:38.620

Toby Williams

Yeah.

1:3:35.880 --> 1:3:41.390

cllr martin smart (Guest)

There's half doesn't cancel us here, so just, you know, pick out what you think is pertinent, et cetera, you know.

1:3:43.520 --> 1:3:45.530

Fisher, Andrew

Yeah, I think will do.

1:3:54.540 --> 1:3:54.720

Will Fayers

Yeah.

1:3:45.540 --> 1:3:57.460

Fisher, Andrew

You wanna say a little bit about the the future travel because I think that is important in the context of the overall transport approach that we agreed with the county and the monitor and manage proposition which Members will be aware of from other sites and we're adopting here.

1:3:58.770 --> 1:3:59.160

Will Fayers

Sure.

1:3:59.170 --> 1:4:1.60

Will Fayers

Yeah, I think I think it's a really good point actually.

1:4:1.70 --> 1:4:6.540

Will Fayers

And it's one of the biggest challenges we've had with this scheme because we know, like you say, it's a, it's a changing area of Cambridge.

1:4:6.970 --> 1:4:7.410

Will Fayers

There are.

1:4:7.420 --> 1:4:14.40

Will Fayers

There are vast many proposals that may come forward, may not come forward or or a more definite to come forward.

1:4:14.110 --> 1:4:21.860

Will Fayers

So I think that's one of the first questions that we or consultations we had with Cambridge County Council, but also Greater Cambridge Partnership.

1:4:21.870 --> 1:4:35.230

Will Fayers

So what we have tried to do in our transport strategy is identify where people are coming from and how they're currently travelling and then target measures to try and to try and encourage people to travel more sustainably.

1:4:35.340 --> 1:4:52.610

Will Fayers

Now there are there are more concrete proposals coming forward, such as the Greenway, the cycle plus scheme and the Eastern access that we know will be delivered during the process of our scheme that we have discussed with Cambridge Partnership and factored in our decrease in mode share over that time period.

1:4:52.800 --> 1:4:54.390

Will Fayers

Now there's other things that are less certain.

1:4:55.340 --> 1:5:3.30

Will Fayers

Uh, we we know that this area of Cambridge is changing with the land north of Cherry, Hinton, scheme and potentially the Marshall Scheme and the future as and when that comes forward.

1:5:3.900 --> 1:5:28.410

Will Fayers

But we the things that are discussed, we can't factor that into our mode share reduction unless Gameshare County Council on Greg Council partnership are satisfied that they that they are going to impact our mode share and the idea of this monitor and manage over time, yes, we can't foresee the future but we've got to be ambitious and set targets of reducing that mode share as best we can and based on the data that we have available.

1:5:28.500 --> 1:5:49.980

Will Fayers

So they are targets at the moment, but as we deliver the phasing of the scheme and identify how

people are traveling and gather that data as the scheme is developed, we will then have things in place to be able to target these measures and and adapt to a changing environment that will enable us to hopefully push that mode share as as far as we possibly can down and get people onto sustainable transport.

1:5:52.670 --> 1:5:52.950

Fisher, Andrew

Thanks.

1:5:52.960 --> 1:5:59.70

Fisher, Andrew

So perhaps our pic, two others and Toby for the purposes of this morning and then give give others a chance to ask questions as well.

1:5:59.80 --> 1:6:0.600

Fisher, Andrew

Would that be OK with you, councillor smart?

1:6:1.950 --> 1:6:3.480

cllr martin smart (Guest)

Uh, yeah, that's fine.

1:6:4.250 --> 1:6:4.660

Fisher, Andrew

Perfect.

1:6:4.710 --> 1:6:4.850

Fisher, Andrew

OK.

1:6:5.480 --> 1:6:6.630

Fisher, Andrew

Umm, Georgia.

1:6:6.640 --> 1:6:16.490

Fisher, Andrew

I wonder if it's worth just picking up a little bit on the integration of sustainability from from day one, which as we know has very much been the case, but perhaps we didn't bring that across as clear as we might have done.

1:6:16.500 --> 1:6:23.0

Fisher, Andrew

And then a little bit about the materials and the embodied carbon within the buildings, possibly in conjunction with you Darrell.

1:6:23.10 --> 1:6:25.950

Fisher, Andrew

So I think that's a key point we need to pick up with councillors.

1:6:26.880 --> 1:6:27.470

Luca Carboni

Yeah.

1:6:30.800 --> 1:6:32.660

Toby Williams
Which repeat.

1:6:27.860 --> 1:6:35.50

Luca Carboni
So yeah, it's a shame that that didn't come through the the sustainability vision has been created from the very beginning.

1:6:35.200 --> 1:6:36.40

Toby Williams
Click there.

1:6:35.140 --> 1:6:43.990

Luca Carboni
So we were absolutely an integral part of this team from the absolute outset, and sustainability has been considered all the way through.

1:6:44.0 --> 1:6:44.800

Luca Carboni
And in fact, we are.

1:6:46.100 --> 1:6:52.540

Luca Carboni
You know we've we've done a huge amount of work on the design to make sure that we are increasing biodiversity.

1:6:52.550 --> 1:6:55.20

Luca Carboni
We're reducing embodied and operational carbon.

1:6:55.30 --> 1:6:57.540

Luca Carboni
We're improving social impacts and so on.

1:6:57.550 --> 1:7:0.450

Luca Carboni
So that's been a key part of the design from the beginning.

1:7:2.90 --> 1:7:16.360

Luca Carboni
The whole life carbon assessment that we have done for the development has been done in iterations, so through various different iterations of the design we've been making sure that we're always driving to be low carbon.

1:7:16.370 --> 1:7:22.560

Luca Carboni
And actually we have got the whole life carbon assessment on this is exemplary.

1:7:22.750 --> 1:7:35.110

Luca Carboni
So it is meeting all of the sustainability benchmarks that are set out by organizations like Letty, which is created those building standards that are net zero aligned.

1:7:35.120 --> 1:7:37.650

Luca Carboni

It's a very complex process, so forgive me.

1:7:37.660 --> 1:7:46.450

Luca Carboni

I've only had a couple of minutes to try and go through months worth of work with you in this presentation, but we've got all kinds of initiatives on this buildings.

1:7:47.0 --> 1:7:49.550

Luca Carboni

For example, we using reused steel.

1:7:49.560 --> 1:7:51.90

Luca Carboni

So what's known as circular steel?

1:7:51.540 --> 1:7:57.30

Luca Carboni

That's demounted from other projects and is being brought to this project, so it doesn't even require recycling.

1:7:57.40 --> 1:8:5.340

Luca Carboni

It's really innovative sort of process where we're reducing on embodied carbon of buildings and reducing waste.

1:8:5.680 --> 1:8:16.590

Luca Carboni

Uh, we're doing a huge amount around balancing the embodied carbon of using heavy materials versus the UM, making sure we're improving that fabric of the building.

1:8:16.600 --> 1:8:25.590

Luca Carboni

So it reduces the energy consumption during the operation over a 60 year life of the buildings and that also that these buildings are flexible.

1:8:25.600 --> 1:8:26.340

Luca Carboni

They could.

1:8:26.420 --> 1:8:39.960

Luca Carboni

You know, if in future generations they need to change form, they certainly can do that and we've got really great low carbon mechanical and electrical systems within these buildings as well that that reduces their lifetime impacts.

1:8:40.70 --> 1:8:50.400

Luca Carboni

So all of that is inherent in these buildings and a vast amount of work has been undertaken to ensure that that's the case and the numbers will come out in the planning application.

1:8:50.410 --> 1:8:51.730

Luca Carboni

So you can see those evidenced.

1:8:53.390 --> 1:8:54.20

Fisher, Andrew

Fantastic.

1:8:54.30 --> 1:8:54.820

Fisher, Andrew

Thank you, Georgia.

1:8:54.880 --> 1:8:56.50

Fisher, Andrew

I'm Toby.

1:8:56.60 --> 1:8:58.860

Fisher, Andrew

I wonder if we perhaps should take some some more questions.

1:8:58.870 --> 1:9:3.590

Fisher, Andrew

There may well be some themes that come come through as we move forward, conscious of time, sorry.

1:9:4.990 --> 1:9:5.970

Toby Williams

That's that's fine, Andy.

1:9:5.980 --> 1:9:6.190

Toby Williams

I'm.

1:9:6.200 --> 1:9:8.360

Toby Williams

I'm I'm conscious that the number of other issues.

1:9:7.410 --> 1:9:9.320

Fisher, Andrew

We're taking a note of all of these as well, by the way.

1:9:9.330 --> 1:9:11.30

Fisher, Andrew

So we've gotta make sure we pick all these.

1:9:14.460 --> 1:9:14.620

Fisher, Andrew

Yeah.

1:9:9.290 --> 1:9:15.520

Toby Williams

Yeah, but particularly around the particularly around the the public around the play play equipment.

1:9:15.530 --> 1:9:19.940

Toby Williams

So follow up on those other items I can, councillor Bennett.

1:9:19.990 --> 1:9:20.120

Toby Williams

Right.

1:9:21.380 --> 1:9:27.280

Cllr Naomi Bennett (Cambridge City - Abbey)

Thank you, Toby, and thank you also for a very comprehensive presentation.

1:9:29.160 --> 1:9:38.420

Cllr Naomi Bennett (Cambridge City - Abbey)

I'm quite happy for my points to be answered afterwards to allow more people to give questions, so I'll rattle through those as those that Martin hasn't picked up.

1:9:40.20 --> 1:9:43.30

Cllr Naomi Bennett (Cambridge City - Abbey)

First of all, used to shuttle buses.

1:9:44.370 --> 1:9:59.510

Cllr Naomi Bennett (Cambridge City - Abbey)

Ohm, we're aware that other developers do do do this, but there are concerns residents that we can possibility ohh getting an improved public bus service.

1:9:59.860 --> 1:10:4.930

Cllr Naomi Bennett (Cambridge City - Abbey)

So I think the questions are about.

1:10:7.690 --> 1:10:21.630

Cllr Naomi Bennett (Cambridge City - Abbey)

You know whether you're aware of the ongoing bus reform, a program with the combined authority and you know whether you're talking to our existing operators about public bus options.

1:10:22.960 --> 1:10:36.800

Cllr Naomi Bennett (Cambridge City - Abbey)

Ohh, I'd whether the shuttle buses would be open to the general public like, because from my board we have an established school route run going down from Barnwell, Newmarket Rd.

1:10:36.810 --> 1:10:40.650

Cllr Naomi Bennett (Cambridge City - Abbey)

Roundabout to the Cherry, Hinton and Netherhall schools.

1:10:41.880 --> 1:10:42.480

Cllr Naomi Bennett (Cambridge City - Abbey)

Uh.

1:10:44.130 --> 1:10:46.40

Cllr Naomi Bennett (Cambridge City - Abbey)

Second thing is SUDS.

1:10:46.110 --> 1:10:48.870

Cllr Naomi Bennett (Cambridge City - Abbey)

I'd like to have more detail about your SUDS program.

1:10:50.290 --> 1:11:3.830

Cllr Naomi Bennett (Cambridge City - Abbey)

The third thing is very interested in what you said about use reuse existing materials, but where new materials are being introduced I what steps are you taking to?

1:11:4.510 --> 1:11:18.860

Cllr Naomi Bennett (Cambridge City - Abbey)

Yeah, I consider how reusable they might be and also which partner agencies have you worked with on the play spaces to ensure that they are suitable for all users and particularly women.

1:11:19.830 --> 1:11:31.710

Cllr Naomi Bennett (Cambridge City - Abbey)

And also I very much welcomed the discussion about the quality of life for employees, but I didn't really see any on site facilities.

1:11:33.830 --> 1:11:38.290

Cllr Naomi Bennett (Cambridge City - Abbey)

For employees other than the travel hub and perhaps the cafe.

1:11:39.930 --> 1:11:42.10

Cllr Naomi Bennett (Cambridge City - Abbey)

Ohh and that's seems a bit grim.

1:11:43.30 --> 1:11:43.510

Cllr Naomi Bennett (Cambridge City - Abbey)

Thank you.

1:11:45.640 --> 1:11:46.190

Toby Williams

That's great.

1:11:46.200 --> 1:11:47.250

Toby Williams

A number of points.

1:11:47.260 --> 1:11:52.70

Toby Williams

I think that kind of public realm and play spaces is it is now come up twice already.

1:11:56.770 --> 1:11:57.460

Fisher, Andrew

Yeah, that's.

1:11:52.80 --> 1:11:58.670

Toby Williams

So I think it would be great to if someone from your team could could address that and specifically.

1:11:59.450 --> 1:12:0.210

Fisher, Andrew
Absolutely fine.

1:12:0.220 --> 1:12:0.830

Fisher, Andrew
So I think there's.

1:12:1.170 --> 1:12:3.650

Fisher, Andrew
I'm gonna three elements to that, isn't there.

1:12:3.660 --> 1:12:7.320

Fisher, Andrew
Firstly, I think there was a question around the the biodiversity net gain elements of that.

1:12:7.870 --> 1:12:26.900

Fisher, Andrew
Secondly, was around the nature of the play spaces and how they will be designed and then critically think the third element of that is a sort of a management of all of that moving forward, not just the play spaces, but beyond that I'll hand over to Darren a second to say a bit about the design and the and the play space management.

1:12:26.910 --> 1:12:35.40

Fisher, Andrew
But in terms of the biodiversity net gain we are at, I think I'm right in saying, Stuart, 24 percent 5000, it gain on this scheme at the moment.

1:12:36.360 --> 1:12:36.540

Stewart Kain
Yeah.

1:12:35.880 --> 1:12:50.380

Fisher, Andrew
So we have a very positive proposition in relation to biodiversity, net gain, not just through parcels B&C, but obviously through the the significant landscape that we're bringing into parcel A Darrell.

1:12:50.390 --> 1:12:53.910

Fisher, Andrew
Do you wanna say a bit about the design of the play spaces and the public realm?

1:12:54.70 --> 1:12:55.980

Fisher, Andrew
And then we can want to under management of that.

1:12:58.170 --> 1:12:58.450

Darryl Chen
I'm.

1:13:2.70 --> 1:13:2.760

Darryl Chen
Yeah, there was the.

1:13:2.770 --> 1:13:5.380

Darryl Chen

There was this question about, you know, engagement with schools.

1:13:5.390 --> 1:13:9.980

Darryl Chen

I think the the access to parcel label and and the arrangements there are still being worked through.

1:13:9.990 --> 1:13:16.640

Darryl Chen

I think there's an active discussion with Schumer and colleagues on the nature of access there in terms of schools engagement.

1:13:16.650 --> 1:13:17.540

Darryl Chen

Why wider?

1:13:17.550 --> 1:13:29.350

Darryl Chen

We've requested access through our offices kind of over the last few months and again, that's an ongoing process, but something where actively looking to do, I mean the the desire is there.

1:13:29.270 --> 1:13:31.80

Toby Williams

So that's just broke up.

1:13:31.210 --> 1:13:33.940

Toby Williams

You just through, you just broke up there a little bit.

1:13:34.150 --> 1:13:34.490

Darryl Chen

Ohh.

1:13:33.950 --> 1:13:38.490

Toby Williams

I don't know if anyone else experienced that was well, could you just rewind 30 seconds?

1:13:39.70 --> 1:13:41.140

Darryl Chen

I'm sorry it are you with.

1:13:41.210 --> 1:13:41.790

Darryl Chen

Am I with you now?

1:13:42.700 --> 1:13:43.740

Toby Williams

You you are? Yeah.

1:13:44.170 --> 1:13:44.590

Darryl Chen

Yeah.

1:13:44.600 --> 1:13:44.920

Darryl Chen
OK.

1:13:44.930 --> 1:14:2.120

Darryl Chen

I mean, it was only to say that in terms of school access to and managed access to parcel A, and that's that's an ongoing discussion that it's a very current discussion that we're having with offices, just to see how we can balance that with the environmental protections we're proposing there.

1:14:14.610 --> 1:14:14.810

Stewart Kain
Him.

1:14:2.290 --> 1:14:14.900

Darryl Chen

And in terms of schools engagement generally, it's something that we've requested again through offices and the desire is absolutely there from the, from the client where kind of waiting for more responsiveness on the on the school side.

1:14:14.910 --> 1:14:18.450

Darryl Chen

So that we can engage them with the with both access arrangement.

1:14:18.460 --> 1:14:23.250

Darryl Chen

Also kind of potentially the design of some of the play spaces as we go into the details parts of the scheme.

1:14:24.40 --> 1:14:24.870

Stewart Kain
Yeah, yeah.

1:14:24.880 --> 1:14:27.630

Stewart Kain

Can I just if I could just add it's, it's Stuart here.

1:14:27.820 --> 1:14:50.750

Stewart Kain

We we have started our conversations about the engagement in the schools program, but with one of one of the officers, Bonnie Kwok and and certainly you know, one of the ideas that we've been discussing with her is about activation with with the kids and about involving them about what sort of spaces appeal to them, what sort of equipments appeal to them.

1:14:51.0 --> 1:15:2.770

Stewart Kain

We've even talked about, you know, it's selection, selection of the types of equipment they might enjoy playing with all of the all of the spaces that we've got in the master plan at the moment, whilst we have allocated and spaces and there's a strategy.

1:15:2.780 --> 1:15:8.720

Stewart Kain

So some areas are more for the under 5, some for like 5 to 10s, some for teenagers, et cetera.

1:15:8.930 --> 1:15:25.670

Stewart Kain

What we're actually showing in terms of the equipment etcetera at the moment is all illustrative and the idea is that you know through even post submission and we're gonna continue and embark with Bonnie and her team on the schools program with this being one of the set of the central aspects to really understand that actually actually what the kids.

1:15:26.460 --> 1:15:47.880

Stewart Kain

But what would like with we're even doing at the exhibition at the weekend, we had Cambridge Science there because we we we we're gonna be running outreach programs in conjunction with Cambridge Science and we're gonna be starting those way before we've even got a consent let alone let alone actually have a scheme that's actually actually been built.

1:15:48.40 --> 1:15:53.150

Stewart Kain

And what we'll be doing there is is when when kids they were doing science on show.

1:15:53.350 --> 1:15:56.310

Stewart Kain

So parents were were were invited to bring their kids along.

1:15:56.320 --> 1:16:6.30

Stewart Kain

Sometimes it's not easy to come to an exhibition when you've got a small child there and as well as having some science on show and some of that Cambridge science exhibitions exhibits educational stuff.

1:16:6.110 --> 1:16:19.110

Stewart Kain

We also use that opportunity to show some of the children the types of play equipment that we're beginning now to gather data and the things that the children want so that can actually inform the future designs and the future development of those places.

1:16:19.120 --> 1:16:27.140

Stewart Kain

Spaces as far as actually managing them and maintaining them, and I think as arts and touched one at the beginning, we're not just a developer, an investor and operator.

1:16:27.370 --> 1:16:29.340

Stewart Kain

So we will be operating, we're here.

1:16:29.350 --> 1:16:30.600

Stewart Kain

We are here for the long term.

1:16:30.610 --> 1:16:42.400

Stewart Kain

So and sharing that all, any all of the equipment that is that is part of the overall development is correctly specified is safe, is maintained, it's something that we we will be doing ourselves as operate long term operators on the site.

1:16:44.660 --> 1:16:45.60

Fisher, Andrew

Fantastic.

1:16:44.330 --> 1:16:45.340

Luca Carboni

Or their own grain.

1:16:45.500 --> 1:16:45.910

Toby Williams

That's pretty.

1:16:45.950 --> 1:16:46.600

Luca Carboni

Can I just?

1:16:46.700 --> 1:16:47.210

Toby Williams

Thank you.

1:16:47.220 --> 1:16:48.460

Toby Williams

I think Andy with.

1:16:47.60 --> 1:16:53.930

Luca Carboni

Can I just come back the way a couple of, for instance, sustainability do you want me to answer them on Subs and on circularity?

1:16:55.290 --> 1:17:3.660

Toby Williams

I think I I think certainly on on such cause we haven't really touched on Suds and if you could just very briefly address that.

1:17:3.670 --> 1:17:18.180

Toby Williams

And I I maybe on the other aspects, including kind of the bus service and whether or not I private operator can allow members of the public on to a kind of shuttle bus service.

1:17:18.190 --> 1:17:23.170

Toby Williams

I think that's for a a technical note, by way of follow up.

1:17:24.560 --> 1:17:29.840

Luca Carboni

So I can just touch on the the suds point and quickly on the the circularity one that was raised earlier.

1:17:29.950 --> 1:17:31.700

Luca Carboni

And then I'll pass to will for the transport.

1:17:31.710 --> 1:17:39.380

Luca Carboni

But in terms of Suds, yes, we've it's a really critical matter on this development given the fact that we're working over a landfill.

1:17:39.390 --> 1:17:50.940

Luca Carboni

And so the strategy here has been around making sure that we're capping this site so that we're preventing rainwater from percolating through potential pollution and polluting surrounding areas.

1:17:51.130 --> 1:17:59.380

Luca Carboni

So we've been very, very careful to make sure that the rainwater then that is falling onto This site is captured is utilized as much as possible.

1:17:59.390 --> 1:18:25.730

Luca Carboni

We've got hard standings which are then draining water into swales and green areas of the site to make sure that that is utilised and is then both sustainable use of water and is reducing our overall potable water consumption, but also that it is providing a benefit to the site by controlling pollution and reducing uncontrolled pollution from that landfill area.

1:18:25.800 --> 1:18:32.890

Luca Carboni

So there's a a sort of dual consideration there within our suds strategy and and then on uh reason circularity, I think.

1:18:58.270 --> 1:18:58.700

Toby Williams

Which we have.

1:18:32.900 --> 1:19:1.530

Luca Carboni

Umm I did mention already about the reuse of materials going into the building, but a very key part of our design process is what we call module D, which is what happens to these materials at the end of their life within our use that has I can reassure you've been a fundamental part of our thinking too, that we're creating things that can go on to be reused, remanufactured and that will Martin our proposals.

1:19:2.100 --> 1:19:2.400

Luca Carboni

Thank you.

1:19:3.280 --> 1:19:3.910

Fisher, Andrew

Thank you.

1:19:3.650 --> 1:19:4.580

Luca Carboni
So I'll have to will.

1:19:5.280 --> 1:19:5.450

Toby Williams
Like.

1:19:4.80 --> 1:19:8.710

Fisher, Andrew
Toby, did you want us to pick up the transport point or or should we leave that for for later?

1:19:9.160 --> 1:19:12.640

Toby Williams
I think we've we've got we've got. We've got.

1:19:13.280 --> 1:19:13.990

Toby Williams
Yeah, you do.

1:19:8.720 --> 1:19:14.770

Fisher, Andrew
Toby, in the context of people's other questions, we know we need to cover, yeah.

1:19:14.0 --> 1:19:17.690

Toby Williams
So we we got 3/3 of the councillors wanting to ask questions.

1:19:17.110 --> 1:19:18.60

Fisher, Andrew
Indeed, yeah.

1:19:17.700 --> 1:19:24.150

Toby Williams
So I I don't think councillors might mind if a more detailed note comes back at the end.

1:19:24.200 --> 1:19:25.680

Toby Williams
Councillor bagent.

1:19:30.550 --> 1:19:35.980

Cllr Dave Baigent - (Cambridge City - Romsey)
Thank you, Toby, and thank you for the presentation, which was interesting to say the least.

1:19:36.190 --> 1:19:41.250

Cllr Dave Baigent - (Cambridge City - Romsey)
Well done for anticipating Gove and the development of Cambridge of the world Leading Research Centre.

1:19:42.600 --> 1:19:47.670

Cllr Dave Baigent - (Cambridge City - Romsey)
I recognise the vision and the concern and your concern about what residents think.

1:19:49.940 --> 1:19:50.410

Cllr Dave Baigent - (Cambridge City - Romsey)

Error.

1:19:50.420 --> 1:19:59.250

Cllr Dave Baigent - (Cambridge City - Romsey)

However, it's the vision and the parenthood, an apple pie presentations about an application that places enormous stress on housing provision in Cambridge.

1:19:59.990 --> 1:20:9.0

Cllr Dave Baigent - (Cambridge City - Romsey)

We have very little unemployment in this area in Cambridge, so that means that the 4000 jobs are gonna be people that will come in from outside.

1:20:9.110 --> 1:20:27.110

Cllr Dave Baigent - (Cambridge City - Romsey)

And I think you probably need to focus on that, that I did raise another stage about the housing development opposite, but you might like to try and reserve some houses on just a couple of points of information, the GCP eastern access which you mentioned is now on hold.

1:20:28.650 --> 1:20:30.630

Cllr Dave Baigent - (Cambridge City - Romsey)

A good guess would be that this won't take place.

1:20:32.650 --> 1:20:49.370

Cllr Dave Baigent - (Cambridge City - Romsey)

The park at the end of the runway, will that be part in perpetuity, or will that be available when the runway ceases for developing or so while you have you thought about that the shuttle bus service, I think is fantastic.

1:20:49.380 --> 1:20:51.890

Cllr Dave Baigent - (Cambridge City - Romsey)

I think that's exactly the sort of thing we need.

1:20:52.180 --> 1:20:59.510

Cllr Dave Baigent - (Cambridge City - Romsey)

Whatever other people may say, they've been stood in the way of of the development of of extra buses in Cambridge.

1:20:59.520 --> 1:21:2.640

Cllr Dave Baigent - (Cambridge City - Romsey)

So the more you can support that area would be really good.

1:21:3.470 --> 1:21:7.280

Cllr Dave Baigent - (Cambridge City - Romsey)

Have you looked at the tins bridge that really needs to be sorted out?

1:21:7.890 --> 1:21:15.930

Cllr Dave Baigent - (Cambridge City - Romsey)

It can't be used as a a reasonable access route for cycle and the difficult area and couldn't lay round about that.

1:21:15.940 --> 1:21:17.470

Cllr Dave Baigent - (Cambridge City - Romsey)
Needs to be thought about as well.

1:21:18.100 --> 1:21:18.650

Cllr Dave Baigent - (Cambridge City - Romsey)
The lakes.

1:21:18.660 --> 1:21:19.70

Cllr Dave Baigent - (Cambridge City - Romsey)
Great.

1:21:19.260 --> 1:21:22.370

Cllr Dave Baigent - (Cambridge City - Romsey)
It will be fantastic to see these come online.

1:21:23.440 --> 1:21:24.280

Cllr Dave Baigent - (Cambridge City - Romsey)
Have you planned for?

1:21:24.290 --> 1:21:25.290

Cllr Dave Baigent - (Cambridge City - Romsey)
Who's gonna manage them?

1:21:25.300 --> 1:21:28.130

Cllr Dave Baigent - (Cambridge City - Romsey)
How they'll be funded and will there be open all the time?

1:21:28.140 --> 1:21:31.60

Cllr Dave Baigent - (Cambridge City - Romsey)
I think it's an interesting question, but thank you very much.

1:21:31.70 --> 1:21:32.220

Cllr Dave Baigent - (Cambridge City - Romsey)
It's been really interesting.

1:21:32.230 --> 1:21:34.130

Cllr Dave Baigent - (Cambridge City - Romsey)
I don't expect you to answer these questions.

1:21:34.480 --> 1:21:38.110

Cllr Dave Baigent - (Cambridge City - Romsey)
These are the sort of questions that you you might expect later along the road.

1:21:38.180 --> 1:21:38.580

Cllr Dave Baigent - (Cambridge City - Romsey)
Thank you.

1:21:41.430 --> 1:21:42.50

Fisher, Andrew
Thank you very much.

1:21:42.60 --> 1:21:42.410

Toby Williams
Clicks.

1:21:45.60 --> 1:22:9.660

Toby Williams
Andy, did you want to just talk about maybe the the kind of Country Park and the vision around accessibility and maybe how that might change over time and kind of you know how people would get into the country part, whether it be you know pre pre arranged or or not?

1:22:9.670 --> 1:22:10.610

Toby Williams
I think that would be useful.

1:22:12.780 --> 1:22:13.810

Fisher, Andrew
Yeah.

1:22:13.880 --> 1:22:15.480

Fisher, Andrew
Darren, is that something you wanna lead on?

1:22:15.490 --> 1:22:18.570

Fisher, Andrew
Or perhaps Stuart?

1:22:19.520 --> 1:22:19.850

Darryl Chen
Huge.

1:22:18.130 --> 1:23:41.280

Stewart Kain
I think I think probably in terms of, I mean in terms of the access arrangements, whether it's for parcel B or parcel C I mean a full we we do have to develop a full management plan for both of those and and that will certainly be worked up and will be fully detailed in any section 106 in term in terms of access I'm to parcel C it it's envisaged that it it wouldn't, it wouldn't be 24 hour access there, there would be as is the case with with many parks you know be opened in the morning and and it would probably close down in the evening to make sure that people aren't aren't aren't there making sure you know every everybody, everybody's come out in, in a, in a, in a sort of normal safe way but but that that you wouldn't you wouldn't be making arrangements there I think with parcel B the discussions that we've been having we with opposite slightly different we describe it as this more tranquil space because whilst there will be accessed there'll be some parts of it they'll probably will be managed and maybe subject so for example a school's biology program and that but they would we envisages that would be areas where there's more intense ecological provision there and if there's intense ecological provision we have to be careful that access is in a managed way so as to be appropriate for the ecology that's actually taking place there.

1:23:41.530 --> 1:23:46.480

Stewart Kain
There will be other parts of parcel B where where that is not so sensitive and therefore there can be.

1:23:46.490 --> 1:24:9.920

Stewart Kain

There is more likely to be a more wider provision of access that doesn't require to be booked in, so we still need to work through some of the detail of that, but it's it's to say that actually it's not the whole whole of parcel B wouldn't be managed and appointment only, it's just we need to make sure that access is is, can sit sort of side by side with the ecology that we're gonna be in advance in there.

1:24:11.0 --> 1:24:11.470

Toby Williams

OK.

1:24:11.480 --> 1:24:11.910

Toby Williams

Thank you.

1:24:11.920 --> 1:24:18.780

Toby Williams

I think I'll leave you to follow up with the technical note about kind of potentially how that might change of use.

1:24:20.60 --> 1:24:20.470

Toby Williams

Uh.

1:24:20.480 --> 1:24:33.20

Toby Williams

Something like that out at some point in the in in the future, and the usefulness of that potential parcel will think counts for Baigent was asking about Councillor Ashton.

1:24:37.510 --> 1:24:39.330

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

At thank you, Toby.

1:24:39.570 --> 1:25:0.120

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

Obviously, as a local councillor for this area and share of the cherry Anton Regent Sociation, this has been a topic that's been number one of the list and obviously 1 1/2 hours is not sufficient to go through everything this morning, but obviously the consultations was open to all councillors.

1:25:0.230 --> 1:25:5.510

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

So again, councillors could have come along and spoke to all these people like will and the rest of their people.

1:25:5.520 --> 1:25:15.70

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

They, without the consultations for more details, what I can say is and the residents have been very much engaged with Michael.

1:25:16.230 --> 1:25:20.940

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

Umm, the questions have been answered where they have been able to be answered.

1:25:21.50 --> 1:25:24.100

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
I can give examples of where Mission St have listened.

1:25:24.190 --> 1:25:30.800

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
For example, caffeine Elliot Way the distance from the development on the footpath has been moved substantially.

1:25:31.70 --> 1:25:37.480

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
Orientation of the buildings has been changed as well, so again, there's been a lot of talk going on.

1:25:37.590 --> 1:25:49.870

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
Car parking and offer Councillor Beijing we should get rid of all cars, but residents have been very aware that in a lot of the developments these people travel by cars and park on residential streets.

1:25:50.210 --> 1:25:59.170

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
So Mission St have gone back on their original design and looked to see where they could get more car parking on site to stop parking off site as well.

1:25:59.480 --> 1:26:4.670

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
So I'll just like to say Mission St have listened to what residents have been saying.

1:26:4.860 --> 1:26:7.710

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
Obviously it's it's an ongoing development.

1:26:7.860 --> 1:26:23.900

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
It will be 8 years before it's fully built out at at at the latest and regards transport and infrastructure and over five years ago, as a local council, I rate concerned about Cherry, Hinton and the development that was taking place.

1:26:24.390 --> 1:26:30.40

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
I forecast then that this tight was going to develop, whether by Andersons or somebody else.

1:26:30.190 --> 1:26:32.540

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
Land north of Trenton was coming along.

1:26:32.590 --> 1:26:37.140

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
Marshalls was coming along and we've got a builders merchant now and called him saying as well.

1:26:37.330 --> 1:26:39.160

Cllr Mark Ashton (Cambridge City - Cherry Hinton)
So traffic is a renders.

1:26:39.430 --> 1:26:47.980

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

It was mentioned years ago that we should look at Periphery Rd that would link all these schemes together to take traffic away from from built up areas.

1:26:48.270 --> 1:26:55.160

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

Again, our County Council highways decided that wasn't the way to go and would have a single Rd at 20 miles an hour.

1:26:55.430 --> 1:27:17.460

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

I'm hoping now at this stage, with all what's going on that we can get back in touch with the County Council, point out there will be an increase in traffic and now we can mitigate that by putting some kind of better rule system around these developments that will take the traffic away from going through developments from going down the High Street from traveling up Coldhams Lane and down Coldhams Lane.

1:27:18.40 --> 1:27:21.970

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

But I just like to say thank you for Mission Street and for all what they're doing.

1:27:21.980 --> 1:27:22.890

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

And engaging.

1:27:23.340 --> 1:27:30.290

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

It's nice to see developer who does listen and just doesn't present the plans, and I'm sure that they'll be more to follow.

1:27:30.300 --> 1:27:31.220

Cllr Mark Ashton (Cambridge City - Cherry Hinton)

So thank you.

1:27:32.530 --> 1:27:33.240

Toby Williams

Thank you.

1:27:33.320 --> 1:27:37.250

Toby Williams

Thank you, Mark councillor Pora.

1:27:39.210 --> 1:27:40.440

Cllr Katie Porrer (Cambridge City - Market)

Thank you, Toby.

1:27:40.570 --> 1:27:43.380

Cllr Katie Porrer (Cambridge City - Market)

And I won't rehearse points already made.

1:27:43.490 --> 1:27:49.300

Cllr Katie Porrer (Cambridge City - Market)

And it's again car parking, I think is an important one to be clear about, but also more cycle parking.

1:27:49.310 --> 1:27:51.440

Cllr Katie Porrer (Cambridge City - Market)

You can never have enough cycle parking, I think.

1:27:51.610 --> 1:27:54.840

Cllr Katie Porrer (Cambridge City - Market)

And I'd be interested if you should know a bit more about apprenticeships.

1:27:54.850 --> 1:28:1.260

Cllr Katie Porrer (Cambridge City - Market)

I think the idea of businesses having a positive social impact, particularly on our underrepresented groups, would be brilliant.

1:28:7.530 --> 1:28:8.330

Toby Williams

So like.

1:28:1.470 --> 1:28:23.0

Cllr Katie Porrer (Cambridge City - Market)

I think more information about that how for example, you would actually ensure that in Prentice perhaps are sourced from the local area, etcetera would be useful, OK and uh, I, I suppose with my planning committee hat on, I I pick up what various others said is it's really nice to hear the kind of positive cell, but we're kind of interested in the bits that might not be so positive.

1:28:23.10 --> 1:28:26.490

Cllr Katie Porrer (Cambridge City - Market)

The bits where we might have some views, so it is quite disappointing.

1:28:26.500 --> 1:28:31.450

Cllr Katie Porrer (Cambridge City - Market)

We've not had any visualization, so I'm on Coldhams lane on Google Maps at the moment.

1:28:31.460 --> 1:28:37.870

Cllr Katie Porrer (Cambridge City - Market)

Just having a little walk along it everything there is one or two stories at the moment, though I think we did consent slightly higher one recently.

1:28:38.710 --> 1:28:42.990

Cllr Katie Porrer (Cambridge City - Market)

You know it will affect the view does not necessarily good or bad thing.

1:28:43.0 --> 1:28:53.680

Cllr Katie Porrer (Cambridge City - Market)

I don't make a judgment on that, but for others planning committee, it would be really helpful in future to see some slides about what it's gonna look like if you're going a lot higher.

1:28:53.690 --> 1:29:1.120

Cllr Katie Porrer (Cambridge City - Market)

I mean, it's certainly looked much higher on your original indicative drawing, but then the later ones in your pack show it, I think as 4-5 stories.

1:29:1.470 --> 1:29:8.510

Cllr Katie Porrer (Cambridge City - Market)

But if you are going higher, I suppose it's useful for us to see your justification for that to talk about how the views will change.

1:29:8.520 --> 1:29:18.660

Cllr Katie Porrer (Cambridge City - Market)

Again, not taking a view on it, it just seems like a missed opportunity almost that we know all that we expect all our developers to be aiming for BREEAM outstanding.

1:29:18.950 --> 1:29:23.0

Cllr Katie Porrer (Cambridge City - Market)

You know when you're looking at lab use, we would always expect you to be considering water.

1:29:23.10 --> 1:29:28.280

Cllr Katie Porrer (Cambridge City - Market)

And I've note the positive things, but things like that are just really helpful for us to know.

1:29:28.340 --> 1:29:35.150

Cllr Katie Porrer (Cambridge City - Market)

To scale the massing, because again, if you walk along that road at the moment, everything is 1-2, maybe three at most.

1:29:35.480 --> 1:29:43.370

Cllr Katie Porrer (Cambridge City - Market)

And you know, there are some quite long views into the city that will change with this and.

1:29:43.580 --> 1:29:43.830

Cllr Katie Porrer (Cambridge City - Market)

Yeah.

1:29:43.840 --> 1:29:49.410

Cllr Katie Porrer (Cambridge City - Market)

And again, it obviously the whole site with parcel B, again that's quite low lying at the moment.

1:29:49.420 --> 1:29:50.910

Cllr Katie Porrer (Cambridge City - Market)

Not sure what the plans are there.

1:29:51.80 --> 1:29:52.930

Cllr Katie Porrer (Cambridge City - Market)

You're only looking at a reserved matters now.

1:29:52.940 --> 1:29:54.30

Cllr Katie Porrer (Cambridge City - Market)

Outline again.

1:29:54.40 --> 1:29:57.870

Cllr Katie Porrer (Cambridge City - Market)

It always helpful to have an idea of how the wider site might be progressing as well.

1:29:57.980 --> 1:29:59.170

Cllr Katie Porrer (Cambridge City - Market)

So I suppose those are my comments.

1:29:59.180 --> 1:30:8.800

Cllr Katie Porrer (Cambridge City - Market)

I don't think you need to address any of them now, but I think that idea of having more visuals about the areas where they may be and things we have views on that you could gain our opinion would be useful.

1:30:9.130 --> 1:30:9.610

Cllr Katie Porrer (Cambridge City - Market)

Thank you.

1:30:10.550 --> 1:30:10.820

Fisher, Andrew

OK.

1:30:10.260 --> 1:30:10.830

Toby Williams

That's great.

1:30:10.840 --> 1:30:11.170

Toby Williams

Thank you.

1:30:10.830 --> 1:30:14.390

Fisher, Andrew

Can I just pick up very brief and and and thank you councillors.

1:30:14.400 --> 1:30:15.140

Fisher, Andrew

That's really helpful.

1:30:15.150 --> 1:30:17.520

Fisher, Andrew

I I don't want to answer the question there.

1:30:17.590 --> 1:30:28.560

Fisher, Andrew

Suffice to say that we we've done a lot of work on on visualizations and the key views through working with Toby and colleagues, and it's been quite a long process of of engagement around that.

1:30:28.570 --> 1:30:47.720

Fisher, Andrew

And as we've changed the scheme with remodeled et cetera, umm we we took a view on what we could present today in the time we probably in retrospect should have put the more in on that and we will make sure that any future engagement with you and certainly when it comes to planning committee, all of that is absolutely apparent and writ large in any material that we provide because it is there.

1:30:47.730 --> 1:30:52.420

Fisher, Andrew

We just obviously emphasized and slightly the wrong way from your perspective today, so apologies for that.

1:30:54.350 --> 1:30:55.140

Toby Williams

Thanks, Andy.

1:30:55.190 --> 1:31:1.540

Toby Williams

And so I'm, I'll let you and your team kind of collect those thoughts in terms of a response to this briefing.

1:31:1.630 --> 1:31:2.180

Toby Williams

So I've got.

1:31:2.190 --> 1:31:7.260

Toby Williams

I'm very quickly some conscious of time, councillor Smart.

1:31:9.950 --> 1:31:10.230

cllr martin smart (Guest)

Yeah.

1:31:10.240 --> 1:31:11.720

cllr martin smart (Guest)

Thanks for letting me come back, Toby.

1:31:21.960 --> 1:31:22.390

Toby Williams

It's.

1:31:11.770 --> 1:31:26.990

cllr martin smart (Guest)

So so general comment and a bit more so bit concerned that this presentation has slipped to and sort of mode of along presentation followed by councillor speaking but not getting answers.

1:31:27.0 --> 1:31:35.440

cllr martin smart (Guest)

So I think the presentation was meant to be 30 minutes, but I think it was probably nearly twice that, which doesn't leave a lot of time for councillors.

1:31:35.450 --> 1:31:41.820

cllr martin smart (Guest)

And it it's good for the applicant really to have the chance to hear and respond to what we want to say.

1:31:42.850 --> 1:31:49.220

cllr martin smart (Guest)

And also it doesn't really work in terms of giving responses later because other cancers aren't going to hear that.

1:31:49.230 --> 1:31:58.400

cllr martin smart (Guest)

And if they do hear it, say by email, it doesn't give us the chance to come back on an answer that we aren't clear about or we feel doesn't answer our question.

1:31:58.410 --> 1:31:59.300

cllr martin smart (Guest)

And that kind of thing.

1:31:59.770 --> 1:32:0.960

cllr martin smart (Guest)

So that's one thing.

1:32:4.0 --> 1:32:8.590

cllr martin smart (Guest)

I think the other thing is, you know, just in terms of the questions I asked, I don't there is any chance.

1:32:8.600 --> 1:32:17.680

cllr martin smart (Guest)

So I could pick out, say, three that I'd like answers to, which would be I think the most important one would be the first one actually, if you want to just answer one.

1:32:18.40 --> 1:32:29.840

cllr martin smart (Guest)

So Paul is the plan presented to the public for consultation exactly the same plan that you plan you proposed to build out and then the other two are you said schoolchildren can come by arrangements.

1:32:28.930 --> 1:32:32.490

Toby Williams

School children, it's high.

1:32:29.850 --> 1:32:34.430

cllr martin smart (Guest)

So how does that arrangement work and how many schools have you discussed this proposal with?

1:32:35.30 --> 1:32:39.760

cllr martin smart (Guest)

And finally, is the center points as you call it, accessible to all people.

1:32:39.770 --> 1:32:47.610

cllr martin smart (Guest)

So for example, wheelchair users and the other thing Toby is, are we gonna have a development control forum on this?

1:32:48.0 --> 1:32:52.810

cllr martin smart (Guest)

Uh in the future because there was, you know, obviously this is different, so that thanks guys.

1:32:52.430 --> 1:32:57.20

Toby Williams

Well, I think that that would only be called once we had a live application.

1:32:57.750 --> 1:33:8.200

Toby Williams

I councillor smart, so it is an option for local residents to request one if they felt that they wanted amendments to come out of the formal submission.

1:33:11.500 --> 1:33:11.750

Toby Williams

I'm.

1:33:11.800 --> 1:33:13.970

Toby Williams

I'm just I'm if you don't mind, Andy.

1:33:13.980 --> 1:33:29.390

Toby Williams

I'll just collect Councillor Bennett's questions as well and then perhaps you can kind of finish off with any any answers that you wish and we can look to kind of close the briefing at about kind of 2022 little possible.

1:33:30.230 --> 1:33:30.620

Fisher, Andrew

That's fine.

1:33:29.400 --> 1:33:31.880

Toby Williams

So my my mom.

1:33:32.630 --> 1:33:33.140

Cllr Naomi Bennett (Cambridge City - Abbey)

OK.

1:33:33.150 --> 1:33:34.230

Cllr Naomi Bennett (Cambridge City - Abbey)

I'll be as quick as I can.

1:33:34.980 --> 1:33:48.720

Cllr Naomi Bennett (Cambridge City - Abbey)

I, councillor Ashton, sorry for not going to briefing, but as at the Association of Green Councils Conference, OHH secondly eastern access for 2 outer portions are going ahead.

1:33:51.860 --> 1:33:54.900

Cllr Naomi Bennett (Cambridge City - Abbey)

It's only Vienna portion that is paused.

1:33:55.970 --> 1:33:59.80

Cllr Naomi Bennett (Cambridge City - Abbey)

Ah, so I just wanted to correct that.

1:33:59.90 --> 1:33:59.610

Cllr Naomi Bennett (Cambridge City - Abbey)

Thank you.

1:34:2.360 --> 1:34:2.670

Toby Williams
Right.

1:34:2.680 --> 1:34:5.230

Toby Williams
Thank you, Naomi. Andy.

1:34:6.90 --> 1:34:10.520

Fisher, Andrew
OK, so I think there were three questions.

1:34:10.530 --> 1:34:11.640

Fisher, Andrew
They answer smartly.

1:34:11.850 --> 1:34:17.760

Fisher, Andrew
You wanted responses to firstly, was are we going to build what the master plan shows?

1:34:18.790 --> 1:34:34.980

Fisher, Andrew
Second one was around access to parcel B and engagement with schools, and the third one was around accessibility and for for all in regard to the buildings themselves, and I'll pick up the first one and I know Stuart, you want to jump in on on the other two.

1:34:35.150 --> 1:34:39.60

Fisher, Andrew
So the application is a hybrid application as we set out at the start.

1:34:39.70 --> 1:34:44.220

Fisher, Andrew
So we will have a an outline element to that application and a detailed element application.

1:34:44.530 --> 1:35:16.830

Fisher, Andrew
Having said that, there is a master plan that goes with that which is requested and required by the policy that sets everything out in a degree more detail and as part of our process of discussion with Toby and his colleagues, we will be setting out, in addition to the standard outline elements of the scheme, a set of development design principles that will be submitted as part of the application alongside the design and access statement that will be effectively conditioned that we will be required to adopt and work too.

1:35:16.840 --> 1:35:50.690

Fisher, Andrew
So in effect, the design and access statement principles that we submit will be not supporting material that they would be ordinarily for planning application, but will become effectively part of the consent that will then be working to in a way of fixing, I suppose a little bit more detail around the outline elements of the scheme in addition to the detailed elements, the reason for going in private obviously is so that we can start delivering earlier, but also because it enables us to put forward detailed designs for two of the buildings and the landscape such that people see that we are

actually delivering on what we're saying with these in the master plan through those detailed designs.

1:35:50.700 --> 1:35:53.250

Fisher, Andrew

So I suppose hopefully 2 answers to that question.

1:35:54.10 --> 1:35:54.940

Fisher, Andrew

I'm Steve.

1:35:54.950 --> 1:35:57.250

Fisher, Andrew

I know you wanted to pick up on questions two and three.

1:35:57.980 --> 1:35:58.630

Stewart Kain

Yeah.

1:35:58.640 --> 1:35:59.790

Stewart Kain

I I yeah, absolutely.

1:35:59.800 --> 1:36:5.550

Stewart Kain

I think the first one was around disabled access and and what?

1:36:5.560 --> 1:36:6.230

Stewart Kain

What was our?

1:36:6.240 --> 1:36:8.370

Stewart Kain

What was I thinking there and the work streams there.

1:36:8.780 --> 1:36:9.970

Stewart Kain

I mean, we've worked.

1:36:9.980 --> 1:36:15.200

Stewart Kain

We've worked hard to make sure that the scheme as presented today is fully accessible.

1:36:15.980 --> 1:36:27.840

Stewart Kain

We had a meeting just only last week with the with, with, with, with the Disability Panel, and took them through the thinking of the scheme and asked a lot of their questions.

1:36:27.850 --> 1:36:30.280

Stewart Kain

They as as as you would expect I am.

1:36:30.370 --> 1:36:31.0

Stewart Kain

I got it.

1:36:31.10 --> 1:36:38.80

Stewart Kain

Got into the into the detail of this and we're very comprehensive with all their questioning and some stuff came out of that. It did.

1:36:38.90 --> 1:36:46.540

Stewart Kain

And so, for example, parcel C, obviously one of the things that we're gonna be doing is basically enhancing the phishing facilities.

1:36:46.550 --> 1:36:54.960

Stewart Kain

The fishing club are the only people at the moment that have access to parcel C obviously we're obviously increasing that, but there's some questions about, you know, could could we have?

1:36:54.970 --> 1:37:0.0

Stewart Kain

Could we have incorporated any to those fish at the fishing spots because they're specific spots?

1:37:0.720 --> 1:37:5.30

Stewart Kain

Could we could we incorporate disabled wheelchair access to those and we're looking into that.

1:37:5.40 --> 1:37:10.330

Stewart Kain

So I mean that work will continue and as we develop the detailed design, we'll get more and more into that.

1:37:10.340 --> 1:37:17.490

Stewart Kain

But yeah, we've worked hard to make sure that we that the whole of the scheme is, is fully accessible as far as the just.

1:37:17.500 --> 1:37:48.580

Stewart Kain

So to try to be clear about the the access arrangements to schools we we've met a few weeks ago with Bonnie Kwok, the officer looking after the the whole school's outreach provision and we've talked about the ideas that we want that we want to pursue when we engage with schools where we got in that process is the Bonnie as has gone away to have a think about and which which of the local schools would be the first one that you would want us to go into to we have those discussions and that would be the beginnings of then opening out a wider wider schools engagement strategy.

1:37:48.930 --> 1:37:53.980

Stewart Kain

That's where we are with that at the moment and that will include things like access to files, will be types of play equipment.

1:37:54.560 --> 1:37:54.940

Stewart Kain
Umm.

1:37:55.280 --> 1:37:56.250

Stewart Kain
Ecology.

1:37:56.560 --> 1:37:59.850

Stewart Kain
You know the the we've got a whole list of stuff that we're discussing with with Bonnie.

1:37:59.860 --> 1:38:0.150

Stewart Kain
About what?

1:38:0.160 --> 1:38:3.330

Stewart Kain
Those outreach programs could look like this, where we are OK.

1:38:3.400 --> 1:38:3.760

Stewart Kain
Thank you.

1:38:6.20 --> 1:38:6.280

Toby Williams
Thus.

1:38:5.730 --> 1:38:7.30

Fisher, Andrew
Oh, so you want to jump in?

1:38:5.880 --> 1:38:14.570

Paul Harvey
Just pretty, just very quickly to add to to the Council's question, the information that's been shared with the residents is the information directly from the application or the process.

1:38:14.580 --> 1:38:15.610

Paul Harvey
It's been an evolution.

1:38:15.660 --> 1:38:32.210

Paul Harvey
Each of the application STAGES has been part of the presentation to residents, so we're talking about a considerable amount of detail across maybe 17 to 20 boards shared with residents during the exhibition process with information online, with information shared in terms of 3D models as well.

1:38:32.220 --> 1:38:40.440

Paul Harvey
It's not just been static board displays, so the actual information shared with residents has been significant in all of the occasions that we've engaged with them.

1:38:40.610 --> 1:38:47.210

Paul Harvey

So suffice to say, it's the evolution of where it's got to thus far and that was made very clear with residents and hence the response that we've had.

1:38:48.490 --> 1:38:49.150

Fisher, Andrew

Thanks, Paul.

1:38:49.160 --> 1:38:49.620

Fisher, Andrew

Good point.

1:38:50.720 --> 1:38:51.230

Fisher, Andrew

Sorry, Toby.

1:38:54.940 --> 1:38:55.650

Toby Williams

That's fine.

1:38:55.740 --> 1:38:56.630

Toby Williams

That's fine.

1:38:51.240 --> 1:38:57.240

Fisher, Andrew

I'm conscious we are now one minute over your target time, so apologies for that, but wanted to try and pick up the councillors questions.

1:38:57.360 --> 1:38:59.910

Toby Williams

I I think it's been a really useful discussion.

1:38:59.920 --> 1:39:10.860

Toby Williams

I think what's kind of apparent is, you know, with big complex schemes like this, it's very difficult to kind of communicate every aspect of the scheme and the short amount of time.

1:39:13.0 --> 1:39:22.310

Toby Williams

I just sport the last thing and people study.

1:39:20.750 --> 1:39:23.160

Fisher, Andrew

Well, well, we're losing you a little bit, Toby.

1:39:22.440 --> 1:39:23.560

Toby Williams

I think it's not working.

1:39:23.170 --> 1:39:23.870

Fisher, Andrew
Unless it's just me.

1:39:26.590 --> 1:39:27.360

Toby Williams
Yeah, I'll.

1:39:27.450 --> 1:39:28.270

Toby Williams
I'll just.

1:39:26.810 --> 1:39:28.280

Fisher, Andrew
You're you're breaking up a bit, tubby.

1:39:28.830 --> 1:39:29.310

Toby Williams
Yeah, I'll.

1:39:29.500 --> 1:39:29.790

Fisher, Andrew
Perfect.

1:39:30.270 --> 1:39:31.800

Toby Williams
I'll take my camera off.

1:39:32.190 --> 1:39:56.450

Toby Williams
I think if people you know if Members wanted to do a deep dive on some of the and threads that we've seen presented here, for example, our on sustainability and in particular or or transport, than we can certainly kind of offer that and to Members as this kind of proposal moves forward to a formal application.

1:39:57.200 --> 1:39:57.400

Fisher, Andrew
Yeah.

1:39:56.460 --> 1:40:1.70

Toby Williams
So it's not not the end of the discourse and thank you.

1:40:1.120 --> 1:40:15.530

Toby Williams
And Andy, Artem and team for presenting and for members and that have come and have asked and questions and we will all go away and contemplate what's been talked about.

1:40:15.940 --> 1:40:32.80

Toby Williams
There'll be a response to those outstanding questions and perhaps a clarification of those that are being attempted to answer today and look forward to kind of talking to you again as a developer team and as the proposal progresses.

1:40:32.400 --> 1:40:33.320

Toby Williams

Thank you all for attending.

1:40:34.830 --> 1:40:35.360

Cllr Dave Baigent - (Cambridge City - Romsey)

Thank you.

1:40:35.360 --> 1:40:35.640

Stewart Kain

Thank you.

1:40:35.310 --> 1:40:35.820

Fisher, Andrew

Thank you.

1:40:35.480 --> 1:40:36.150

Cllr Dave Baigent - (Cambridge City - Romsey)

Thank you very much.

1:40:36.820 --> 1:40:38.10

Colin Noble

OK. OK.

1:40:36.800 --> 1:40:38.100

Artem Korolev

Thank you very much. Bye.

1:40:38.80 --> 1:40:38.620

Stewart Kain

Thank you, God.

1:40:37.750 --> 1:40:38.890

Darryl Chen

Thanks everybody. Bye.

1:40:38.630 --> 1:40:38.930

Stewart Kain

Thank you.

1:40:35.830 --> 1:40:38.980

Fisher, Andrew

Thank you very much for your time, councillors much appreciated you.

1:40:39.530 --> 1:40:39.720

Luca Carboni

Yeah.

1:40:39.470 --> 1:40:39.910

Will Fayers

Thanks all.

1:40:39.730 --> 1:40:39.910

Luca Carboni

Bye, bye.

1:40:39.480 --> 1:40:39.960

Cuma Ahmet

Thank you.

1:40:41.40 --> 1:40:41.900

Cllr Naomi Bennett (Cambridge City - Abbey)

Thank you very much.