

Webinar 6 – NECAAP Q&As

Responses to questions submitted during the live session.

Question 1

To confirm - North East Cambridge is the most sustainable location for development.

Yes, that is what our evidence shows.

Question 2

Does the assessment of NE Cambridge as a sustainable location include consideration of the carbon/ environmental costs of decommissioning and moving the sewage works?

This question has been answered live

Question 3

Is there a Plan B if the CWWTPR ~CO is not accepted?

This question has been answered live

Question 4

That should be DCO

This question has been answered live

Question 5

NEC plan is dependent on the WWTP moving, which is dependent on the DCO process. If it fails what is your plan B?

This question has been answered live

Question 6

I support the decrease in housing density. Just wondering: does this mean more houses will have to build elsewhere in the Local Plan area to meet government allocations?

The changes to the AAP have not reduced the number of homes planned - the number of jobs has reduced from 20,000 to 15,000 and that has helped reduced residential densities and provide more informal open space. We expect around 3,900 homes to come forward in the plan period to 2041 with the rest beyond.

Question 7

Who do you think will want to live in the superblock, particularly after the Grenfell Tower debacle?

'Superblock' is the term we use to describe the parcels of land which could accommodate development, and not the size or heights of the buildings within these parcels. A minimum of 30% of each block will be unbuilt and buildings will be expected to meet the policy criteria identified in the AAP to deliver human scale, well-articulated forms that provide high quality living space including private amenity spaces.

With regard to fire safety, Building Regulations set out the requirements for fire safety and we have now introduced a policy requirement to ensure development is in line with fire safety requirements under these regulations.

Question 8

The AAP will not meet people's needs for strategic size green space within the development and Milton CP is already at capacity. This will result in recreational pressure and negative impacts on Milton CP and Habitat Directive sites such as Wicken Fen. This is recognised in the Local Plan Green Infrastructure evidence base which identifies North East Cambridge to Waterbeach as a priority area for green infrastructure with its enhancement marked as of 'critical importance'. Your plan shows Chesterton Fen as a greenspace, but it is currently not green space but private land. In short, the APP won't comply with the aims of the new Local Plan unless it is conditional upon creating new green space out with the NE Area development. Can you clarify Chesterton Fen and does the AAP include a mechanism (and a requirement) for provision for the creation of new green space offsite (i.e., not simply compensation to Milton CP)?

This question has been answered live

Question 9

What about predicted air quality?

This question has been answered live

Question 10

Will there be cafes etc in the green space?

We have updated our 'retail and commercial leisure' evidence which has resulted in an uplift in the amount of retail floorspace we expect to come forward at NEC. We would like to see the shops and open/public spaces interact with each other and set this out in a number of the policies.

Question 11

Other than the water treatment works what is being about other existing uses and activities? what engagement is happening directly with users?

We have explored the needs of existing business/occupiers and whether they can locate on the site as it evolves or whether there is a need for them to relocate.

Question 12

Have you thought about people who can't walk or cycle?

Whilst the majority of car parking will be off-site in 'car barns' we are requiring parking for blue badge holders to be closer to people's homes. We have also enhanced the requirements for Wheelchair Adaptable and purpose-built homes

Question 13

What provision is there in the current plan for future access to Chesterton Fen residential and industrial areas by a new bridge to replace the Fen Road level crossing?

As we explained in the presentation, the crossing is outside the AAP area, but the Councils share local concerns about access to the Fen Road area with the lengthy barrier downtime and are seeking to engage with Network Rail alongside the Local Plan process to discuss how it intends to address this issue.

Question 14

Stephen, your London example wouldn't apply to Croydon and that is the danger

This question has been answered live

Question 15

Will flats have separate water meters. Some developments have a shared water meter and bills just divide by number of dwellings. This not an incentive to reduce water use

This is likely to follow from the water conservation measures promoted by the plan. The detail will be provided at the point of each application, but it would be surprising if this did not include dwelling specific metering.

Question 16

What about green walls?

They are an important part alongside green roofs for not only for biodiversity but also building heating/cooling

Question 17

When the water companies plan for future supply will not be available until after these plans have to be submitted, and the new reservoirs etc. will only meet the CURRENT population's needs. With the Waterbeach, Northstowe etc. already going ahead the area will be out of water.

The Water Resources East plans capture the growth forecast for the Local Plans across the area. They have also had regard to the evidence base from the Local Plan which relates to the Greater Cambridge Forecast. Options for supplementing supply before a reservoir is available - and which include planned and potential growth are also being modelled. This means that existing growth locations like Northstowe and Waterbeach, Cambourne etc as well as growth at NEC are being considered in the water supply planning.

Question 18

Also why are you so persistent in exceeding the government's advised numbers for new developments.

This question has been answered live

Question 19

Pubs?

Provision will be down to the market, but we hope so alongside other 'leisure' uses like cafes, etc

Question 20

Access to allotments?

We are promoting food growing spaces within North East Cambridge such as a Community Orchard as well as provision through roof top growing spaces, areas within communal courtyards and even within the public realm. We have lots of good examples of where these non-traditional 'allotment plot' approach have worked elsewhere in the Typologies Study (available online)

Question 21

Police?

Police services are of strategic importance and will be considered at the Greater Cambridge Local Plan level in terms of what may be required and where any new/enhanced facilities are best located. Discussions have also taken place with the Police on the wider community safety considerations of the NEC development to inform the AAP.

Question 22

Should you be recognising that the NEC AAP is wider than the DCO area in the emerging policy - it doesn't as written which risks leaving a policy vacuum

This question has been answered live

Question 23

What car/parking provision will there be for people who, while not qualifying for a blue badge, have great difficulty (perhaps only temporary) in walking more than a very short distance?

This question has been answered live

Question 24

What does the sports provision look like?

The updated policy requires new formal outdoor sports provision which we anticipate will be multi-use sports courts. Any on-site shortfall in provision will then be captured through off-site contributions towards enhancing existing or creating new facilities within the wider local area

Question 25

Will the sustainability appraisal also include all the concrete for the new waterworks? Will the soil of the old works be taken away as it has high metallic content from the sewage?

This question has been answered live