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0

00:00:01.340 --> 00:00:04.310

City Council and South Cambridge District Council.

1

00:00:05.920 --> 00:00:06.610

Thank you.

2

00:00:06.610 --> 00:00:10.350

Mr. Bowles is going to answer your questions on development plans.

3

00:00:10.460 --> 00:00:11.293

Okay. Thank you.

4

00:00:12.250 --> 00:00:14.670

So John Bowles for the applicant. Um,

5

00:00:14.730 --> 00:00:19.150

so there's no specific policies in the adopted development plans,  
um,

6

00:00:19.370 --> 00:00:23.150

or indeed in the emerging development plan, which require the  
relocation.

7

00:00:24.290 --> 00:00:28.230

Um, the, uh, relevant, um,

8

00:00:28.650 --> 00:00:33.430

policy in the current development plan is Policy 15, um, which,

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00:00:33.770 --> 00:00:34.310

uh,

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00:00:34.310 --> 00:00:39.230

identifies the area around the existing plant as an area of major  
change and

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00:00:39.490 --> 00:00:42.590

points to the production of an error action plan,

12

00:00:42.600 --> 00:00:46.510  
which would effectively resolve the detail for that.

13  
00:00:46.690 --> 00:00:51.390  
But there is no reference in there to a requirement for relocation,

14  
00:00:52.170 --> 00:00:56.910  
simply recognition of a continued aspiration and, um, and  
opportunity,

15  
00:00:58.160 --> 00:01:02.030  
which could be realized if the existing plant were to be relocated.

16  
00:01:02.860 --> 00:01:03.693  
Okay. And does,

17  
00:01:04.570 --> 00:01:09.150  
is there anything about rema it remaining on the site in the po?  
Does it,

18  
00:01:09.150 --> 00:01:11.910  
I mean, does it it doesn't need to be relocated, it could be  
reconfigured,

19  
00:01:11.910 --> 00:01:16.230  
is that what you're saying? Or, so,

20  
00:01:16.230 --> 00:01:16.810  
So the,

21  
00:01:16.810 --> 00:01:21.430  
the policy as it stands at the moment is effectively to leave that  
detail depe

22  
00:01:21.490 --> 00:01:26.430  
and to look at the opportunities either for consolidation or  
relocation as part

23  
00:01:26.430 --> 00:01:27.470  
of the a a P process

24  
00:01:28.330 --> 00:01:30.710

And the area action plan. Is that,

25

00:01:31.650 --> 00:01:33.820

is that part of the emerging local planner,

26

00:01:33.820 --> 00:01:36.420

or is that on the back of the policy that you just talked about?

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00:01:40.490 --> 00:01:42.880

Sorry, I think this might, might be a better one for the council.

28

00:01:43.110 --> 00:01:46.000

Okay. Yes, please. If you could just clarify that.

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00:01:46.490 --> 00:01:49.080

Thank you, sir. Would it be better if Mrs. Hunt did,

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00:01:49.150 --> 00:01:52.400

goes to the principle question and then deals with it all in one fell sweep?

31

00:01:53.340 --> 00:01:53.820

Uh,

32

00:01:53.820 --> 00:01:56.200

Or do you want a specific answer to that specific question?

33

00:01:57.670 --> 00:02:00.690

Um, if you Yeah, do it all together. That's fine. Thank you. Thank

34

00:02:00.690 --> 00:02:02.770

You very much. Thank you, Mason. This something over to you.

35

00:02:03.780 --> 00:02:08.530

Thank you. Um, the short answer to the question is no,

36

00:02:08.830 --> 00:02:10.530

the development plan,

37

00:02:10.550 --> 00:02:15.370

as in the 2018 adopted local plans for Cambridge and South Cambridge

here do

38

00:02:15.370 --> 00:02:19.370

not require the relocation of water treatment plant. Um,

39

00:02:19.670 --> 00:02:23.650

but I think it's helpful to unpack that a little bit and perhaps also to look at

40

00:02:23.730 --> 00:02:27.050

a bit the history as to why we're where we are.

41

00:02:27.350 --> 00:02:29.330

And I think it's relevant to some future questions.

42

00:02:29.390 --> 00:02:32.690

So if you could bear with me. Yes, I'd like to pass. Thank you.

43

00:02:32.960 --> 00:02:33.850

Take talk that through

44

00:02:35.230 --> 00:02:36.063

Closer to you.

45

00:02:36.870 --> 00:02:40.290

Oh, uh, apologies. Um, so,

46

00:02:41.690 --> 00:02:46.190

uh, the adopted plans, um, do,

47

00:02:46.770 --> 00:02:50.830

uh, include an allocation, uh, um,

48

00:02:51.580 --> 00:02:52.950

that is,

49

00:02:55.590 --> 00:03:00.440

has a requirement to prepare an area action plan to look at the amount and

50

00:03:00.440 --> 00:03:05.160

type and quantum of development that can come forward on the site.

51

00:03:06.220 --> 00:03:11.160

And, and that reflects quite a long history of looking at this site over,

52

00:03:11.310 --> 00:03:16.240

over many years. But I think what it also reflects is that, um,

53

00:03:17.380 --> 00:03:22.160

we are talking about relocation here of a significant piece of

54

00:03:22.460 --> 00:03:24.880

public infrastructure. Um,

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00:03:25.500 --> 00:03:30.200

it is a piece of infrastructure that absolutely would need a new home if it were

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00:03:30.200 --> 00:03:33.920

to move, and it would have to be viable for that relocation to take place.

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00:03:35.220 --> 00:03:37.000

And as I'll run through the history,

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00:03:37.000 --> 00:03:41.560

you'll see that we didn't have evidence or clarity on either of those points as

59

00:03:41.560 --> 00:03:43.640

we were preparing the adopted local plans,

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00:03:43.660 --> 00:03:48.120

and hence the approach that we took within the policies there.

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00:03:48.180 --> 00:03:52.520

At that point, if I go back in time and then, and then I'll look forwards.

62

00:03:54.060 --> 00:03:57.920

So looking back, this side has been,

63

00:03:58.380 --> 00:04:01.720

has been looked at as, as, as being suitable, uh,

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00:04:01.900 --> 00:04:04.120

for housing for over 20 years.

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00:04:05.350 --> 00:04:08.160

I've actually been here over 20 years, so I remember a lot, a lot,

66

00:04:08.360 --> 00:04:09.760

a lot of this. Um,

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00:04:10.940 --> 00:04:15.720

and it was included in the development strategy in the Cambridge u p  
to

68

00:04:15.880 --> 00:04:18.240

structure plan of 2003.

69

00:04:20.660 --> 00:04:25.560

And even then, it was referred to as a pre-existing commitment, um,

70

00:04:25.860 --> 00:04:30.720

for housing. This is, um, and indeed the structure plan talked  
about,

71

00:04:31.180 --> 00:04:35.600

uh, a new station in North Cambridge to help serve the,

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00:04:35.620 --> 00:04:40.440

and deliver, uh, the development in the northern fringe of  
Cambridge.

73

00:04:40.440 --> 00:04:43.760

And that is now the Cambridge North Station. So we have the station,

74

00:04:44.140 --> 00:04:45.960

but not the development that was envisaged.

75

00:04:48.170 --> 00:04:51.310

And the strategy and the structure plan is really the basis of the development

76

00:04:51.590 --> 00:04:53.910  
strategy still being built out today.

77

00:04:56.100 --> 00:05:00.320  
And this is one of the last strategic sites within that development strategy of

78

00:05:00.320 --> 00:05:03.400  
2003, uh, to come forwards.

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00:05:05.410 --> 00:05:08.550  
And that's because of the complexity of the site and the challenges about

80

00:05:09.390 --> 00:05:12.550  
actually enabling that redevelopment to come forwards

81

00:05:15.460 --> 00:05:16.750  
following the structure plan.

82

00:05:16.750 --> 00:05:20.550  
It was then allocated for housing in the 2006 Cambridge local plan.

83

00:05:21.290 --> 00:05:22.123  
And at that point,

84

00:05:22.290 --> 00:05:27.030  
the inspector considered it was a reasonable and sound plan to include the

85

00:05:27.310 --> 00:05:27.510  
allocation.

86

00:05:27.510 --> 00:05:31.030  
There were discussions happening about relocating water treatment work at that

87

00:05:31.030 --> 00:05:31.863  
point,

88

00:05:33.090 --> 00:05:37.910

but there were several rounds of viability investigations that followed over

89

00:05:38.250 --> 00:05:39.150

the next few years.

90

00:05:40.290 --> 00:05:44.750

And each of them concluded that it was simply not viable for the relocation

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00:05:44.840 --> 00:05:48.470

costs to be born by the redevelopment of the site.

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00:05:52.570 --> 00:05:56.350

So it's in that context that the 2018 local plans

93

00:05:57.390 --> 00:06:01.840

were quite open about the form of redevelopment that might take place in this

94

00:06:01.840 --> 00:06:06.840

area of opportunity for major change. And, um,

95

00:06:07.510 --> 00:06:12.200

made no reliance on any particular form of development arising from that site,

96

00:06:12.740 --> 00:06:16.640

but it still allocated it as a, as a real opportunity to come forwards.

97

00:06:17.740 --> 00:06:22.680

And it sought an a, a p an area action plan to,

98

00:06:22.900 --> 00:06:25.280

to look into what, what was suitable and appropriate.

99

00:06:26.420 --> 00:06:30.080

And that included looking at whether it was, uh,



100

00:06:30.480 --> 00:06:34.680

possible to relocate the water treatment works or to consolidate it on site and

101

00:06:34.680 --> 00:06:37.440

what the relative benefits were of those two,

102

00:06:37.540 --> 00:06:40.080

two options and how they might be delivered.

103

00:06:41.790 --> 00:06:44.480

There's a later question about consolidation, so I'll leave,

104

00:06:44.480 --> 00:06:48.960

I'll leave that point for later. But around that time,

105

00:06:49.580 --> 00:06:53.200

the housing infrastructure fund, uh,

106

00:06:54.020 --> 00:06:57.280

was established from government and, uh,

107

00:06:57.280 --> 00:07:00.520

through the process undertaken, um,

108

00:07:01.420 --> 00:07:02.800

his funding was secured.

109

00:07:02.980 --> 00:07:06.720

And it's important to remember that the housing infrastructure fund is all about

110

00:07:07.070 --> 00:07:09.200

funding to, um,

111

00:07:09.860 --> 00:07:13.840

enable infrastructure change to happen that brings forward housing development.

112

00:07:13.900 --> 00:07:17.920

So the securing of that fund was all on the premise that housing

development

113

00:07:17.920 --> 00:07:20.760

would come forward on, on this site.

114

00:07:22.460 --> 00:07:27.320

So the area action plan on the basis of the HIF

115

00:07:27.320 --> 00:07:32.200

funding addressing that issue of viability, uh,

116

00:07:33.680 --> 00:07:38.400

investigated and has brought forward proposals for a substantial,  
uh,

117

00:07:38.670 --> 00:07:42.560

development on the Northeast Cambridge site

118

00:07:43.660 --> 00:07:48.440

of, um, 8,350 homes,

119

00:07:50.140 --> 00:07:54.600

the vast majority of which are enabled by the relocation of water  
treatment

120

00:07:54.600 --> 00:07:58.360

plant because they're either on the side of the plant or in the  
safeguarded

121

00:07:58.360 --> 00:08:02.760

area, the 400 meters around it that limits, um, um,

122

00:08:03.280 --> 00:08:06.560

restricts, prohibits, uh, residential use.

123

00:08:08.590 --> 00:08:13.250

Uh, and, and around 15,000 jobs, possibly more. So,

124

00:08:13.910 --> 00:08:17.090

um, the area Action Plan, uh,

125

00:08:17.550 --> 00:08:19.170  
has gone through its processes.

126  
00:08:19.170 --> 00:08:24.130  
It has reached a stage where the councils have agreed a proposed

127  
00:08:24.130 --> 00:08:28.210  
submission plan as being ready and they believe sound for

128  
00:08:28.660 --> 00:08:32.770  
Regulation 19 consultation, uh,

129  
00:08:33.510 --> 00:08:35.170  
and onwards to examination,

130  
00:08:36.750 --> 00:08:41.050  
but only if and when A D C O would be

131  
00:08:41.770 --> 00:08:46.490  
approved because the HIF funding provides the evidence of viability.

132  
00:08:46.710 --> 00:08:51.050  
But we also need to know there's a suitable alternative home to  
actually deliver

133  
00:08:51.160 --> 00:08:55.240  
that relocation of the water treatment plant. So, uh,

134  
00:08:55.540 --> 00:08:59.640  
so the air action plan has now been paused because we were very  
clear it was

135  
00:08:59.650 --> 00:09:03.560  
predicated on the relocation of the plant taking place.

136  
00:09:06.470 --> 00:09:07.410  
Uh, you,

137  
00:09:07.510 --> 00:09:11.930  
you asked whether there's a difference between a Northeast Air  
Action plan and,

138

00:09:11.930 --> 00:09:14.410

and, and a local plan. There. There is.

139

00:09:14.870 --> 00:09:19.810

So the Area Action Plan has been prepared over a number of years,  
and in

140

00:09:20.200 --> 00:09:24.320

January, 2022,

141

00:09:25.860 --> 00:09:29.920

um, was agreed by the council to be ready for, uh,

142

00:09:30.240 --> 00:09:34.040

reg 19 consultations. I say subject to D C O being approved.

143

00:09:36.020 --> 00:09:36.853

Um,

144

00:09:38.650 --> 00:09:43.590

but the councils also need to prepare a new local plan for the area  
and have

145

00:09:43.590 --> 00:09:48.270

been preparing and are in the process of preparing a joint local  
plan for what

146

00:09:48.270 --> 00:09:51.590

we are calling the greater Cambridge area. So the two districts  
together,

147

00:09:53.620 --> 00:09:56.840

Uh, that plan is still at the Regulation 18 stage.

148

00:09:58.780 --> 00:09:59.920

We have, um,

149

00:10:00.870 --> 00:10:05.080

carried out an issues consultation and a preferred options  
consultation.

150

00:10:06.540 --> 00:10:07.373  
Uh,

151  
00:10:07.460 --> 00:10:11.600  
the preferred options consultation was very clear that Northeast  
Cambridge would

152  
00:10:11.880 --> 00:10:16.680  
be a key part of the development strategy for that new local plan  
that looks

153  
00:10:16.680 --> 00:10:21.480  
forward to 2041. And the,

154  
00:10:21.900 --> 00:10:22.733  
um,

155  
00:10:23.290 --> 00:10:27.840  
local plan we say is also predicated on the relocation being, uh,

156  
00:10:27.840 --> 00:10:31.140  
agreed through the D C O. Um,

157  
00:10:33.050 --> 00:10:35.150  
the local plan, uh,

158  
00:10:36.770 --> 00:10:41.590  
has not progressed as fast as we had expected it would,

159  
00:10:42.210 --> 00:10:47.190  
and that is because of the issue of uncertainty about water supply

160  
00:10:47.260 --> 00:10:50.310  
that was referred to by the applicant earlier this afternoon.

161  
00:10:52.320 --> 00:10:57.220  
Um, and this is a really serious issue for an area of really  
important growth at

162  
00:10:57.700 --> 00:11:00.300  
sig, you know, significant levels of growth important to the, uh,

163

00:11:01.340 --> 00:11:04.300

national economy and even internationally. Um,

164

00:11:05.320 --> 00:11:08.870

and it's a really serious issue that is being looked at.

165

00:11:09.370 --> 00:11:13.030

The councils have been in close discussions with

166

00:11:14.140 --> 00:11:15.070

Cambridge Water,

167

00:11:16.970 --> 00:11:20.690

Anglia Water as a part of the enabler of bringing forward additional water to

168

00:11:20.690 --> 00:11:25.330

the area, uh, with water resource disease, with Environment Agency, with dero,

169

00:11:25.330 --> 00:11:26.330

with government, uh,

170

00:11:26.330 --> 00:11:31.230

because that's a key issue that needs to be resolved and clarity before we can

171

00:11:31.230 --> 00:11:32.590

move the local plan forward. So

172

00:11:33.790 --> 00:11:36.620

We'll talk about timetable in one of your later questions, but,

173

00:11:36.760 --> 00:11:40.380

but that's a really big issue for us. So there are two plans,

174

00:11:40.800 --> 00:11:44.220

but the emerging local plan incorporates the

175

00:11:45.530 --> 00:11:46.363

Core

176

00:11:46.540 --> 00:11:50.500

Proposals from the area action plan within it. Just one last point.

177

00:11:50.560 --> 00:11:53.360

I'm conscious I've spoken quite a while, but, um,

178

00:11:54.820 --> 00:11:55.720

the local plan,

179

00:11:56.270 --> 00:12:00.880

even though we've not been able to progress to a draft Regulation 18 plan

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00:12:00.990 --> 00:12:03.160

this summer, which is what we'd hoped to be able to do,

181

00:12:04.640 --> 00:12:09.540

we did take a report to both councils in January this

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00:12:09.540 --> 00:12:14.250

year, um, updating them on the position on water,

183

00:12:14.970 --> 00:12:18.370

updating them on where we were on some of the key strategy questions.

184

00:12:18.870 --> 00:12:22.250

We updated them on our need for jobs and homes,

185

00:12:22.700 --> 00:12:27.690

which is already in our preferred options substantially above the

186

00:12:27.850 --> 00:12:32.450

standard method homes to support the level of jobs growth anticipated in the

187

00:12:32.450 --> 00:12:36.010

area. And our new evidence shows that need is even higher.

188

00:12:37.910 --> 00:12:41.210

That's something we'll have to address as we prepare the next version of the

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00:12:41.210 --> 00:12:42.043  
plan.

190

00:12:42.270 --> 00:12:46.930  
But what we did say to members and members agreed was that because we know there

191

00:12:46.930 --> 00:12:51.370  
is water coming, because there will be a reservoir and possibly, uh,

192

00:12:51.420 --> 00:12:55.970  
which gives additional capacity and possibly even additional capacity through a

193

00:12:55.970 --> 00:12:59.090  
water transfer plant in 2032,

194

00:12:59.110 --> 00:13:02.930  
the water transfer 2035 to 37, the reservoir.

195

00:13:03.950 --> 00:13:04.630  
Um,

196

00:13:04.630 --> 00:13:09.330  
we felt confident in saying that there were some key

197

00:13:09.740 --> 00:13:13.770  
sites that would be part of any development strategy that we would include in

198

00:13:13.770 --> 00:13:17.370  
the plan. One of those was northeast Cambridge.

199

00:13:19.550 --> 00:13:21.570  
The other, out of the others out of interest,

200

00:13:21.570 --> 00:13:24.890  
because I think it sets a context of the Strat importance of the strategy,



201

00:13:25.190 --> 00:13:28.090

is Cambridge East Cambridge airport site,

202

00:13:28.600 --> 00:13:32.170

Cambridge Airport needs to relocate another constraint, uh, on,

203

00:13:32.170 --> 00:13:35.930

on our development. Although, uh, that is now at a,

204

00:13:36.270 --> 00:13:40.050

an advanced stage, that was another part of the structured plan back in 2003.

205

00:13:40.710 --> 00:13:45.330

Um, and a new home has been found for the airport at Cranfield Airport,

206

00:13:45.830 --> 00:13:47.970

and they've got a resolution to grant planning permission,

207

00:13:47.970 --> 00:13:50.330

expecting the permission to be issued soon.

208

00:13:52.250 --> 00:13:56.310

And also the biomedical campus, another key site, um,

209

00:13:56.530 --> 00:14:01.350

in terms of the Cambridge economy for life sciences in particular. Um,

210

00:14:01.770 --> 00:14:06.070

and, and that's, that, that's kind of the other part of the Cambridge, um, key,

211

00:14:06.890 --> 00:14:07.410

uh,

212

00:14:07.410 --> 00:14:12.110

key sectors alongside the information technology and and so on,

213

00:14:12.120 --> 00:14:15.430

which is particularly strong at the Cambridge science part,

214

00:14:15.430 --> 00:14:18.590

which of course is adjacent to the Northeast Cambridge site.

215

00:14:18.590 --> 00:14:20.110

And perhaps just one last point,

216

00:14:20.850 --> 00:14:25.670

the Northern Fringey site is the site allocated in the

217

00:14:25.780 --> 00:14:26.710

adopted plans,

218

00:14:26.810 --> 00:14:31.310

and that is the wastewater treatment plant and the land around it.

219

00:14:32.250 --> 00:14:35.150

The area action plan has an extended boundary,

220

00:14:35.150 --> 00:14:36.870

which includes Cambridge Science Park,

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00:14:36.870 --> 00:14:39.510

because we think it's really important to look comprehensively at the whole,

222

00:14:40.050 --> 00:14:42.150

and we refer to that as Northeast Cambridge.

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00:14:42.250 --> 00:14:47.030

So I think it's perhaps just important to be clear what area of land and site

224

00:14:47.030 --> 00:14:50.390

we're talking about at different points in time. Um,

225

00:14:51.300 --> 00:14:52.400

I'm sorry that was rather long,

226

00:14:52.400 --> 00:14:56.800

but I hope it was perhaps helpful in setting the context and how we got to where

227

00:14:56.800 --> 00:14:57.760

we are today. Yes,

228

00:14:57.760 --> 00:14:59.040

Thank you. That was helpful. Um,

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00:14:59.250 --> 00:15:02.680

you'd include that kind of information in your local impact reports. Yes.

230

00:15:03.380 --> 00:15:03.980

Yes, sir.

231

00:15:03.980 --> 00:15:08.120

So I just wanted also to get the full picture that you need also to hear from

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00:15:08.120 --> 00:15:09.520

the county council who clearly,

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00:15:09.940 --> 00:15:14.920

as the minerals and wastes local authority has to deal with this kind of

234

00:15:14.920 --> 00:15:16.640

scheme and, and there's a history there.

235

00:15:16.700 --> 00:15:19.640

So I think to get the full picture you needed from Mr. Ka.

236

00:15:20.580 --> 00:15:21.413

Yes, thank you.

237

00:15:29.410 --> 00:15:33.360

David Ka, uh, came to County Council. Um, yes, there has,

238

00:15:33.360 --> 00:15:36.960

there has been a history there. Uh, but, uh, it's important to note

that, um,

239

00:15:37.620 --> 00:15:41.680

uh, the Kesha County Council is the Mills and Waste Planning Authority.

240

00:15:42.460 --> 00:15:45.040

Um, and we have appropriate, uh,

241

00:15:45.320 --> 00:15:48.280

policies in our current local plan, uh,

242

00:15:48.280 --> 00:15:52.920

related to how we would consider, um, any,

243

00:15:53.300 --> 00:15:53.520

uh,

244

00:15:53.520 --> 00:15:58.200

application that came to us on the relocation of wastewater treatment plants.

245

00:15:59.140 --> 00:16:01.240

Um, and that's criteria based.

246

00:16:01.620 --> 00:16:06.480

So we have that currently in our mills and waste plan. Um, we have in the past,

247

00:16:06.660 --> 00:16:11.480

in previous iterations, uh, looks at, uh,

248

00:16:11.620 --> 00:16:16.520

the relocation of this, uh, wastewater treatment plant. Um,

249

00:16:16.900 --> 00:16:20.280

and we can provide in writing the kind of whole history of that,

250

00:16:20.280 --> 00:16:25.080

but that's going back a number of years. So, uh, I wouldn't like to,

251

00:16:25.300 --> 00:16:28.520

uh, kind of talk more about that without kind of, uh,

252

00:16:28.520 --> 00:16:31.640

obviously talking to colleagues who've been around a lot longer than I.

253

00:16:35.410 --> 00:16:37.140

Okay, thank you. That's useful to note

254

00:16:37.610 --> 00:16:42.220

That that policy is policy 11. So, and also will be reflected in our, um,

255

00:16:42.640 --> 00:16:46.620

in our l i r That's the policy that Mr. Um, um,

256

00:16:55.110 --> 00:16:59.620

Thank you. Just a, a couple of follow on questions. Um, for Mrs. Hunt,

257

00:16:59.840 --> 00:17:01.420

you mentioned that the,

258

00:17:01.760 --> 00:17:05.500

the water stress issue was delaying the local plan.

259

00:17:06.650 --> 00:17:11.300

Does the same go for the a A P? Is it affecting the progression of that

260

00:17:16.410 --> 00:17:17.243

At this point?

261

00:17:19.660 --> 00:17:19.880

Oh,

262

00:17:19.880 --> 00:17:22.840

Sorry. Um, at this point in time, uh,

263

00:17:22.840 --> 00:17:27.280

it's not delaying the area action plan because as I said,

264

00:17:27.380 --> 00:17:31.960

we don't feel able to move that forwards until we have a decision on the D C O.

265

00:17:32.860 --> 00:17:36.720

Um, if we were not to have clarity by,

266

00:17:36.940 --> 00:17:39.480

by by that point, then, then potentially,

267

00:17:39.480 --> 00:17:44.000

but I think we are hopeful that we are getting closer to having an understanding

268

00:17:44.060 --> 00:17:48.400

of the water issue such that we would, we would be able to move,

269

00:17:48.750 --> 00:17:49.450

move on.

270

00:17:49.450 --> 00:17:51.800

Would the XA have an understanding of the,

271

00:17:51.980 --> 00:17:56.360

the position before the close of the examination? The examining authority?

272

00:17:57.940 --> 00:18:02.040

Um, can I perhaps ha hand over to, um,

273

00:18:02.980 --> 00:18:06.360

Mr. Kelly who, who's been very close to the, to the discuss discussions

274

00:18:06.360 --> 00:18:08.040

Around the, of course. I should I just give you the other point.

275

00:18:08.040 --> 00:18:11.480

It's a very quick one from, um, from what you were telling us,

276

00:18:11.860 --> 00:18:14.000  
you mentioned some update reports to members.

277  
00:18:14.660 --> 00:18:17.440  
Is it possible to include those in the L I r as well, please?

278  
00:18:18.120 --> 00:18:19.160  
Absolutely. That's our intention.

279  
00:18:19.530 --> 00:18:20.480  
Thank you, Mr. Kelly.

280  
00:18:24.290 --> 00:18:29.080  
Thank you. Um, I think in respect of the, your, your question about when in,

281  
00:18:29.140 --> 00:18:33.080  
in effect, when will this matter be resolved or when will further clarity arise?

282  
00:18:33.660 --> 00:18:34.300  
Of course, the,

283  
00:18:34.300 --> 00:18:38.120  
the process for water planning is encapsulated in the water resource management

284  
00:18:38.120 --> 00:18:40.280  
plans that need to be approved by defra.

285  
00:18:40.860 --> 00:18:45.000  
The assumptions in the Cambridge Water Water Resource Management plan that was,

286  
00:18:45.020 --> 00:18:48.440  
um, published on the 29th of September, um,

287  
00:18:48.630 --> 00:18:53.600  
make provision for the council's growth trajectory outlined in its, uh,

288  
00:18:53.600 --> 00:18:58.520

development plan. Uh, and, uh, on the assumption that the, um,

289

00:18:59.060 --> 00:19:03.280

uh, conclusions of that process in terms of DE's approval of the Water Resource

290

00:19:03.480 --> 00:19:08.320

Management plan by Cambridge Water, uh, it should take place, uh,

291

00:19:08.820 --> 00:19:10.880

uh, we believe 10 weeks, uh, or,

292

00:19:10.980 --> 00:19:14.600

or the process of consideration of it by the Environment Agency should take 10

293

00:19:14.600 --> 00:19:16.600

weeks from publication date.

294

00:19:17.960 --> 00:19:21.720

I would've expected that the examining authorities should have clarity around

295

00:19:22.060 --> 00:19:24.600

the, um, water resource management plan,

296

00:19:24.600 --> 00:19:29.320

which in turn encapsulates a growth trajectory for Greater Cambridge,

297

00:19:29.860 --> 00:19:32.960

uh, by, um, the early, uh, spring, not least,

298

00:19:32.960 --> 00:19:37.640

because our understanding is that off what, uh, then need to under,

299

00:19:38.060 --> 00:19:41.600

uh, need to approve the business plan process for that.

300

00:19:44.540 --> 00:19:45.010

Thank you.



301

00:19:45.010 --> 00:19:48.370

It'd be helpful if you could keep the examination of data as that progresses.

302

00:19:49.340 --> 00:19:50.173

Thank you.

303

00:19:52.710 --> 00:19:54.090

So, uh, before we move on,

304

00:19:54.090 --> 00:19:58.850

so in terms of the emerging development plan policy and any associated

305

00:19:59.210 --> 00:19:59.880

documents, what,

306

00:19:59.880 --> 00:20:03.930

what kind of weight should the ex Xavier be affording to those at this point in

307

00:20:03.930 --> 00:20:06.850

time, in your view?

308

00:20:07.270 --> 00:20:10.890

So John Bowles for the applicant, sir, in my view, um,

309

00:20:10.980 --> 00:20:15.610

there are some notable changes in circumstance since the local plan

310

00:20:15.790 --> 00:20:18.530

was adopted. The current development plan,

311

00:20:20.010 --> 00:20:24.450

specifically the award of his funding, which effectively,

312

00:20:25.190 --> 00:20:29.690

um, provides a solution to the long term obstruction,

313

00:20:29.830 --> 00:20:34.490

to the realization of plans for, uh, C N F E or N E C

314

00:20:36.270 --> 00:20:40.290

and the A A P that has been progressed, um,

315

00:20:41.040 --> 00:20:44.530

therefore works on, um, um,

316

00:20:47.630 --> 00:20:52.280

predicating that the, that, uh, the, the waste, um, water treatment,

317

00:20:52.420 --> 00:20:56.880

uh, plant will, uh, relocate if D C O, uh,

318

00:20:56.880 --> 00:21:00.120

the D C O is granted here. Um, we say that, um,

319

00:21:00.300 --> 00:21:02.240

is something to which weight should be given.

320

00:21:02.540 --> 00:21:07.280

We also feel that weight should also be given to the emerging greater

321

00:21:07.430 --> 00:21:09.520

Cambridge local plan. Um,

322

00:21:09.980 --> 00:21:14.480

sp specifically the development plan strategy update, uh, Mrs.

323

00:21:14.480 --> 00:21:16.960

Hunters referred to which, uh,

324

00:21:16.960 --> 00:21:20.800

which identifies Northeast Cambridge as one of the three building blocks to the

325

00:21:20.800 --> 00:21:23.560

future strategy. Now we understand, sir,

326

00:21:23.670 --> 00:21:28.320

that both of these plans are not adopted, uh,

327

00:21:28.820 --> 00:21:33.640

and therefore the advice that M P P F paragraph 48 needs to be

328

00:21:33.640 --> 00:21:38.480

applied, which in effect says the weight to be given, um,

329

00:21:38.860 --> 00:21:43.400

really relate, uh, is determined by the progress of the plan.

330

00:21:44.100 --> 00:21:49.000

But, uh, even in the context of them not being adopted development plans,

331

00:21:49.140 --> 00:21:53.080

we think that, uh, whether this application is determined, um,

332

00:21:53.940 --> 00:21:56.200

uh, under, uh,

333

00:21:56.200 --> 00:21:59.840

where with the m p s having effect or not,

334

00:22:00.310 --> 00:22:04.680

this is an important and relevant matter, which bears weight in the decision.

335

00:22:04.740 --> 00:22:05.220

Mm-hmm.

336

00:22:05.220 --> 00:22:06.080

And how much weight.

337

00:22:07.780 --> 00:22:09.480

So in my estimation, uh,

338

00:22:09.480 --> 00:22:13.280

significant weight and the significant weight is supported by the more recent

339

00:22:13.720 --> 00:22:18.120

announcements made by, um, the Prime Minister, um,

340

00:22:18.940 --> 00:22:22.440  
and, um, the sector state, um,

341

00:22:22.700 --> 00:22:26.000  
to the future ambitions for Cambridge. Now, we,

342

00:22:26.100 --> 00:22:28.040  
we still don't have the detail of that,

343

00:22:28.540 --> 00:22:33.520  
but the importance of Cambridge to the national economy and the

344

00:22:33.720 --> 00:22:37.640  
encouragement to the future expansion of Cambridge, which, um,

345

00:22:39.780 --> 00:22:44.280  
uh, from, uh, in my respect, um, this site, um,

346

00:22:44.620 --> 00:22:49.400  
if vacated by the D C O would significantly contribute

347

00:22:49.420 --> 00:22:53.840  
to, uh, contribute towards, is a matter of substantial weight.

348

00:22:54.310 --> 00:22:54.660  
Okay.

349

00:22:54.660 --> 00:22:59.440  
And do the local authorities take the same view on that degree of weight

350

00:22:59.700 --> 00:23:04.280  
to be afforded to an emerging plan and act area action plan?

351

00:23:05.020 --> 00:23:09.080  
So yes. The, the, the position of the, so, yes,

352

00:23:09.100 --> 00:23:10.040  
but the,

353

00:23:10.040 --> 00:23:13.760

the position of the authorities clearly is that this is a matter for you.

354

00:23:14.900 --> 00:23:19.240

Uh, and also that it is clearly in the context of the Planning Act 2008.

355

00:23:19.300 --> 00:23:24.000

So wait to accord to development plan policies is clearly to be

356

00:23:24.000 --> 00:23:26.600

addressed in a, in a different way, in a different forum.

357

00:23:26.740 --> 00:23:30.320

And that's why important and relevant is, is the test that you are applying.

358

00:23:30.890 --> 00:23:35.560

There are two things here though. So there's, there's the, there's the,

359

00:23:35.580 --> 00:23:40.560

the local, there's the development plan that would form the context of a section

360

00:23:40.560 --> 00:23:44.720

38 8 8 6 2004 and section 70

361

00:23:45.340 --> 00:23:49.320

debate. That would be, of course, the minerals and waste local plan,

362

00:23:49.450 --> 00:23:52.880

which clearly you can afford considerable weight 'cause that is the relevant

363

00:23:52.880 --> 00:23:57.480

plan. And it has a, has a policy 11 that you would look to in terms of,

364

00:23:57.540 --> 00:24:01.840

of what you'd, uh, the weight to accord and what you are doing in,

365

00:24:02.020 --> 00:24:06.040

in according weight to the emerging plans. Um,

366

00:24:07.590 --> 00:24:08.420

clearly the,

367

00:24:08.420 --> 00:24:13.040

the test that one is used to applying under the 1990 Act is there,

368

00:24:13.740 --> 00:24:18.600

but there is no specific guidance as to how you deal with that

369

00:24:18.930 --> 00:24:22.760

under the 2008 ACT process. Um, so sir,

370

00:24:23.350 --> 00:24:26.280

what we would say is there is a huge amount of,

371

00:24:26.300 --> 00:24:31.120

of evidence base and huge history that leads up to where we are with

372

00:24:31.120 --> 00:24:35.520

these emerging development plans. And we say that that is really important and,

373

00:24:35.520 --> 00:24:37.480

and should be given a significant weight.

374

00:24:37.780 --> 00:24:42.680

But in terms of how you deploy the weight to the plan as it

375

00:24:42.680 --> 00:24:45.560

is, I think in the traditional sense, you would have to, to,

376

00:24:45.690 --> 00:24:48.720

you'd have to look at it as an, as an adopted plan. And in,

377

00:24:48.720 --> 00:24:53.040

in the process of being adopted, Mrs. Hunt would like to add

something. Oh, yes.

378

00:24:53.100 --> 00:24:54.120

If that's all right. Yes, of course.

379

00:24:54.860 --> 00:24:59.080

Uh, thank you. Um, you know, I, I completely said, uh,

380

00:24:59.210 --> 00:25:03.000

agree with those points. The only thing I would say is the area action plan,

381

00:25:03.180 --> 00:25:05.360

as I just described earlier,

382

00:25:06.060 --> 00:25:10.640

is being prepared in accordance with a requirement set out in the adopted

383

00:25:11.570 --> 00:25:15.920

local plan. So I think it gives it, you know, it's, it, it,

384

00:25:15.920 --> 00:25:19.480

it's not a new plan in its own right, starting from scratch.

385

00:25:19.580 --> 00:25:24.400

It is a plan pursuant to an adopted policy and meeting

386

00:25:24.420 --> 00:25:26.640

the terms and requirements of that adopted policy,

387

00:25:26.850 --> 00:25:31.520

which I think perhaps is something to also kind of weigh in the balance. Um,

388

00:25:31.940 --> 00:25:32.920

and, and, and of course,

389

00:25:34.660 --> 00:25:38.040

the evidence supporting the emerging plans,

390

00:25:38.310 --> 00:25:43.240  
both the local plan and the area action plan, uh,

391  
00:25:43.460 --> 00:25:46.600  
we would say are also capable of being, um,

392  
00:25:46.920 --> 00:25:50.480  
material considerations or important and relevant considerations,  
um,

393  
00:25:51.170 --> 00:25:55.880  
where they, particularly, where they help support the adopted plan  
policies.

394  
00:25:55.940 --> 00:26:00.200  
So there's a couple of additional s I just would ask you to bear in  
mind in

395  
00:26:01.160 --> 00:26:05.320  
Consideration. Okay. Thank you. We will bear those in mind. Yes,  
sure.

396  
00:26:06.970 --> 00:26:11.550  
Um, a question following on from, um, Mrs. Hunt's, um, submission  
there,

397  
00:26:11.930 --> 00:26:13.830  
um, Mrs. Hunt, um,

398  
00:26:14.790 --> 00:26:18.310  
I understand the A A P still got to go through an examination  
process,

399  
00:26:18.850 --> 00:26:19.683  
is that correct?

400  
00:26:22.330 --> 00:26:23.163  
Yes.

401  
00:26:23.810 --> 00:26:27.430  
In terms of the weight we give to an emerging document,

402



00:26:28.010 --> 00:26:32.910  
is it inevitable that the a a P would be found sound and

403  
00:26:32.910 --> 00:26:34.550  
therefore adopted by the council?

404  
00:26:40.010 --> 00:26:41.840  
Inevitable is a strong word, isn't it?

405  
00:26:42.000 --> 00:26:45.760  
I suppose what I would say is that we have given

406  
00:26:46.790 --> 00:26:50.760  
very close consideration to the preparation of the area action plan,

407  
00:26:51.620 --> 00:26:54.800  
um, to the, uh,

408  
00:26:55.660 --> 00:27:00.480  
the justification for the quantum and type of development that is

409  
00:27:00.800 --> 00:27:04.480  
proposed within it. I think drawing on history,

410  
00:27:04.540 --> 00:27:07.480  
the suitability of the site for housing and, and,

411  
00:27:07.480 --> 00:27:11.680  
and other uses through adopted plans over many years,

412  
00:27:12.380 --> 00:27:17.170  
um, you know, perhaps also, uh, ways in, in, in there, but

413  
00:27:19.570 --> 00:27:20.980  
that the proposed submission,

414  
00:27:21.140 --> 00:27:25.980  
a a p was ready to go out to Reg 19 consultation and there on

415  
00:27:26.000 --> 00:27:30.660  
to submission for examination means the councils believe

416

00:27:31.120 --> 00:27:33.300

it is ready and able to be found sound.

417

00:27:33.560 --> 00:27:36.340

And are there any unresolved objections to the a a P?

418

00:27:37.360 --> 00:27:42.340

Uh, there, there are, there are, um, that is,

419

00:27:42.560 --> 00:27:46.380

is, uh, um, not something we would wish to, you know, dispute. Yeah.

420

00:27:46.380 --> 00:27:48.660

Some of those are to the principle, uh,

421

00:27:48.720 --> 00:27:51.700

but some of those are also to the detail of some of the proposals.

422

00:27:51.770 --> 00:27:52.460

Well, the, the,

423

00:27:52.460 --> 00:27:57.300

the point I'm really coming to is obviously that's a separate statutory

424

00:27:57.300 --> 00:28:02.140

process that we cannot be involved in. And likewise, we can't prejudge it.

425

00:28:02.720 --> 00:28:07.460

How do we avoid prejudging that process regarding the a a p

426

00:28:08.050 --> 00:28:11.260

when considering the weight to attach to it for this case?

427

00:28:17.630 --> 00:28:21.130

I think that's something we perhaps want to give further thought to. Sure.

428

00:28:21.130 --> 00:28:23.490

Within our written submissions to you.

429

00:28:23.940 --> 00:28:27.210

We'll take that as an action point to, to go into your written submissions.

430

00:28:27.670 --> 00:28:31.170

I'd like to pose the same question to the applicant, if I may.

431

00:28:34.510 --> 00:28:36.450

Yes, thank you, sir. Um, it,

432

00:28:36.510 --> 00:28:41.090

it may be that that's something which we would also like to consider

433

00:28:41.310 --> 00:28:45.290

in writing, but all I would say, and I hope this is helpful,

434

00:28:46.350 --> 00:28:47.610

is that, um,

435

00:28:48.980 --> 00:28:53.910

it's not a completely unfamiliar problem that decision makers, um,

436

00:28:54.040 --> 00:28:58.670

under the 1990 act need to face. And the,

437

00:28:58.850 --> 00:29:00.550

the classic, um,

438

00:29:00.760 --> 00:29:05.110

legal way of dealing with that is in the attribution of weight.

439

00:29:05.690 --> 00:29:07.470

And so, uh, again,

440

00:29:07.540 --> 00:29:11.990

classically you would take account of the fact that there are objections,

441

00:29:12.130 --> 00:29:16.430

and obviously you are considering that because you've asked the question. Um,

442

00:29:16.890 --> 00:29:20.950

but, but then also as Mrs. Hunt has said, um,

443

00:29:21.420 --> 00:29:23.350

bear in mind carefully as it were,

444

00:29:23.350 --> 00:29:27.350

what might be called the pedigree of this plan, and the fact that, um,

445

00:29:27.570 --> 00:29:31.350

it is mandated by an adopted development plan,

446

00:29:31.560 --> 00:29:35.830

which went through examination, and the, uh, inspector,

447

00:29:36.450 --> 00:29:37.830

um, made that,

448

00:29:38.150 --> 00:29:42.920

I don't know whether it was an inspector recommendation or whether it was it

449

00:29:42.920 --> 00:29:46.320

came from the council, but they could doubtless tell you that. But anyway,

450

00:29:47.310 --> 00:29:49.720

it's been mandated by that plan.

451

00:29:49.860 --> 00:29:54.800

And so that I would submit would suggest that you give less weight to the

452

00:29:54.800 --> 00:29:58.880

objections of principle about it, then you might otherwise do,

453

00:29:59.100 --> 00:30:00.200

if it were a plan,

454

00:30:00.300 --> 00:30:04.920

as it were springing simply from the political aspirations of the

455

00:30:04.920 --> 00:30:05.960

promoting authorities.

456

00:30:06.550 --> 00:30:10.040

Well, if we could give that action point to you as well, yes.

457

00:30:10.040 --> 00:30:13.920

To come back to us and very happy. In addition, um, the point Mr.  
Um,

458

00:30:13.940 --> 00:30:17.440

Bowles was making about paragraph 48 and the local

459

00:30:17.550 --> 00:30:18.383

Plan. Yes,

460

00:30:18.670 --> 00:30:21.880

We'd be interested in your views on the emerging local plan, please.  
Yes.

461

00:30:21.970 --> 00:30:23.160

Thank you. Thank you, sir.

462

00:30:26.660 --> 00:30:29.080

Um, honey Hill, thank you. Thank

463

00:30:29.080 --> 00:30:29.590

You. Yes,

464

00:30:29.590 --> 00:30:33.120

save Honey Hill takes a different position as to the weight to be  
given to the

465

00:30:33.400 --> 00:30:34.360

emerging, um,

466

00:30:35.170 --> 00:30:39.840

local plans and would submit that the weight to be given to those documents is

467

00:30:39.840 --> 00:30:43.720

very LI limited for three main reasons. Um,

468

00:30:44.450 --> 00:30:48.320

first emerging policy is clearly at a very early stage of development.

469

00:30:48.540 --> 00:30:50.880

It hasn't yet been examined or adopted,

470

00:30:51.460 --> 00:30:55.600

and that should reduce the weight to be given to it as would be usual under

471

00:30:55.600 --> 00:30:58.920

paragraph 48 N P P F. Second,

472

00:30:59.340 --> 00:31:02.040

the development strategy actually serves to emphasize,

473

00:31:02.040 --> 00:31:05.400

and I appreciate this document while referred to in the planning statement,

474

00:31:05.400 --> 00:31:08.480

is not before the examining authority, but will be put in a,

475

00:31:08.560 --> 00:31:10.480

a written representation stage.

476

00:31:11.780 --> 00:31:15.720

But that document serves to emphasize the uncertainty, um,

477

00:31:16.510 --> 00:31:18.840

regarding the future plans, and again,

478

00:31:18.840 --> 00:31:22.400

should therefore limit the weight that is to be given to them as they may well

479

00:31:22.400 --> 00:31:22.860  
change.

480

00:31:22.860 --> 00:31:25.800  
I'm sorry, could you just clarify which docu document you're referring to there?

481

00:31:25.940 --> 00:31:26.220  
The,

482

00:31:26.220 --> 00:31:28.800  
The development Strategy update report, um,

483

00:31:28.980 --> 00:31:32.440  
it is referred to in the planning statement, um,

484

00:31:32.980 --> 00:31:37.640  
as 1 28 and paragraph 2.3 0.29. It's the

485

00:31:37.640 --> 00:31:39.600  
Report itself before the examination.

486

00:31:39.990 --> 00:31:42.000  
It's just referred to as a footnote to that document,

487

00:31:42.140 --> 00:31:46.360  
but I don't think it's been put in as an an as an application document or in any

488

00:31:46.360 --> 00:31:47.560  
of the relevant representations.

489

00:31:51.320 --> 00:31:52.830  
Thank you. So

490

00:31:52.830 --> 00:31:55.350  
I think that's the one that, that's going to give the, attached to the N

491

00:31:55.390 --> 00:31:56.870

I r. Ah, that's helpful. Thank you.

492

00:31:57.930 --> 00:32:02.590

And, and the third point is there were references to, um, the,

493

00:32:02.810 --> 00:32:03.643

um,

494

00:32:03.770 --> 00:32:08.670

the emerging plans being contingent or predicated on this D C

495

00:32:08.710 --> 00:32:10.950

0 being approved. And, um,

496

00:32:11.260 --> 00:32:14.950

safe Honey Hill would say that reduces the weight to be given to, again,

497

00:32:14.950 --> 00:32:16.910

to these emerging policy documents.

498

00:32:17.140 --> 00:32:19.430

They don't say that this D C 0 should be approved,

499

00:32:19.430 --> 00:32:23.550

they are relying on the examining authority to make that decision. Um,

500

00:32:23.730 --> 00:32:27.470

and they proceed on the basis that the decision has been made to grant the D C

501

00:32:27.510 --> 00:32:31.380

0. Um, we will deal with this point further on written,

502

00:32:31.380 --> 00:32:32.620

written representations,

503

00:32:32.800 --> 00:32:36.060

but the way that Greenbelt release is dealt with in the emerging policy



504

00:32:36.420 --> 00:32:37.500

documents is instructive.

505

00:32:37.930 --> 00:32:42.360

There's no mention of greenbelt release required for the relocation,

506

00:32:42.510 --> 00:32:46.880

whereas Greenbelt Release is dealt with in the emerging policy for other, um,

507

00:32:46.950 --> 00:32:50.080

potential developments. Um, and finally,

508

00:32:50.150 --> 00:32:55.080

just a point on the requirement to produce the A A P and how this might

509

00:32:55.080 --> 00:32:57.360

affect any objections of principle,

510

00:32:57.940 --> 00:33:02.360

the requirement to produce the A A P did not say that the a a P must, um,

511

00:33:02.820 --> 00:33:05.960

be predicated on relocation. So, um,

512

00:33:06.170 --> 00:33:10.040

those objections of principle should be still given weight where they relate to,

513

00:33:10.340 --> 00:33:14.680

um, relocating, uh, as opposed to consolidating on site. And are

514

00:33:14.680 --> 00:33:17.800

You referring that the existing adopted plan where you were?

515

00:33:18.800 --> 00:33:20.080

Yes. So the, the submission, um,

516

00:33:20.200 --> 00:33:24.760

I think from both the local authorities and from the applicant was that the fact

517

00:33:24.760 --> 00:33:29.120

that the a a P is required by the adopted local plan should then reduce the

518

00:33:29.120 --> 00:33:31.960

weight to any objections of principle to the A A P.

519

00:33:32.740 --> 00:33:36.440

But the requirement is not that relocation should take place.

520

00:33:36.500 --> 00:33:38.640

The requirement is to produce an, uh,

521

00:33:38.640 --> 00:33:42.720

area action plan considering various options, um, or,

522

00:33:42.720 --> 00:33:45.320

or an area action plan would consider the various options,

523

00:33:45.780 --> 00:33:49.120

one of which might be re relocation, one of which might be, um,

524

00:33:49.360 --> 00:33:50.140

retention on site.

525

00:33:50.140 --> 00:33:54.720

So where there are objections to the choice and the a a P to, um,

526

00:33:55.660 --> 00:34:00.160

be predicated on relocation, they should not be given, uh, more limited weight.

527

00:34:00.690 --> 00:34:01.960

Thank you, Mr. Dren. Writer,

528

00:34:06.590 --> 00:34:08.330

did you want to come back on any of those points at all?

529

00:34:10.080 --> 00:34:12.050  
Very briefly, sir.

530  
00:34:12.050 --> 00:34:16.330  
And it's just to say this clearly when considering weight, um,

531  
00:34:16.520 --> 00:34:19.170  
it's not just a paper exercise.

532  
00:34:19.270 --> 00:34:23.810  
One has to consider the paper in the context of the surrounding evidence,

533  
00:34:24.430 --> 00:34:25.970  
and you've got some questions,

534  
00:34:25.970 --> 00:34:30.650  
which I think we're coming onto fairly soon about the, the linkage, um,

535  
00:34:31.120 --> 00:34:33.890  
with the development, um, proposals.

536  
00:34:34.350 --> 00:34:38.970  
But when you come to consider the weight to give to objections of

537  
00:34:39.520 --> 00:34:41.890  
principle, yes, Ms. Dr.

538  
00:34:42.120 --> 00:34:46.810  
Dren writer is correct to say that the a a p doesn't dictate

539  
00:34:47.390 --> 00:34:52.170  
either a total move or a consolidation. And Mrs.

540  
00:34:52.170 --> 00:34:53.850  
Hunt was very clear about that too.

541  
00:34:54.710 --> 00:34:57.210  
But you will need to hear,

542

00:34:57.350 --> 00:35:01.690

you will need to consider that in the evidence that you've read and which, um,

543

00:35:02.430 --> 00:35:06.850

you are going to hear if you move on with the agenda as, as we've got it,

544

00:35:07.670 --> 00:35:12.290

uh, a about the, the feasibilities, um, of,

545

00:35:12.590 --> 00:35:17.210

of what might or might not actually, um, be, uh,

546

00:35:17.260 --> 00:35:21.290

reasonable alternatives. Okay. So that,

547

00:35:21.290 --> 00:35:25.970

that's just a little trailer in a sense for some evidence, which I shall ask Mr.

548

00:35:26.190 --> 00:35:28.530

Calley, um, to, to give. And I, I,

549

00:35:29.090 --> 00:35:33.490

I have noticed from the beginning that homes England are, are also, uh,

550

00:35:33.490 --> 00:35:37.760

joining us remotely, and it may be that they've can speak to that as well.

551

00:35:49.580 --> 00:35:50.413

Okay. Um,

552

00:35:51.030 --> 00:35:55.630

I can see that Holmes England's representative has his hand up.

553

00:35:55.850 --> 00:36:00.150

Um, we'd like to come on the screen

554

00:36:02.870 --> 00:36:03.703

If I'm allowed.

555

00:36:07.450 --> 00:36:11.270

We, we we're going to get onto, so you are, we know that you raised, um,

556

00:36:11.570 --> 00:36:13.430

you mentioned some points that you wanted to speak on.

557

00:36:13.430 --> 00:36:17.430

We're going to come onto those fairly shortly. Um,

558

00:36:17.570 --> 00:36:20.750

is there anything particularly that you want to raise just on the matters we've

559

00:36:20.750 --> 00:36:21.830

said at the moment, rather than,

560

00:36:22.130 --> 00:36:25.430

or perhaps wait until we get to those points that you specifically said you

561

00:36:25.430 --> 00:36:26.263

would like to address?

562

00:36:27.090 --> 00:36:31.310

So, um, I just want to make one quick point.

563

00:36:31.750 --> 00:36:33.710

I am not making a planning point.

564

00:36:33.930 --> 00:36:37.750

I'm making an observation that as we get onto the other questions, the,

565

00:36:38.050 --> 00:36:42.790

the point at the point I'd make to note is that we gave an award

566

00:36:42.860 --> 00:36:45.670

through the housing infrastructure fund, uh,

567

00:36:45.970 --> 00:36:50.950

to undertake this work without the local plan having been adopted.  
Yet,

568

00:36:50.950 --> 00:36:55.590

we're taking the risk in good faith and applying 227 million

569

00:36:55.590 --> 00:37:00.310

pounds in good faith because we have the confidence and belief that  
this is of

570

00:37:00.310 --> 00:37:04.350

such national and local significance that it will in due course  
occur.

571

00:37:04.850 --> 00:37:07.670

So we are, we are also taking, um,

572

00:37:07.870 --> 00:37:11.030

a consideration in good faith that the local plan will be ultimately  
adopted.

573

00:37:11.460 --> 00:37:13.510

That was just the point I wanted to make at this moment.

574

00:37:14.810 --> 00:37:17.380

Okay. Thank you for that. Um,

575

00:37:17.560 --> 00:37:21.380

I'm going to move over the next section and we can address that in  
written

576

00:37:21.700 --> 00:37:22.320

questions.

577

00:37:22.320 --> 00:37:25.420

I'm gonna go on to whether there is a demonstrable need for the  
proposed

578

00:37:26.130 --> 00:37:27.900

development. Um,

579

00:37:31.350 --> 00:37:33.630

I think the first bullet points, we've,

580

00:37:33.770 --> 00:37:37.990

you've said that there's not a presumption for this particular

581

00:37:39.460 --> 00:37:40.830

development. Um,

582

00:37:42.010 --> 00:37:44.710

so I don't think we need to address those bullet points.

583

00:37:45.890 --> 00:37:49.990

And I think you've also said the need should be demonstrated for projects not

584

00:37:49.990 --> 00:37:51.710

named in M p s. Yes.

585

00:37:51.840 --> 00:37:55.150

Wastewater. Um, sir, um,

586

00:37:57.880 --> 00:38:00.440

absolutely correct on the first bullet point. Um,

587

00:38:00.500 --> 00:38:04.560

that's the answer on the second bullet point. Um,

588

00:38:05.500 --> 00:38:08.320

my full answer on that would be, um,

589

00:38:09.560 --> 00:38:11.160

question does need, uh,

590

00:38:11.160 --> 00:38:15.160

need to be demonstrated for projects which are not named? Um,

591

00:38:15.960 --> 00:38:19.440

I would say, um, not as such. Um,

592

00:38:19.580 --> 00:38:21.280  
it depends on the circumstances,

593  
00:38:22.060 --> 00:38:26.920  
but here where greenbelt is being proposed as the location, then  
yes, it would,

594  
00:38:27.700 --> 00:38:30.200  
that's my complete accurate answer.

595  
00:38:33.500 --> 00:38:34.280  
Okay.

596  
00:38:34.280 --> 00:38:35.113  
Thank you.

597  
00:38:35.390 --> 00:38:38.720  
Okay, thank you. Um, and there's,

598  
00:38:40.320 --> 00:38:43.900  
in terms of need for a new relocated wastewater stream plant in its  
own right,

599  
00:38:44.560 --> 00:38:45.393  
um,

600  
00:38:46.030 --> 00:38:50.560  
this wouldn't be happening unless there was a wide, there were  
wider,

601  
00:38:50.940 --> 00:38:55.120  
um, benefits as you report, correct? In terms of the redevelopments,

602  
00:38:55.380 --> 00:38:58.720  
So the, the answer to if it helps you and others, um,

603  
00:38:58.880 --> 00:39:02.360  
speedily the answers to the next two bullet points,

604  
00:39:02.650 --> 00:39:04.880  
third and fourth bullet points are both no.



605

00:39:09.070 --> 00:39:09.903

So that's the,

606

00:39:10.350 --> 00:39:15.210

the bullet points around whether the environment agency intends to include it in

607

00:39:15.210 --> 00:39:20.090

any future national environment program and whether the N P SS makes

608

00:39:20.090 --> 00:39:22.850

provision for wastewater development, satisfying alternative need.

609

00:39:25.240 --> 00:39:26.260

Are they the two bullet points,

610

00:39:27.450 --> 00:39:32.340

Whether there is a need for a new or relocated works in its own?  
Right. Okay.

611

00:39:32.340 --> 00:39:33.940

Answer to that is no, no.

612

00:39:34.010 --> 00:39:34.450

Okay.

613

00:39:34.450 --> 00:39:38.860

Whether the EA intends to include it in a future N E p, I mean,

614

00:39:39.060 --> 00:39:41.620

strictly speaking, obviously that's a question for, for them,

615

00:39:42.200 --> 00:39:44.780

but we wouldn't be asking for that.

616

00:39:45.120 --> 00:39:48.980

No, I think you're say in your planning statement that they wouldn't need to do

617

00:39:48.980 --> 00:39:49.160

that.

618

00:39:49.160 --> 00:39:50.340

We wouldn't expect them to.

619

00:39:50.810 --> 00:39:55.460

Okay. So in, in that case, the national policy statement for wastewater,

620

00:39:55.570 --> 00:39:56.403

does it,

621

00:39:57.250 --> 00:40:02.180

does it anywhere make provision for development to

622

00:40:02.180 --> 00:40:06.540

satisfy an alternative need or desire, such as housing delivery?

623

00:40:06.720 --> 00:40:10.260

As is the case in this with this, um, proposal?

624

00:40:11.240 --> 00:40:12.420

Not as such, sir.

625

00:40:12.480 --> 00:40:17.300

But we would draw your attention respectfully to four

626

00:40:17.310 --> 00:40:20.380

point 15 of the N P ss,

627

00:40:21.110 --> 00:40:25.660

which is the section dealing with socioeconomic impacts.

628

00:40:51.440 --> 00:40:55.700

Four point 15, four point 15, sorry,

629

00:40:55.940 --> 00:40:58.460

I should have done a word, uh, a number. So I think you

630

00:40:58.460 --> 00:40:59.820

Said four point 15. Yes.

631

00:40:59.970 --> 00:41:03.760

Yeah, note. And, um, Particularly,

632

00:41:04.780 --> 00:41:05.020

uh,

633

00:41:05.020 --> 00:41:09.560

the first paragraph of that section which says the construction operation and

634

00:41:09.560 --> 00:41:14.400

decommissioning of wastewater infrastructure may have socioeconomic impacts

635

00:41:14.580 --> 00:41:18.280

at local and regional, uh, levels. Um,

636

00:41:19.220 --> 00:41:23.240

we would say yes, and that that is exemplified by this case.

637

00:41:23.940 --> 00:41:27.760

And we also take it further like the Secretary of State,

638

00:41:27.900 --> 00:41:32.120

and we see it as nationally significant too. Um,

639

00:41:32.380 --> 00:41:36.800

and on a more, um, direct basis,

640

00:41:37.460 --> 00:41:41.920

um, clearly the transfer proposed here would also create construction jobs,

641

00:41:42.740 --> 00:41:46.000

uh, which have socioeconomic impacts,

642

00:41:47.580 --> 00:41:51.960

and then also at four point 15.4,

643

00:41:54.700 --> 00:41:55.533

um,

644

00:41:56.130 --> 00:42:01.040

applicants should describe existing conditions and could

645

00:42:01.310 --> 00:42:04.320

also refer to how the, uh,

646

00:42:04.390 --> 00:42:08.280

socioeconomic impacts correlate with local planning policies. Well,

647

00:42:08.280 --> 00:42:12.200

we've all just been working on that together, and, um,

648

00:42:13.340 --> 00:42:16.760

you'll know that we have addressed that in our written materials as well.

649

00:42:17.890 --> 00:42:21.880

Thank you, sir. Okay. Thank you. And sorry, yeah, I think Mr. Bowles,

650

00:42:21.880 --> 00:42:23.120

which is to add something. Okay, yes,

651

00:42:24.730 --> 00:42:28.800

Thank you, sir. John Bowles, the applicant. Um, so I think, I think it, uh,

652

00:42:30.020 --> 00:42:33.320

it probably hasn't, um, escaped your notice, but of course,

653

00:42:33.340 --> 00:42:38.040

one element of the scheme is to provide additional capacity to meet the needs

654

00:42:38.420 --> 00:42:41.400

of development in Water Beach, water beach Newtown,

655

00:42:41.870 --> 00:42:45.680

that does need additional capacity. And the, uh,

656

00:42:46.200 --> 00:42:50.840  
solution to the provision of that additional capacity is to connect,  
uh,

657  
00:42:50.900 --> 00:42:55.520  
the new development into, um, either the new,

658  
00:42:55.860 --> 00:42:58.440  
uh, works or the existing works at Milton.

659  
00:42:58.440 --> 00:43:03.080  
So there is a capacity requirement in relation to that in  
operational terms.

660  
00:43:03.740 --> 00:43:07.960  
The need otherwise is one which we best describe as a need to  
deliver a vacant

661  
00:43:08.190 --> 00:43:13.120  
site for wider planning purposes. And just in relation to that,

662  
00:43:13.300 --> 00:43:17.030  
sir, um, uh,

663  
00:43:18.610 --> 00:43:21.870  
my position on that is that there is nothing in the M P Ss,

664  
00:43:21.870 --> 00:43:26.870  
which says need can only be served by inclusion in the

665  
00:43:26.910 --> 00:43:31.630  
N E P. Um, it, there is a requirement to demonstrate need,

666  
00:43:32.210 --> 00:43:35.230  
and there is wording in the N P S, which says,

667  
00:43:35.420 --> 00:43:38.950  
need will have been demonstrated in that circumstance.

668  
00:43:39.850 --> 00:43:41.790  
But that doesn't, in my mind, rule, uh,

669

00:43:41.790 --> 00:43:46.710

mind rule out the possibility that need may be demonstrated in other

670

00:43:46.710 --> 00:43:49.390

ways. And my reference, if you like, um,

671

00:43:52.930 --> 00:43:56.510

My cross reference if you like to that, to that, uh,

672

00:43:56.700 --> 00:43:59.470

view is to, um,

673

00:44:00.260 --> 00:44:02.190

section seven and 11,

674

00:44:02.250 --> 00:44:06.390

the advice in section seven and 11 of the M P P F,

675

00:44:06.800 --> 00:44:10.630

which talk about the use, effective use of land, uh,

676

00:44:10.930 --> 00:44:14.590

for wider planning purposes, benefits, um,

677

00:44:15.050 --> 00:44:18.870

and that effectively goes to the point about a need to

678

00:44:19.990 --> 00:44:23.070

vacate site for wider planning purposes.

679

00:44:24.630 --> 00:44:26.150

I don't want to mischaracterize you here.

680

00:44:26.170 --> 00:44:30.870

You said to the effect that there's nothing in the N P S to prevent that from

681

00:44:30.880 --> 00:44:31.720

happening. Is that correct?

682

00:44:34.460 --> 00:44:36.630  
There's, there's nothing in the N P S,

683  
00:44:36.630 --> 00:44:41.550  
which prevents a demonstration of need on a different basis to

684  
00:44:41.650 --> 00:44:42.550  
the need to,

685  
00:44:42.550 --> 00:44:46.670  
the need effectively specified by inclusion in the N E p,

686  
00:44:46.730 --> 00:44:48.230  
the proven need, if you like.

687  
00:44:48.450 --> 00:44:53.070  
Is there anything in the N P S that supports specifically enabling

688  
00:44:53.070 --> 00:44:55.750  
development? No, there is,

689  
00:44:59.990 --> 00:45:04.850  
So there is nothing in there. So my, my point is one about the ex,  
if you like,

690  
00:45:04.990 --> 00:45:09.850  
the exclusion of anything specifically which says it, uh, I take to  
be,

691  
00:45:10.030 --> 00:45:12.130  
uh, uh, to open that possibility up.

692  
00:45:12.510 --> 00:45:17.490  
And does that still hold good in the context that NPSs were

693  
00:45:18.200 --> 00:45:20.210  
drafted with infrastructure in mind,

694  
00:45:20.430 --> 00:45:25.370  
not necessarily to facilitate other developments by the

695

00:45:25.610 --> 00:45:27.330  
relocation of infrastructure, for example?

696  
00:45:28.890 --> 00:45:31.330  
I, I, I, I, I think that's a, a fair point,

697  
00:45:31.350 --> 00:45:35.690  
but of course the purpose of infrastructure is to serve activity and

698  
00:45:35.690 --> 00:45:40.570  
development, um, which effectively, um, uh, takes its benefit.

699  
00:45:41.350 --> 00:45:45.010  
Um, and, and that includes things like wastewater treatment, plants,  
roads,

700  
00:45:45.010 --> 00:45:49.930  
and other things where they are effectively the support supporting  
economic

701  
00:45:49.930 --> 00:45:52.210  
growth, housing growth, et cetera.

702  
00:45:52.720 --> 00:45:53.570  
Alright, thank you.

703  
00:45:57.410 --> 00:45:59.010  
I suppose to follow on from that, um,

704  
00:45:59.950 --> 00:46:04.730  
is the applicants or anybody else aware of any other D C O

705  
00:46:04.730 --> 00:46:08.570  
applications which are reliant on, for example,

706  
00:46:08.570 --> 00:46:13.250  
housing delivery or urban regeneration to justify relocation of  
infrastructure?

707  
00:46:14.350 --> 00:46:15.183  
We are not, sir.



708

00:46:21.940 --> 00:46:22.773

Okay. Thank you.

709

00:46:24.810 --> 00:46:29.150

And in terms of the SEC state section 35 direction itself,

710

00:46:30.730 --> 00:46:34.670

how should that be considered in the principle, a need context in your view?

711

00:46:37.090 --> 00:46:37.510

Um,

712

00:46:37.510 --> 00:46:41.070

I won't repeat everything I said at the beginning of this afternoon's session,

713

00:46:41.250 --> 00:46:45.150

but I would like you to wind back as it were and recall that,

714

00:46:46.050 --> 00:46:46.883

um,

715

00:46:47.090 --> 00:46:51.990

and we say that the section 35 direction should be,

716

00:46:52.530 --> 00:46:57.190

um, considered in this regard because, um,

717

00:46:58.250 --> 00:47:02.990

he recognized the national and regional significance of this and the

718

00:47:02.990 --> 00:47:07.310

importance of using the planning act 2008 to

719

00:47:07.400 --> 00:47:10.510

facilitate it. And, um,

720

00:47:11.170 --> 00:47:15.270

all the other things I said about why this is so important, um,

721

00:47:16.430 --> 00:47:20.390

I, I would, we would characterize as national need.

722

00:47:22.700 --> 00:47:24.230

Okay. Thank you. Certainly

723

00:47:29.370 --> 00:47:33.660

Apologies. So may I just correct one slight, um,

724

00:47:34.270 --> 00:47:36.420

error in my earlier statement,

725

00:47:36.860 --> 00:47:40.700

I referred to section seven and 11 of the M P P F,

726

00:47:40.780 --> 00:47:43.980

I should have referred to section six and 11. Thank you.

727

00:47:44.530 --> 00:47:45.363

Okay, thank you.

728

00:47:52.950 --> 00:47:55.420

Thank you, sir. Sorry, just a very brief point on the,

729

00:47:55.680 --> 00:47:58.540

how the section 35 direction should be considered in the,

730

00:47:58.600 --> 00:48:01.100

the principle and need context. Um,

731

00:48:01.290 --> 00:48:05.180

save Honey Hill would say that need still has to be demonstrated,  
um,

732

00:48:05.180 --> 00:48:09.860

the section 35 direction proceeds on the basis as set out in the  
application,

733

00:48:10.070 --> 00:48:13.260

which the applicant put forward that, uh,

734

00:48:13.920 --> 00:48:16.630

those submissions are obviously being tested in this examination.

735

00:48:16.770 --> 00:48:20.910

So the section 35 direction shouldn't, shouldn't be taken as establishing need.

736

00:48:23.150 --> 00:48:26.240

Okay. Thank you. And I, sorry, I hadn't go up. Yes, if,

737

00:48:26.260 --> 00:48:28.600

if you could use the r v microphone please. Thank you.

738

00:48:29.510 --> 00:48:34.500

Okay. Um, yes,

739

00:48:34.500 --> 00:48:37.100

while, while, um, friends of the CAM tend to put in a,

740

00:48:37.420 --> 00:48:40.580

a full written written submission, um, the,

741

00:48:40.600 --> 00:48:44.380

the issue that I wanted to mention now is that maybe, uh,

742

00:48:44.540 --> 00:48:49.020

I differ from many other people in this room on how I think of need.

743

00:48:51.100 --> 00:48:55.770

The idea that Cambridge area needs to

744

00:48:55.860 --> 00:48:59.270

shift jobs, homes,

745

00:49:00.320 --> 00:49:04.030

water from elsewhere in order to build

746

00:49:05.090 --> 00:49:07.150

houses in this particular area,

747

00:49:07.720 --> 00:49:12.030  
seems to me a bizarre use of the notion of need.

748  
00:49:13.130 --> 00:49:16.370  
It would seem to me that the case,

749  
00:49:16.750 --> 00:49:20.720  
if you were to put it the other way round, which is,

750  
00:49:21.540 --> 00:49:26.520  
is there a di demonstrable need for this development and this shift

751  
00:49:26.540 --> 00:49:30.360  
of a waterworks not to take place? Um,

752  
00:49:30.600 --> 00:49:35.280  
I think that question would be much easier for us to answer and,

753  
00:49:35.500 --> 00:49:35.970  
um,

754  
00:49:35.970 --> 00:49:40.970  
would reflect what most people would understand as

755  
00:49:41.040 --> 00:49:44.850  
need. We're in a time of environment mental collapse.

756  
00:49:45.670 --> 00:49:50.200  
The idea of pouring high emissions concrete all over the

757  
00:49:50.200 --> 00:49:53.840  
northeast of Cambridge is an absurdity,

758  
00:49:54.580 --> 00:49:59.560  
is in breach of, of the legal requirements for, um, holding,

759  
00:50:00.020 --> 00:50:04.880  
uh, emissions, uh, down in our area. As, as I said yesterday,

760  
00:50:06.940 --> 00:50:11.800  
the idea that there is a need by the biodiversity along the

761

00:50:11.800 --> 00:50:14.920  
river for a, uh, a, a,

762

00:50:15.040 --> 00:50:18.200  
a gigantic outfall to be, uh,

763

00:50:18.540 --> 00:50:21.480  
placed by the river seems an absurdity.

764

00:50:22.080 --> 00:50:25.320  
I wonder whose needs were really considering.

765

00:50:26.340 --> 00:50:28.740  
It is not the needs of the people of Cambridge.

766

00:50:29.440 --> 00:50:32.380  
It is not the needs of the people of the country.

767

00:50:33.370 --> 00:50:35.590  
It is the needs for the,

768

00:50:35.650 --> 00:50:40.390  
the development priorities of some small groups to,

769

00:50:40.410 --> 00:50:41.243  
to be realized.

770

00:50:43.130 --> 00:50:47.050  
Angling water has a debt of 6.6 billion. Of course,

771

00:50:47.750 --> 00:50:50.330  
it needs to keep the debt paid off.

772

00:50:51.910 --> 00:50:54.040  
Cambridge city Council, the co-owner,

773

00:50:54.440 --> 00:50:59.410  
a co-owner of the land who stand to benefit by

774

00:50:59.410 --> 00:51:02.570  
the selloff, by the development of,

775

00:51:02.590 --> 00:51:06.490  
of that site in Northeast Cambridge, are starved of funds.

776

00:51:06.910 --> 00:51:11.730  
You could say Cambridge City Council need to realize those

777

00:51:11.780 --> 00:51:12.613  
funds.

778

00:51:12.670 --> 00:51:17.650  
If that's the interpretation of need of this inquiry,

779

00:51:17.870 --> 00:51:20.490  
it seems to me quite surprising.

780

00:51:20.570 --> 00:51:25.490  
I would like this inquiry to think about the meaning of need to  
think about

781

00:51:25.550 --> 00:51:30.290  
the variety of interest groups whose needs

782

00:51:30.550 --> 00:51:34.570  
should be reflected in whether this goes ahead and to,

783

00:51:34.630 --> 00:51:39.050  
to determine according to need in that way.

784

00:51:39.540 --> 00:51:43.370  
Thank you for allowing me to speak. I will, of course, um,

785

00:51:43.560 --> 00:51:48.370  
express this in some more detail and at some greater length

786

00:51:48.470 --> 00:51:49.610  
in the future. Thank you.

787

00:51:50.460 --> 00:51:53.850

Thank you for that. Uh, briefly, would the applicant like to respond?

788

00:51:55.710 --> 00:52:00.410

Yes. Thank you, sir. Um, listening to that, um,

789

00:52:01.910 --> 00:52:06.850

and indeed some of the contributions yesterday afternoon about geography,

790

00:52:07.670 --> 00:52:08.770

um, I,

791

00:52:09.050 --> 00:52:13.250

I would simply respectfully refer you to

792

00:52:13.910 --> 00:52:17.250

the quotation from the h f bid, um,

793

00:52:17.250 --> 00:52:21.930

that was put in by Cambridge City Council, the,

794

00:52:22.150 --> 00:52:26.810

uh, elected democratically elected body for, um,

795

00:52:27.430 --> 00:52:29.530

uh, this area. Um,

796

00:52:30.110 --> 00:52:34.490

and it's a letter dated the 17th of December, 2020, uh,

797

00:52:34.580 --> 00:52:39.530

responding to a request by the Secretary of State for further information when

798

00:52:39.840 --> 00:52:42.730

pondering the section 35 application.

799

00:52:43.270 --> 00:52:46.250

It is appendix two, um,

800

00:52:46.750 --> 00:52:50.770  
to the planning statement. Um,

801  
00:52:51.110 --> 00:52:55.010  
and I won't read it out because we are short of time, but there,

802  
00:52:55.020 --> 00:52:59.850  
there is a quotation on pages 1 3 4 to 1 3 5

803  
00:53:00.440 --> 00:53:04.010  
talking about, um, the,

804  
00:53:04.110 --> 00:53:06.970  
the need in for, uh,

805  
00:53:07.180 --> 00:53:10.970  
affordable housing to support the, um,

806  
00:53:11.430 --> 00:53:13.650  
unique economic, uh,

807  
00:53:14.800 --> 00:53:19.690  
centers of excellence, uh, within Cambridge for sustainable growth,

808  
00:53:20.430 --> 00:53:22.770  
um, uh, and, uh,

809  
00:53:23.190 --> 00:53:28.160  
to reinforce Cambridge's position as a global center of excellence  
for

810  
00:53:28.400 --> 00:53:31.960  
research development and business success. Um,

811  
00:53:33.220 --> 00:53:38.080  
so if I could just ask you in due course to have a look at that  
quotation,

812  
00:53:38.740 --> 00:53:42.320  
um, and think about that, um,

813



00:53:42.750 --> 00:53:45.040  
when you are doubtless very, um,

814  
00:53:45.040 --> 00:53:49.520  
carefully considering the points being made, um, uh, uh,

815  
00:53:50.140 --> 00:53:51.920  
by friends of the CAM and others.

816  
00:53:53.270 --> 00:53:55.680  
Okay. Thank you for that. And very,

817  
00:54:00.890 --> 00:54:04.670  
um, if you are posting it in writing anyway,

818  
00:54:05.750 --> 00:54:09.110  
the applicant responds in writing you, you then have the opportunity  
to respond.

819  
00:54:09.110 --> 00:54:11.190  
But if you want to respond very briefly now, then,

820  
00:54:17.760 --> 00:54:21.420  
Um, I I I would ask, um, the,

821  
00:54:22.240 --> 00:54:23.420  
is this coming through here?

822  
00:54:23.820 --> 00:54:28.780  
I would ask the applicant to look at a whole variety of articles  
about the

823  
00:54:28.780 --> 00:54:31.140  
housing, um, situation in Cambridge,

824  
00:54:31.140 --> 00:54:35.860  
which has shown clearly that building more houses

825  
00:54:36.200 --> 00:54:40.590  
is not reducing the, uh, need for housing.

826

00:54:41.140 --> 00:54:42.750  
It's certainly not affordable,

827  
00:54:42.750 --> 00:54:47.270  
and you will know very well that affordable in Cambridge is  
virtually

828  
00:54:47.590 --> 00:54:49.750  
unaffordable to almost everybody.

829  
00:54:50.040 --> 00:54:53.960  
Affordable means 80% of, of the market rate,

830  
00:54:54.090 --> 00:54:55.920  
which is still not affordable.

831  
00:54:55.920 --> 00:55:00.640  
What's needed in Cambridge is social rent housing,

832  
00:55:01.380 --> 00:55:04.880  
uh, which stays in the public sector and doesn't disappear.

833  
00:55:05.460 --> 00:55:10.000  
So there's a lot of false information being

834  
00:55:10.190 --> 00:55:14.280  
perv conveyed by those who claim to need this development,

835  
00:55:14.700 --> 00:55:18.760  
and it is not meeting housing need. Thank you.

836  
00:55:20.470 --> 00:55:23.160  
Okay. Thank you. Um, we've got another hand at the back

837  
00:55:25.260 --> 00:55:26.093  
there.

838  
00:55:29.470 --> 00:55:33.730  
Thank you. Thank you. Um, Matthew Aspen,

839  
00:55:33.780 --> 00:55:37.250

quite friend trust. Um, it's very short point. Um,

840

00:55:37.670 --> 00:55:42.450

I'd be very grateful if the applicant in elucidating regarding the supporting

841

00:55:42.450 --> 00:55:46.970

information in application for the housing infrastructure fund, uh,

842

00:55:47.300 --> 00:55:52.050

could, uh, provide an issue. All of those copies, uh, as at, uh, today,

843

00:55:52.430 --> 00:55:54.770

uh, the freedom information log, um,

844

00:55:55.080 --> 00:55:58.970

none of the correspondence supporting the business case has been made available.

845

00:55:59.390 --> 00:56:03.930

So that would be very, very helpful. I think we've, we've heard today that, um,

846

00:56:04.400 --> 00:56:08.690

that initially the Secretary of State determination, um,

847

00:56:08.870 --> 00:56:13.650

seemed to rely largely on the fact there was a pre presence of the HIF fund, um,

848

00:56:14.030 --> 00:56:18.410

and then the application in turn as, as referred to need, uh,

849

00:56:18.410 --> 00:56:22.890

to the Secretary of State letter and the HIF fund as, as establishing need.

850

00:56:23.340 --> 00:56:26.240

And so it would be very, very helpful if in terms of that response,

851

00:56:26.300 --> 00:56:30.720

we could see all of the correspondence that supports that HI fund application in

852

00:56:30.720 --> 00:56:31.553  
the first place.

853

00:56:31.670 --> 00:56:32.760  
Okay. Thank you. Thank you. We,

854

00:56:32.760 --> 00:56:35.840  
we do have some recent questions on that particular topic, so I'll,

855

00:56:36.170 --> 00:56:37.080  
we'll leave that for then.

856

00:56:40.990 --> 00:56:44.040  
Yeah. And we have, uh, Holmes England online who Yes, we may

857

00:56:44.040 --> 00:56:47.400  
Have some questions. And so the HF bid, as I said before, uh,

858

00:56:47.400 --> 00:56:49.960  
referring you to that passage, uh,

859

00:56:50.180 --> 00:56:54.200  
the HF bid was put in by Cambridge City Council. Um,

860

00:56:54.420 --> 00:56:59.280  
but I was reading from material, which is in the examination library. Yes, yes.

861

00:57:01.090 --> 00:57:03.070  
Um, I did see another hand at the back there.

862

00:57:04.940 --> 00:57:08.040  
Uh, just, just a, a couple of things very, very quickly, um,

863

00:57:08.300 --> 00:57:12.360  
in a council meeting, uh, um, this is about the area action plan and the, uh,

864

00:57:12.520 --> 00:57:14.480

N p s, uh, uh, um,

865

00:57:14.540 --> 00:57:17.160

the Green Party member of the Green Party asked Councilor Thornburg,

866

00:57:17.340 --> 00:57:20.880

the executive councilor for planning policy about the number of in the area

867

00:57:20.880 --> 00:57:24.520

action plan about the number of jobs, uh, versus the number of, uh, uh,

868

00:57:24.520 --> 00:57:28.600

homes in the area action plan. And it was acknowledged that, uh, the 15,000, uh,

869

00:57:28.600 --> 00:57:32.200

jobs that with that number of homes that were planned to be created in the Area

870

00:57:32.200 --> 00:57:34.520

Action plan, there wouldn't be enough housing. So in fact,

871

00:57:34.570 --> 00:57:38.200

there would still be a housing deficit because there'd be more jobs created and

872

00:57:38.200 --> 00:57:41.640

there would be accommodation for those. That's one point I just wanted to, uh,

873

00:57:41.670 --> 00:57:45.280

that is in, in writing, and I, I, I, I haven't got the actual figure for that.

874

00:57:45.460 --> 00:57:49.720

And also, just with regard to, and I'm sure your, uh, the national policy, um,

875

00:57:50.220 --> 00:57:53.440

uh, primarily economic growth can be, um, uh,

876

00:57:54.020 --> 00:57:57.000

the National Policy Statement specifies the angling water must demonstrate the

877

00:57:57.000 --> 00:57:59.960

need for the project to meet future demands for water and sewage management,

878

00:58:00.030 --> 00:58:03.960

resulting from a growing population, um, economic growth could be considered.

879

00:58:03.960 --> 00:58:04.180

Um,

880

00:58:04.180 --> 00:58:07.280

the national policy primarily focuses on addressing and managing pressures on

881

00:58:07.280 --> 00:58:09.560

water supply caused by population growth,

882

00:58:09.560 --> 00:58:12.800

preventing unsustainable abstractions of valuable chalk streams,

883

00:58:12.900 --> 00:58:14.800

and enhancing resilience to drought,

884

00:58:14.930 --> 00:58:17.040

which is a major concern in the east of England.

885

00:58:17.360 --> 00:58:21.640

A wastewater infrastructure should not be directly contributing to increasing

886

00:58:21.640 --> 00:58:22.473

these pressures.

887

00:58:22.760 --> 00:58:26.720

A future-proofed water resource already exists to accommodate planned growth,

888

00:58:26.820 --> 00:58:27.720

and if necessary,

889

00:58:27.980 --> 00:58:32.040

it can be upgraded with much less environmental impact than relocating the

890

00:58:32.040 --> 00:58:33.320

sewage plant. Thank you.

891

00:58:35.700 --> 00:58:40.530

Okay. Thank you. Did I see you Mr.

892

00:58:40.620 --> 00:58:41.810

Gilda? Did you have your hand up?

893

00:58:43.450 --> 00:58:47.590

Um, thank you, sir. You, uh, noted my finger just poking above the, uh,

894

00:58:47.800 --> 00:58:51.870

above the laptop. Um, I was just gonna make clear, um, sir, um,

895

00:58:51.980 --> 00:58:54.790

without contradicting what Mr. Aslan said, um,

896

00:58:55.050 --> 00:58:58.550

or I'm definitely not trying to contradict it. I'm trying to add to it and,

897

00:58:58.570 --> 00:59:02.270

and what Ms. Ellis has just said, um, a,

898

00:59:02.430 --> 00:59:05.310

a substantial issue that's confronted us as a, um,

899

00:59:06.260 --> 00:59:10.840

as objectors has been that whilst we've been able to obtain heavily

900

00:59:11.120 --> 00:59:15.720

redacted copies of parts of the housing infrastructure fund,

901

00:59:16.200 --> 00:59:19.920

business case, and other documents, they are so extremely redacted.

902

00:59:19.940 --> 00:59:24.640

We believe well beyond that, which is allowable under such legislation,

903

00:59:25.220 --> 00:59:26.053

um,

904

00:59:26.310 --> 00:59:30.600

such that it would be extremely helpful if we could have a more open policy of

905

00:59:31.430 --> 00:59:35.840

that document being made available both to you, sir, um, and, and to us.

906

00:59:37.150 --> 00:59:41.830

Okay. Thank you. Um, and we have Mr. Denton with his hand up as well,

907

00:59:41.850 --> 00:59:45.750

if you'd like to come in very briefly now on the points that we've raised

908

00:59:46.310 --> 00:59:47.670

previously. For now,

909

00:59:47.830 --> 00:59:50.190

I think it's, yeah, thank you, Sarah. It's, I,

910

00:59:50.230 --> 00:59:55.190

I think I wanna focus on the need aspect a bit. Um, I mean, 2017,

911

00:59:55.250 --> 00:59:59.270

the National Infrastructure Commission identified Cambridge as one of the

912

00:59:59.270 --> 01:00:03.870



fastest growing city economies and absolutely vital to UK prosperity. Uh,

913

01:00:03.940 --> 01:00:05.990  
this summer in, in July, uh,

914

01:00:05.990 --> 01:00:09.110  
both the Prime Minister and my Secretary of State made very clear and very,

915

01:00:09.180 --> 01:00:12.430  
very publicly that Cambridge, um,

916

01:00:13.270 --> 01:00:15.350  
c Cambridge's future has been,

917

01:00:15.490 --> 01:00:18.950  
and I'm reading directly from a speech subscribed by lack of new space for lab

918

01:00:19.230 --> 01:00:21.910  
capacity, as well as the constraints on new housing,

919

01:00:22.000 --> 01:00:26.630  
which are priced like new graduates, uh, um, out of the market, for example,

920

01:00:26.730 --> 01:00:30.150  
in retaining talent. And that there was a, a,

921

01:00:30.310 --> 01:00:35.310  
a strong need to recognize both in the national interest for growth

922

01:00:35.480 --> 01:00:36.510  
prosperity for,

923

01:00:36.610 --> 01:00:41.230  
for Cambridge's particular unique position in terms of life sciences as well as

924

01:00:41.360 --> 01:00:45.750  
local, uh, needs, uh, that's related to that, that the two of them

are combined.

925

01:00:46.460 --> 01:00:50.590

Okay. Greater Cambridge has a house price to earnings ratio of 13.3,

926

01:00:51.540 --> 01:00:56.040

uh, that is substantially over the English and Welsh average of 8.2.

927

01:00:56.620 --> 01:01:00.840

It is a very, very unaffordable place. And part of the ambition here,

928

01:01:00.840 --> 01:01:02.600

which I think you've heard in spades,

929

01:01:03.060 --> 01:01:07.560

is to deliver a place that can be place made with beauty, with design, uh,

930

01:01:07.560 --> 01:01:09.880

with a, a consciousness to nature and so forth,

931

01:01:10.380 --> 01:01:15.040

is right next door to very key infrastructure. Um, which, um,

932

01:01:15.100 --> 01:01:18.400

you know, we've heard in the last couple of hours is, um,

933

01:01:19.790 --> 01:01:23.400

seen by the local authority itself as one of very few sites,

934

01:01:23.400 --> 01:01:26.880

indeed the last large scale Brownfield site within the urban area of Cambridge.

935

01:01:27.500 --> 01:01:30.830

And, and then, so therefore, I think in terms of need, uh,

936

01:01:30.830 --> 01:01:33.830

one of the gentlemen commented on for, um, on affordable,

937

01:01:33.910 --> 01:01:37.910

I run the affordable grant program at Homes England, uh, and, uh,

938

01:01:38.110 --> 01:01:42.430

secretary of State's policy is for social rent, affordable housing provision.

939

01:01:43.050 --> 01:01:47.790

Uh, and so this site would have an ambition to need the 40%, uh,

940

01:01:47.850 --> 01:01:49.190

target that exists now.

941

01:01:49.190 --> 01:01:53.590

And as I understand it will continue to exist for affordable housing provision

942

01:01:53.590 --> 01:01:54.630

as well, uh,

943

01:01:54.690 --> 01:01:58.830

as well as a additional job creation and space for life sciences,

944

01:01:58.830 --> 01:01:59.790

which is acutely,

945

01:02:00.300 --> 01:02:04.330

acutely needed relative to our competitive pressures against other countries.

946

01:02:04.630 --> 01:02:05.530

So I'm very,

947

01:02:05.530 --> 01:02:08.970

very clear from the discussions I've had with the Secretary of State as well as

948

01:02:08.970 --> 01:02:12.050

my own and my, my, my team's views, there's a very,

949

01:02:12.050 --> 01:02:14.930

very clear need for well thought out,

950

01:02:15.000 --> 01:02:18.250

well provisioned place made opportunities in Cambridge,

951

01:02:18.460 --> 01:02:20.560

which this is the best example of.

952

01:02:22.720 --> 01:02:26.250

Okay. Thank, thank you for that contribution. Um,

953

01:02:27.130 --> 01:02:30.090

I think what I'm going to now is hand over to, uh, Mr.

954

01:02:30.270 --> 01:02:33.410

Burley to do his part of, um, he's,

955

01:02:33.410 --> 01:02:35.930

he's looking at the next bullet points, um,

956

01:02:37.110 --> 01:02:41.450

and I think I'll leave the other bullet 0.2 last bullet points on my

957

01:02:42.080 --> 01:02:45.450

part two, um, written questions for the time being,

958

01:02:46.180 --> 01:02:51.130

which related to clarification around recent upgrades to the existing

959

01:02:51.130 --> 01:02:52.290

wasteful treatment plant,

960

01:02:52.550 --> 01:02:57.490

and whether that's sufficient capacity or whether additional capacity could be

961

01:02:57.490 --> 01:03:01.650

created at the existing wastewater treatment plant, uh,

962

01:03:01.750 --> 01:03:03.810

for growth in the relevant catchment area. But I'll,

963

01:03:03.830 --> 01:03:08.370

I'm going to leave those till written some questions for now. So, um,

964

01:03:08.430 --> 01:03:10.730

for the time being, I'll hand over to Mr. Burley. Thank

965

01:03:10.730 --> 01:03:14.970

You. I'll, I'll return to Mr. Denton. Mr. Denton, we're aware that, um,

966

01:03:15.470 --> 01:03:19.490

you were time constrained. Just wait for Mr.

967

01:03:19.770 --> 01:03:20.603

Denton to reappear.

968

01:03:24.270 --> 01:03:26.570

Uh, yes, I'm here. I'm just not on camera.

969

01:03:27.310 --> 01:03:30.810

That's fine. And, um, you weren't at the beginning of the meeting.

970

01:03:31.030 --> 01:03:35.410

Are you aware that this is recorded and retained for up to five years?

971

01:03:35.640 --> 01:03:36.810

Hopefully that's okay.

972

01:03:37.550 --> 01:03:38.410

Yes, I'm, yeah.

973

01:03:38.740 --> 01:03:40.210

Thank you. Um,

974

01:03:40.230 --> 01:03:43.690

you've actually answered some of the points I wanted to raise with you, but, um,

975

01:03:44.240 --> 01:03:48.970  
just going back for a bit of scene setting, which of

976  
01:03:50.520 --> 01:03:54.250  
your organization homes England's objectives?

977  
01:03:54.480 --> 01:03:58.850  
Does the support for Northeast Cambridge align with

978  
01:04:01.750 --> 01:04:06.340  
Objectives? So, um, we have, um, in our strategic plan,

979  
01:04:06.360 --> 01:04:09.940  
we have five objectives. And I could argue that, um, this,

980  
01:04:09.940 --> 01:04:14.400  
this site will fulfill broadly all of them. Um,

981  
01:04:14.400 --> 01:04:18.120  
those objectives are housing, um, the right homes in the right  
place, but,

982  
01:04:18.120 --> 01:04:21.960  
but also housing supply. It relates to placemaking. Um, uh,

983  
01:04:21.960 --> 01:04:26.040  
there's an opportunity here because of the size and scale and  
opportunity of

984  
01:04:26.040 --> 01:04:30.720  
this place to create a truly, um, transformational,

985  
01:04:30.980 --> 01:04:35.520  
uh, example of exemplary placemaking for Cambridge. Uh,

986  
01:04:35.620 --> 01:04:37.520  
it includes, um, uh,

987  
01:04:37.820 --> 01:04:41.520  
the ideas for what we call market health market diversification in  
the

988

01:04:41.760 --> 01:04:43.200

construction and creation of this place.

989

01:04:43.260 --> 01:04:47.520

We can ensure that SMEs and other parties get a, get a position in,

990

01:04:47.520 --> 01:04:52.320

in engaging on that. Uh, it's, uh, unquestionably because I'm sure,

991

01:04:52.500 --> 01:04:55.360

um, I don't want to speak for Cambridge, but I'm,

992

01:04:55.420 --> 01:04:57.080

I'm well aware of their own thoughts on this.

993

01:04:57.500 --> 01:05:00.280

It will meet the other two objectives, which are qualitative.

994

01:05:00.340 --> 01:05:01.880

So sustainability is one of those.

995

01:05:02.220 --> 01:05:05.800

And then also ambitions for design for beauty,

996

01:05:06.260 --> 01:05:11.240

and then crucially affordability so that we actually create a mixed community,

997

01:05:11.740 --> 01:05:16.040

uh, and where people who are desperately in need of homes in the area can access

998

01:05:16.040 --> 01:05:20.400

them at a, uh, at a credible, uh, price and, uh,

999

01:05:20.470 --> 01:05:22.080

give them stability in their own lives.

1000

01:05:22.990 --> 01:05:26.940

Thank you. And in terms of awarding funding,

1001

01:05:27.040 --> 01:05:31.020

is the competition for funding amongst sites and local authorities?  
Did this,

1002

01:05:31.360 --> 01:05:36.060

was this site compared to other sites when deciding when to award  
funding?

1003

01:05:37.720 --> 01:05:41.900

Um, I'll answer. I mean, I wasn't here in, in, in at that period,  
but I,

1004

01:05:41.900 --> 01:05:44.180

what I will answer is hopefully we'll answer the question,

1005

01:05:44.190 --> 01:05:48.900

which is there was an overall competitive process for the housing  
infrastructure

1006

01:05:48.930 --> 01:05:53.910

fund where there was substantially greater level of applicants than  
there

1007

01:05:53.910 --> 01:05:55.470

was money available. Um,

1008

01:05:55.530 --> 01:06:00.430

and so the process in itself was a competitive process for the most  
compelling,

1009

01:06:00.530 --> 01:06:05.110

um, opportunities that existed in the country. And, um,

1010

01:06:05.220 --> 01:06:08.270

there's a subsection of the housing infrastructure fund, which this  
is one off,

1011

01:06:08.440 --> 01:06:09.950

which was a very small number,

1012

01:06:10.110 --> 01:06:14.270

a relatively small number of a strategic and high impact



infrastructure

1013

01:06:14.940 --> 01:06:19.550

that unlocked housing at scale, unlocked growth, uh, and,

1014

01:06:20.130 --> 01:06:24.070

uh, met the needs of, of the local place in the national interest.  
And,

1015

01:06:24.130 --> 01:06:27.470

and just to tie into that, I was aware of a comment made earlier,  
uh,

1016

01:06:27.470 --> 01:06:29.390

a question earlier of, is this, uh,

1017

01:06:29.450 --> 01:06:33.190

the only time we're aware of where Waterworks has been moved? Um,

1018

01:06:33.490 --> 01:06:35.630

I'm not gonna answer that. I have no idea about that.

1019

01:06:35.650 --> 01:06:39.590

But what I would observe is that housing infrastructure funds  
principle,

1020

01:06:39.610 --> 01:06:44.110

the design of the policy and the money available was to utilize

1021

01:06:44.400 --> 01:06:48.870

large scale infrastructure to unlock capacity and growth

1022

01:06:49.050 --> 01:06:52.710

across the country. So that was often building infrastructure.

1023

01:06:53.210 --> 01:06:55.870

And I would argue, uh, that what we're actually doing here is,

1024

01:06:55.890 --> 01:06:58.510

is is not just leaving an existing waterworks,

1025

01:06:58.510 --> 01:07:00.110  
it's actually building a new waterworks,

1026  
01:07:00.570 --> 01:07:04.670  
but it was there to unlock opportunity through,

1027  
01:07:04.670 --> 01:07:05.670  
through infrastructure.

1028  
01:07:07.270 --> 01:07:10.930  
You and, um, you talked about most compelling opportunities.

1029  
01:07:11.040 --> 01:07:14.010  
High impact there is that in terms of housing numbers,

1030  
01:07:14.390 --> 01:07:17.490  
do you have targets that you have to meet in your department?

1031  
01:07:18.950 --> 01:07:23.370  
Um, there's a, so, so there's not one metric. I mean,

1032  
01:07:23.370 --> 01:07:25.330  
number of homes that are delivered, you know,

1033  
01:07:25.350 --> 01:07:27.290  
we have to have a value from money equation.

1034  
01:07:27.990 --> 01:07:31.970  
And the value for money equation is going to vary based on geography  
or

1035  
01:07:32.410 --> 01:07:36.970  
situation. So it's not intrinsically comparable and easily, uh,  
um,

1036  
01:07:38.030 --> 01:07:42.370  
but it's not the only metric. You know, we are part of government.  
We look at a,

1037  
01:07:42.410 --> 01:07:47.370  
a, a number of different metrics from the commercial, commercial  
aspect of this,

1038

01:07:47.370 --> 01:07:50.290

which is, you know, the, the, the, the interest, the national interest,

1039

01:07:50.290 --> 01:07:54.530

as well as the local interest. We do look at the economic case here.

1040

01:07:54.630 --> 01:07:57.050

So we look at benefit cost ratios and,

1041

01:07:57.110 --> 01:08:01.890

and a metric on how many more additional homes, uh, affordable homes do we, uh,

1042

01:08:02.070 --> 01:08:06.410

and overall homes do we deliver that otherwise wouldn't exist. Uh,

1043

01:08:06.510 --> 01:08:10.210

we look at things such as, um, how robust is the program management?

1044

01:08:10.210 --> 01:08:12.730

How much confidence and faith do we have in the delivery on this?

1045

01:08:13.150 --> 01:08:14.770

And then crucially on the financial case,

1046

01:08:14.870 --> 01:08:19.280

the viability that we're trying to fix and, and therefore is, does this,

1047

01:08:19.620 --> 01:08:23.320

you know, does this become a viable financial case? So,

1048

01:08:23.620 --> 01:08:25.360

so it is not just one metric, it's a,

1049

01:08:25.360 --> 01:08:29.280

it's a collection of different KPIs and thought processes that lead to an

1050

01:08:29.520 --> 01:08:30.353  
allocation.

1051

01:08:30.810 --> 01:08:33.430  
Um, housing numbers would form part of that, presumably,

1052

01:08:34.130 --> 01:08:37.590  
Unquestionably. Um, and, and, and I thinking, you know,

1053

01:08:37.750 --> 01:08:42.590  
I don't want to put a 2023 lens on a, on a 20 decision,

1054

01:08:43.090 --> 01:08:46.350  
but I, I would observe that, uh, today,

1055

01:08:47.010 --> 01:08:48.470  
the importance of placemaking,

1056

01:08:48.530 --> 01:08:51.990  
the importance of being able to put in appropriate infrastructure,

1057

01:08:52.690 --> 01:08:54.990  
be close to transport links like Cambridge North,

1058

01:08:55.450 --> 01:08:58.470  
the ability for people to utilize active travel to cycle,

1059

01:08:58.530 --> 01:09:02.230  
to walk to jobs at the Cambridge Science Park, for example, uh,

1060

01:09:02.330 --> 01:09:05.430  
as well as all the other things I just talked about earlier,  
sustainability,

1061

01:09:05.610 --> 01:09:08.910  
so forth. They all matter in the context of award. Now,

1062

01:09:10.410 --> 01:09:12.670  
You and, um, when you asked to speak,

1063

01:09:12.810 --> 01:09:17.110

you asked to address us about the direct benefits and wider benefits of

1064

01:09:17.780 --> 01:09:20.510

this scheme. Could you tell us a bit more about that, please?

1065

01:09:22.490 --> 01:09:26.670

Uh, uh, look, I think the direct benefits is that, that my,

1066

01:09:26.670 --> 01:09:31.310

it's my opinion and my team's opinion from, based on what we've seen that,

1067

01:09:31.530 --> 01:09:35.790

uh, but, but which chimes very much of what you've heard today from, um,

1068

01:09:36.050 --> 01:09:39.630

the applicant as well as Cambridge has been the,

1069

01:09:39.770 --> 01:09:44.590

the absolute desperate need for more housing and, uh,

1070

01:09:44.940 --> 01:09:49.470

more, more, um, not, not necessarily overall commercial, uh, delivery,

1071

01:09:49.530 --> 01:09:53.790

but certainly appropriate life sciences, uh, uh, and, uh,

1072

01:09:53.790 --> 01:09:58.030

related space for, for Cambridge as a whole. Um,

1073

01:09:58.290 --> 01:10:00.950

and I've gone through why I think that's in the national as well as the local

1074

01:10:01.270 --> 01:10:04.470

interest. And when you look as, again, as you've heard today,

1075

01:10:04.530 --> 01:10:06.710

if you look at the opportunities within Cambridge,

1076

01:10:07.180 --> 01:10:11.670

this is by far the best in, in the near term, in the very near term.

1077

01:10:12.170 --> 01:10:13.830

Uh, and again, you've heard from the,

1078

01:10:13.930 --> 01:10:17.630

the planning officials as to what their own thinking on that over many years as

1079

01:10:17.630 --> 01:10:19.470

well. So, uh, you know,

1080

01:10:19.470 --> 01:10:22.590

the deliverables here in terms of the quantity of housing, um,

1081

01:10:22.590 --> 01:10:26.830

the quantity of jobs, the quantity of life sciences space, uh,

1082

01:10:26.830 --> 01:10:29.630

and other commercial activities that will go on there.

1083

01:10:30.010 --> 01:10:34.750

And then the regeneration benefits for the wider area that maximizes the

1084

01:10:34.750 --> 01:10:37.390

potential of existing infrastructure in Cambridge North as,

1085

01:10:37.410 --> 01:10:39.950

as well as other things. That's all rather compelling.

1086

01:10:41.610 --> 01:10:46.430

And we are advised via n p s wastewater to look

1087

01:10:46.430 --> 01:10:51.230

at benefits and adverse impacts. What,

1088

01:10:51.230 --> 01:10:53.830

in your view, are the adverse impacts of this scheme?

1089

01:10:55.970 --> 01:10:59.790

The adverse impacts? So if we, if, just to be clear on the question,

1090

01:10:59.790 --> 01:11:02.830

if we proceeded with the moving of the treatment works,

1091

01:11:03.340 --> 01:11:05.590

what do I think are the adverse impacts of that?

1092

01:11:06.630 --> 01:11:11.440

Well, we're being asked to give some weight to the prospective housing that is

1093

01:11:11.510 --> 01:11:16.240

facilitated by the relocation of the wastewater treatment plant.

1094

01:11:17.340 --> 01:11:22.000

Are there any, conversely, any impacts that we should be taking into account?

1095

01:11:24.810 --> 01:11:29.210

I think, um, the impacts of not doing it are quite significant.

1096

01:11:29.630 --> 01:11:33.570

Um, uh, and it's not just, um, you know, and again,

1097

01:11:33.630 --> 01:11:36.250

I'm not talking from a planning perspective, I'm talking from homes.

1098

01:11:36.250 --> 01:11:41.250

England's perspective, uh, overall is the adverse impacts are, are,

1099

01:11:41.590 --> 01:11:46.250

are unquestionably at a national level. We are competing with Il de France.

1100

01:11:46.350 --> 01:11:46.870

In France.

1101

01:11:46.870 --> 01:11:51.810

We are competing with Boston and m i t in America as two examples

1102

01:11:52.470 --> 01:11:57.130

for talent and for growth, uh, in, in one of our key industries.

1103

01:11:57.630 --> 01:11:59.450

Uh, we are also, um, uh,

1104

01:11:59.510 --> 01:12:02.890

at a more local level in desperate need of good quality,

1105

01:12:02.890 --> 01:12:06.050

affordable housing within Cambridge and more of it, um,

1106

01:12:06.350 --> 01:12:10.610

the adverse impact of not doing this or self-explanatory, these are,

1107

01:12:10.610 --> 01:12:14.170

these are things both national and local level that get impacted by,

1108

01:12:14.310 --> 01:12:15.850

by not delivering on this housing.

1109

01:12:17.010 --> 01:12:21.560

Thank you. Um, and you've probably picked up some strength of feeling, um,

1110

01:12:21.670 --> 01:12:23.560

amongst speakers about greenbelt.

1111

01:12:24.300 --> 01:12:28.520

Is greenbelt something that we should be taking account of as an impact of

1112

01:12:28.890 --> 01:12:30.240

delivering this new housing?

1113

01:12:32.020 --> 01:12:36.640

Uh, I, um, in, in the role I play, I,

1114

01:12:36.820 --> 01:12:41.820



I'm not allowed to talk about policy positions. Uh, forgive me, that's the,

1115

01:12:41.820 --> 01:12:46.140

that's just a, a rule I, we, we have as a delivery agency of government. Um,

1116

01:12:46.480 --> 01:12:51.180

but what I will try to do, um, is not just deflect your question, but try to do,

1117

01:12:51.180 --> 01:12:56.100

do the best I can in, uh, in, in answering it in the way I can, which is, um,

1118

01:12:56.520 --> 01:12:59.540

you know, to give you, to give you several examples, homes,

1119

01:12:59.540 --> 01:13:03.660

England has actually an actively championed and, and helped deliver the,

1120

01:13:03.660 --> 01:13:08.060

the new net biodiversity law that's coming into effect. You know, we are very,

1121

01:13:08.060 --> 01:13:12.580

very, uh, integral to the future home standard that comes in 2025 forever,

1122

01:13:12.980 --> 01:13:16.780

increasingly zero carbon homes in this country. Um, and,

1123

01:13:17.000 --> 01:13:18.060

and we are as,

1124

01:13:18.120 --> 01:13:22.140

as the housing and regeneration agency tasked with placemaking,

1125

01:13:22.520 --> 01:13:26.660

places are helping places, place, make themselves across the country,

1126

01:13:27.320 --> 01:13:31.180

uh, of which, this is one example. So I,

1127

01:13:31.380 --> 01:13:36.140

I recognize inherent concerns about what, what the impact of,

1128

01:13:36.160 --> 01:13:39.660

of the built environment has on nature and, and on the,

1129

01:13:39.920 --> 01:13:43.980

and on the local environment. Um, I think, I think we,

1130

01:13:44.120 --> 01:13:45.660

we are seeing some very,

1131

01:13:45.690 --> 01:13:50.540

very strong example exemplar examples across the country of where  
new places

1132

01:13:50.760 --> 01:13:55.220

can be built that are, are, uh, seeing a biodiversity gain and  
which, you know,

1133

01:13:55.220 --> 01:13:57.020

are thriving. Uh, and, you know,

1134

01:13:57.050 --> 01:14:01.980

give op opportunities to demonstrate that there is a consistency on  
delivering

1135

01:14:01.980 --> 01:14:06.580

on new housing and, uh, and commercial space, but not losing out,

1136

01:14:06.880 --> 01:14:09.740

um, to, to the things that people value or care for.

1137

01:14:10.400 --> 01:14:12.390

Thank you. That's helpful. Um,

1138

01:14:13.230 --> 01:14:17.830

I recognize the point about speaking about, or not speaking about

policy even,

1139

01:14:18.450 --> 01:14:23.390

but would you divorce the impacts of the wastewater treatment plan,

1140

01:14:23.670 --> 01:14:25.350

relocation from the delivery of housing?

1141

01:14:29.210 --> 01:14:33.070

Uh, there is a look, there's a logic chain where, um,

1142

01:14:33.290 --> 01:14:34.430

we are taking a brown,

1143

01:14:34.430 --> 01:14:37.870

effectively a brownfield site to create an opportunity within the inner,

1144

01:14:37.920 --> 01:14:39.830

inner part of Cambridge. Uh,

1145

01:14:39.850 --> 01:14:43.470

and we have to move a water treatment works elsewhere. Um,

1146

01:14:44.330 --> 01:14:45.630

my understanding from,

1147

01:14:45.660 --> 01:14:50.070

from what I've been briefed on is the Ang and Water to undertake an extensive

1148

01:14:50.090 --> 01:14:54.030

select site selection process with lots of technical considerations,

1149

01:14:54.030 --> 01:14:56.550

including the ones I think you're alluding to in that process.

1150

01:14:57.250 --> 01:15:01.630

And they identified a site in 2020 that they feel in their, in their view,

1151

01:15:02.010 --> 01:15:06.590  
is best suited to achieve the subjective, I assume with the, the  
minimum impact,

1152  
01:15:06.590 --> 01:15:11.030  
given all the other parameters that are consistent with, um, uh,

1153  
01:15:11.090 --> 01:15:16.070  
an inevitability of creating an opportunity of, for all things I've  
outlined,

1154  
01:15:16.070 --> 01:15:20.630  
growth, housing, jobs, uh, and commercial in Cambridge.

1155  
01:15:21.710 --> 01:15:26.130  
We have to find a new site. And I would imagine that the applicants  
will be, uh,

1156  
01:15:26.530 --> 01:15:28.610  
ensuring that the, the, the impact, um,

1157  
01:15:28.710 --> 01:15:31.130  
of what they're doing will be as minimized as possible.

1158  
01:15:32.150 --> 01:15:35.340  
Thank you. I'm not sure if you've read the,

1159  
01:15:35.480 --> 01:15:38.660  
the relevant representation of Cambridge City Council, have you?

1160  
01:15:40.320 --> 01:15:41.220  
Uh, I haven't, no.

1161  
01:15:41.400 --> 01:15:44.260  
No. Okay. Well, I've got the paragraphs here. I'll just, um,

1162  
01:15:44.330 --> 01:15:47.900  
read out the relevant part I'd like to touch on with you.

1163  
01:15:48.880 --> 01:15:53.220  
And it says, for example, if the s o s decides to refuse to grant  
the D C O,

1164

01:15:53.220 --> 01:15:57.780

this is paragraph 30 of relevant representation oh oh two.

1165

01:15:59.120 --> 01:16:03.940

If the S o SS decides to refuse to grant the D C O or if there are delays to

1166

01:16:03.960 --> 01:16:05.940

the release of exi,

1167

01:16:06.480 --> 01:16:09.740

the release of the existing Cambridge wastewater treatment plant site,

1168

01:16:09.960 --> 01:16:14.380

or indeed, if the applicant decides not to implement the D C O,

1169

01:16:14.380 --> 01:16:19.100

it goes on at paragraph 31 to say that the city council together with

1170

01:16:19.150 --> 01:16:23.980

South Cambridge District Council would have to try to identify and allocate land

1171

01:16:23.980 --> 01:16:28.340

within greater Cambridge as part of the emerging greater Cambridge local plan

1172

01:16:28.840 --> 01:16:32.340

to meet the area strategic requirements for housing and employment.

1173

01:16:33.040 --> 01:16:37.510

So that seems to me that they haven't completely closed the door on other

1174

01:16:37.510 --> 01:16:39.950

options. Does that,

1175

01:16:41.420 --> 01:16:46.310

does that diminish in any way the benefits that you've outlined in

1176  
01:16:46.550 --> 01:16:48.230  
relation to the Northeast Cambridge side?

1177  
01:16:49.730 --> 01:16:52.590  
Um, I, I'll try and answer.

1178  
01:16:52.790 --> 01:16:55.350  
I am slightly wary of stepping over local,

1179  
01:16:55.600 --> 01:16:59.670  
local demographically thought out processes. But I, I,

1180  
01:16:59.790 --> 01:17:04.430  
but I will offer up an observation, which is everything I've seen,  
um,

1181  
01:17:04.580 --> 01:17:06.310  
from the data, this is a personal view.

1182  
01:17:06.310 --> 01:17:10.640  
Everything I've seen on the data suggests that, uh,

1183  
01:17:11.150 --> 01:17:15.440  
that, that the three sites, for example, that you heard earlier  
being mentioned,

1184  
01:17:16.060 --> 01:17:17.560  
um, being, uh,

1185  
01:17:17.570 --> 01:17:22.530  
being the Cambridge airport as well as the biomedical site, this is  
not a, and,

1186  
01:17:22.530 --> 01:17:26.610  
uh, this is not an or discussion, this is an and discussion, uh,

1187  
01:17:26.800 --> 01:17:29.770  
that the needs of Cambridge over the,

1188  
01:17:30.040 --> 01:17:34.930

over the medium term are going to require all of those sites to

1189

01:17:34.950 --> 01:17:39.730

be, um, considered and used in due course. Um,

1190

01:17:39.830 --> 01:17:41.330

and therefore, I, I,

1191

01:17:41.450 --> 01:17:44.330

I think the situation that we're seeing in terms of the unaffordability of

1192

01:17:44.330 --> 01:17:48.410

Cambridge and everything else I've outlined means that, uh, there are, to me,

1193

01:17:48.410 --> 01:17:52.170

there aren't any other options. This is, this is one that, that, that is, um,

1194

01:17:52.840 --> 01:17:55.170

important to achieve, uh, at this time.

1195

01:17:56.150 --> 01:17:57.940

Thank you. Um,

1196

01:17:58.160 --> 01:18:02.220

one of the other points you wanted to discuss with us was the certainty of

1197

01:18:02.500 --> 01:18:05.140

delivery. Um,

1198

01:18:06.760 --> 01:18:07.740

and as I've just said,

1199

01:18:07.770 --> 01:18:11.860

Cambridge City Council made the point that the applicant might not implement the

1200

01:18:11.860 --> 01:18:15.020

scheme. Is there any obligation on them to do so?

1201

01:18:18.700 --> 01:18:22.880

Uh, uh, there under, you know,

1202

01:18:22.980 --> 01:18:24.120

I'd have to check, you know,

1203

01:18:24.120 --> 01:18:27.200

and I'll probably come back in written form to confirm this because I,

1204

01:18:27.300 --> 01:18:29.320

I'm making an assumption. I would,

1205

01:18:29.480 --> 01:18:34.040

I would assume under the grant contract that we've got in place with, with them,

1206

01:18:34.660 --> 01:18:39.240

um, if they take our money, we are expecting that to, to occur. Um,

1207

01:18:39.500 --> 01:18:41.320

and, uh, but I'll come,

1208

01:18:41.390 --> 01:18:44.800

it's maybe better to come back in written format on that. That would be helpful.

1209

01:18:45.120 --> 01:18:49.440

I would, I would expect that to occur. I mean, I would add to that, um, that I,

1210

01:18:49.500 --> 01:18:53.760

myself as well as others have had quite substantial engagement with the

1211

01:18:53.760 --> 01:18:56.080

applicant over recent periods. Um,

1212

01:18:56.080 --> 01:19:00.600

because we are all actively trying to ex not just, um, um,



1213

01:19:01.220 --> 01:19:04.560

ensure this occurs, but we're trying to accelerate it. One of the,

1214

01:19:04.560 --> 01:19:06.600

one of the other objective of homes, England,

1215

01:19:07.060 --> 01:19:11.930

is to challenge local place to deliver faster.

1216

01:19:12.350 --> 01:19:16.770

Um, but, but without that leading to a diminishment in, in quality of result.

1217

01:19:17.310 --> 01:19:19.490

Uh, and therefore, you know, I've,

1218

01:19:19.720 --> 01:19:23.290

I've personally had direct contact with the applicant in recent times on how not

1219

01:19:23.290 --> 01:19:25.930

only do we get on with this, but how do we accelerate it.

1220

01:19:26.610 --> 01:19:31.040

Thank you. Um, if you could provide any documentary evidence for that,

1221

01:19:31.040 --> 01:19:35.400

that would be very helpful. I understand that documents may have to be redacted,

1222

01:19:35.500 --> 01:19:39.880

but the, the aim of a seeing documents such as that is to,

1223

01:19:40.020 --> 01:19:44.920

to give us more certainty or comfort that things will happen. Likewise,

1224

01:19:44.920 --> 01:19:49.840

with the HIF funding. Um, so the, the fewer redactions,

1225

01:19:49.940 --> 01:19:51.840  
the better. Um,

1226  
01:19:53.300 --> 01:19:57.680  
you said there about Anglia water, if they take the money from you,

1227  
01:19:58.660 --> 01:20:02.520  
are there any preconditions to that, such as the, um,

1228  
01:20:02.780 --> 01:20:05.440  
the existence of a planning permission for the site, for example,

1229  
01:20:05.620 --> 01:20:10.520  
or the grant of D C O or a C P O

1230  
01:20:10.520 --> 01:20:11.353  
perhaps?

1231  
01:20:12.860 --> 01:20:16.520  
Um, well, it's not just Anglia. It's, it's, it's, it's the,

1232  
01:20:16.580 --> 01:20:20.040  
the counterparties are, um, uh, Cambridge City Council,

1233  
01:20:20.130 --> 01:20:24.800  
which is the grant recipient as well as, as the various e entities  
that create,

1234  
01:20:25.060 --> 01:20:29.080  
are, are, are orientated around this land. I think in terms of,

1235  
01:20:29.940 --> 01:20:34.360  
um, the specific specifics of, of the conditions, uh,

1236  
01:20:34.380 --> 01:20:35.720  
as I said earlier, um,

1237  
01:20:36.300 --> 01:20:39.960  
we we're not expecting the local plan to have full adoption for, you  
know,

1238

01:20:40.020 --> 01:20:44.360  
for a while yet. But we, we want to get crack on with what, what's occurring.

1239  
01:20:44.360 --> 01:20:48.520  
So that isn't a condition. This D C o, it, you know,

1240  
01:20:48.740 --> 01:20:49.573  
as I understand,

1241  
01:20:49.700 --> 01:20:54.680  
is clearly a condition because we're not allowed to do the works unless you

1242  
01:20:55.750 --> 01:20:59.180  
allow them to occur. So, so I think, uh, this,

1243  
01:20:59.180 --> 01:21:03.460  
this inquiry in this process is incredibly important to the success of what

1244  
01:21:03.460 --> 01:21:04.293  
we're talking about.

1245  
01:21:05.020 --> 01:21:09.160  
Is there anything else? I, you know, the point I'm getting to really is, um,

1246  
01:21:09.750 --> 01:21:14.640  
what would you need to see or be comforted by to hand over

1247  
01:21:15.100 --> 01:21:16.880  
227 million pounds?

1248  
01:21:19.580 --> 01:21:24.240  
Um, I, oh, that's an easy question to answer and a difficult question to answer.

1249  
01:21:24.240 --> 01:21:26.960  
It's difficult in the sense of any, any contract,

1250  
01:21:27.060 --> 01:21:31.560

any grant award has a plethora of individual things that one has to achieve as,

1251

01:21:31.580 --> 01:21:33.520

as I have been briefed. And as I understand,

1252

01:21:33.520 --> 01:21:37.000

there's nothing in there at the moment that raises material concerns on our,

1253

01:21:37.100 --> 01:21:40.080

on people, on the ability of the grant recipient to draw down the money.

1254

01:21:40.730 --> 01:21:45.680

Apart from MA major things like this, which is clear clearly. Um,

1255

01:21:45.680 --> 01:21:49.720

something that we have to get over in terms of, um,

1256

01:21:51.380 --> 01:21:52.920

the, from a property perspective,

1257

01:21:52.990 --> 01:21:57.470

what I and the team have gone through in terms of, of seeing, uh,

1258

01:21:57.860 --> 01:21:58.693

this happening,

1259

01:21:58.950 --> 01:22:02.590

I think it's worth mentioning that Land Securities is supporting the applicant,

1260

01:22:02.690 --> 01:22:06.990

uh, in this regard as development manager. They are a F S E hundred company. Uh,

1261

01:22:07.060 --> 01:22:11.230

they are, um, they are a listed REIT of, you know, very,

1262

01:22:11.260 --> 01:22:16.030

very important national significance that have dramatically long

1263

01:22:17.000 --> 01:22:19.790

experience on taking large scale regeneration works.

1264

01:22:20.170 --> 01:22:23.470

And that gives us also a tremendous confidence in the ability to execute this,

1265

01:22:23.650 --> 01:22:24.483

uh, opportunity.

1266

01:22:26.090 --> 01:22:30.910

So can we see for ourselves as an examining authority those, um, conditions,

1267

01:22:30.970 --> 01:22:31.803

is that possible?

1268

01:22:33.810 --> 01:22:37.870

Uh, I will, uh, I will have to defer to, uh, first of all,

1269

01:22:37.870 --> 01:22:41.590

the applicant and I have to defer to my own legal team on that. I, I,

1270

01:22:41.650 --> 01:22:43.350

I'm not able to answer that question at the moment.

1271

01:22:44.110 --> 01:22:46.260

Thank you. And, um, finally,

1272

01:22:47.040 --> 01:22:49.780

if the D C O is not consented,

1273

01:22:50.170 --> 01:22:53.700

what would happen to the 227 million pounds,

1274

01:22:56.000 --> 01:22:56.833

Uh,

1275

01:22:59.460 --> 01:23:01.380

o on a technical matter that,

1276

01:23:01.410 --> 01:23:06.000

that we would see one of the key conditions for the award being impacted?

1277

01:23:06.820 --> 01:23:09.860

Um, on a pragmatic basis?

1278

01:23:10.380 --> 01:23:12.500

I don't want to speculate at this time because, um,

1279

01:23:12.500 --> 01:23:17.180

there's not just technical grant-based analysis there. That is also,

1280

01:23:17.800 --> 01:23:21.550

um, that would be a result that would be, um,

1281

01:23:21.940 --> 01:23:24.310

seen as something that would have to have a,

1282

01:23:24.510 --> 01:23:26.550

a local and central government discussion.

1283

01:23:27.510 --> 01:23:32.410

Are there situations where funding has either been withdrawn from

1284

01:23:32.450 --> 01:23:37.170

a scheme that been awarded funding or that the scheme has not gone ahead

1285

01:23:37.310 --> 01:23:40.770

and therefore, um, the need to fund it has just fallen away?

1286

01:23:43.270 --> 01:23:47.890

Uh, I, so, so I'm, I'm, I'm gonna be precise on language. Um,

1287

01:23:48.490 --> 01:23:53.290

I haven't yet seen one where the need has fallen away. Uh, we have,

1288

01:23:53.730 --> 01:23:57.210

'cause it's public knowledge, we have had, uh, a number, not many,

1289

01:23:57.230 --> 01:24:01.810

but we have had a, a, a few, uh, housing infrastructure's, funding schemes,

1290

01:24:02.310 --> 01:24:06.450

uh, that have either been withdrawn, uh, by the local authorities, uh,

1291

01:24:06.550 --> 01:24:11.490

or have not proceeded, um, on the, um, on basis of, uh, o of,

1292

01:24:12.150 --> 01:24:14.770

of decisions specific to those schemes.

1293

01:24:17.770 --> 01:24:22.220

This is my final question. I said finally about two questions ago, but, um,

1294

01:24:22.410 --> 01:24:24.340

it's a question about timescales.

1295

01:24:24.640 --> 01:24:28.340

Are there any timescales related to this that might affect that funding?

1296

01:24:28.520 --> 01:24:31.260

For example, we heard from the, um,

1297

01:24:31.650 --> 01:24:36.620

greater Cambridge local authorities that the new reservoirs

1298

01:24:36.620 --> 01:24:40.860

likely to come sometime 2035 to 37, they said,

1299

01:24:41.790 --> 01:24:46.260

which would supply new homes and businesses in the area. Um,

1300

01:24:46.440 --> 01:24:47.620

and we need also,

1301

01:24:48.440 --> 01:24:53.060

or the area needs a WA water transfer facility in 2032.

1302

01:24:53.600 --> 01:24:55.300

So are there any, um,

1303

01:24:55.600 --> 01:24:59.780

issues that might cause timescales to slip and what if

1304

01:24:59.990 --> 01:25:02.780

timescales did slip beyond March 28,

1305

01:25:03.350 --> 01:25:08.260

which the applicant says they need to start on site by to have

1306

01:25:08.260 --> 01:25:09.460

the funding handed over?

1307

01:25:12.770 --> 01:25:15.110

Uh, right, so there's two different things there. The,

1308

01:25:15.330 --> 01:25:19.420

to answer the second part of that, the what if, you know,

1309

01:25:19.650 --> 01:25:22.820

we'd have to look at that at the, uh, given the circumstances of the time.

1310

01:25:23.420 --> 01:25:27.760

I mean, what I would say is that, um, we,

1311

01:25:27.860 --> 01:25:31.320

we have recognized the time share deals in a number of housing infrastructure

1312

01:25:31.320 --> 01:25:35.240

funds and look to accommodate, uh, accommodate particular situations.

1313

01:25:35.630 --> 01:25:37.800

That doesn't infer that we would do this here,



1314

01:25:38.260 --> 01:25:43.040

but we would certainly look at this, um, uh, with a very,

1315

01:25:43.180 --> 01:25:46.840

um, what's the word with a very supportive, supportive eye. But,

1316

01:25:46.860 --> 01:25:50.400

but clearly you have to involve other parts of government in that decision. Um,

1317

01:25:50.680 --> 01:25:55.600

I think more, more relevantly, um, uh, 'cause I think you've mentioned water.

1318

01:25:57.270 --> 01:26:01.810

Uh, I, I think you heard a pretty good answer earlier with regards to the,

1319

01:26:02.110 --> 01:26:04.800

to the approach that the local area is taking from water for water.

1320

01:26:05.300 --> 01:26:09.440

I'd also highlight that as part of the July announcements by secretary state

1321

01:26:09.580 --> 01:26:13.640

gov, he also established a Cambridge delivery group. Uh,

1322

01:26:13.640 --> 01:26:17.240

that was to look at the detailed visioning for Cambridge future up till,

1323

01:26:17.260 --> 01:26:21.840

you know, to 2040. And that vision doesn't just mean businesses and housing,

1324

01:26:22.460 --> 01:26:26.600

uh, but it also firmly means the transportation and water suppliers and,

1325

01:26:26.620 --> 01:26:30.520

and many people in involved in Cambridge at the moment will know that task force

1326

01:26:30.620 --> 01:26:34.080

is actually actively looking at, uh, those, those, those,

1327

01:26:34.170 --> 01:26:37.200

those key issues as well. At the moment, we take the waterside very,

1328

01:26:37.200 --> 01:26:38.033

very seriously.

1329

01:26:38.740 --> 01:26:43.400

And it's when's Holmes England's best estimate that the

1330

01:26:43.400 --> 01:26:47.440

applicant would need to provide vacant possession to enable

1331

01:26:48.030 --> 01:26:50.480

development to commence when might development commence,

1332

01:26:52.540 --> 01:26:57.470

Um, development can commence? Um, you know, again, I'm,

1333

01:26:57.570 --> 01:27:00.630

I'm wary of, I mean, I'll answer as best I can, but I'm,

1334

01:27:00.700 --> 01:27:03.270

I'll probably throw it back to the applicant slightly 'cause I don't want to

1335

01:27:03.280 --> 01:27:07.590

speak over their proposals. But the, but the site allows for,

1336

01:27:08.210 --> 01:27:09.710

uh, early delivery on,

1337

01:27:09.730 --> 01:27:12.790

on aspects of it that don't relate to the water treatment works, which can,

1338

01:27:12.890 --> 01:27:17.590  
can start kickstart something off. Um, but inevitably,

1339  
01:27:18.490 --> 01:27:23.390  
um, to get a, to get a cleared site and, uh, and move forward isn't,

1340  
01:27:23.410 --> 01:27:26.710  
is only just the start then, then the infrastructure has to go in,

1341  
01:27:27.910 --> 01:27:30.960  
then homes and offices have to be built. Um,

1342  
01:27:31.020 --> 01:27:32.920  
and so you are looking at a period beyond that,

1343  
01:27:32.920 --> 01:27:37.310  
that before you start to get first completions, any of that as well,

1344  
01:27:38.170 --> 01:27:40.430  
the applicant, inevitably there's a delay.

1345  
01:27:41.720 --> 01:27:43.950  
Sorry, I beg your pardon. The, um,

1346  
01:27:44.210 --> 01:27:49.190  
the applicant hasn't tested anything beyond the decommissioning of

1347  
01:27:49.190 --> 01:27:50.150  
their existing plants.

1348  
01:27:50.290 --> 01:27:55.230  
So this is why I'm asking for whether you can help us on timescales,

1349  
01:27:55.230 --> 01:27:58.790  
for example, given that the funding is to deliver the housing,

1350  
01:27:59.260 --> 01:28:03.430  
when do you think that funding from your latest discussions might be drawn down

1351  
01:28:03.530 --> 01:28:07.910

on? And therefore when might the, the spades go in the ground,

1352

01:28:07.910 --> 01:28:11.430

whether it's for infrastructure to facilitate the housing or the housing itself?

1353

01:28:12.050 --> 01:28:16.710

Uh, so, so I maybe it's worth, maybe I've confused you if I have, I apologize.

1354

01:28:17.370 --> 01:28:22.330

The HIF funding is not there to fund the

1355

01:28:22.330 --> 01:28:23.570

housing. Um,

1356

01:28:23.750 --> 01:28:28.570

it is there to create a cleared site that land securities

1357

01:28:28.570 --> 01:28:33.570

alongside the applicant can go forward and create the housing and

1358

01:28:33.660 --> 01:28:37.130

commercial space as well as the infrastructure. Um, so,

1359

01:28:37.190 --> 01:28:41.330

so the HIF HI F funding is there to support the move of the water treatment

1360

01:28:41.330 --> 01:28:42.163

works.

1361

01:28:42.790 --> 01:28:45.810

So what guarantee, if any,

1362

01:28:46.560 --> 01:28:50.890

have you sought or secured, um, by contract to,

1363

01:28:51.750 --> 01:28:55.810

um, guarantee that housing will be the eventual outcome from that funding?

1364

01:28:57.310 --> 01:28:59.730

Uh, I think that ties into two things.

1365

01:28:59.810 --> 01:29:02.800

I think that initially ties into what I said earlier that I, I, it,

1366

01:29:02.830 --> 01:29:06.280

it's probably better for me to put a written response into that. Uh,

1367

01:29:06.640 --> 01:29:11.000

'cause the technical, I have no idea of the technical clauses in our, uh,

1368

01:29:11.000 --> 01:29:14.120

grant agreement that tie into that point. So, we'll, we'll,

1369

01:29:14.120 --> 01:29:17.360

we'll come back on that. But I think more relevantly is,

1370

01:29:17.680 --> 01:29:21.680

I have sat down with the applicant and land securities and gone through the

1371

01:29:21.680 --> 01:29:25.040

viability of a cleared site and what it means for Cambridge.

1372

01:29:26.520 --> 01:29:29.420

I'm pretty comfortable you will get delivery on the site.

1373

01:29:30.000 --> 01:29:34.220

Uh, well, um, you know, this isn't a facetious comment, but I've,

1374

01:29:34.450 --> 01:29:38.060

I've noted developments elsewhere that have been, um,

1375

01:29:38.080 --> 01:29:42.980

almost a spayed in the ground, but haven't happened for some time. Um,

1376

01:29:43.440 --> 01:29:47.860

and what we need to establish in our report is, um,

1377

01:29:48.330 --> 01:29:52.420

that housing will be delivered and the time at which that,

1378

01:29:52.850 --> 01:29:56.820

that will come forward. So your offer coming back in writing is,

1379

01:29:56.880 --> 01:29:58.380

is a helpful one. Thank you.

1380

01:29:58.890 --> 01:30:03.140

Yeah, I mean, I, I think, um, it's a, an understandable, um,

1381

01:30:03.810 --> 01:30:08.140

concern or, or challenge. Um, what I would say here is that, as I,

1382

01:30:08.160 --> 01:30:09.060

as I mentioned earlier,

1383

01:30:09.680 --> 01:30:14.340

not only is the agency looking to support through the housing infrastructure

1384

01:30:14.490 --> 01:30:18.740

fund on, on the, the, the ability to get a cleared site,

1385

01:30:19.000 --> 01:30:23.340

the agencies also engaged with the applicant and land securities

1386

01:30:23.960 --> 01:30:28.340

in terms of how we can potentially support them in

1387

01:30:28.340 --> 01:30:30.420

accelerating the delivery on the site. Not,

1388

01:30:30.440 --> 01:30:32.460

not that it doesn't just get a shovel in the ground,

1389

01:30:32.960 --> 01:30:35.860

but that we bring forward by years and years and years,

1390  
01:30:35.960 --> 01:30:40.500  
the delivery on the side. Um, so, uh, we'll come back in writing,

1391  
01:30:40.600 --> 01:30:44.460  
but I'm very comfortable that delivery will occur on the site.

1392  
01:30:45.540 --> 01:30:48.610  
Thank you, Mr. Denton. And, um, thank you for your help today.

1393  
01:30:48.880 --> 01:30:53.250  
I'll ask anybody in the room if you'd like to come back on those points before

1394  
01:30:53.250 --> 01:30:57.690  
going to the applicant. Safe Honey Hill, and then, um,

1395  
01:30:57.690 --> 01:30:58.850  
Cambridge to councils.

1396  
01:31:01.960 --> 01:31:03.170  
Well, thank you, sir. Um,

1397  
01:31:03.650 --> 01:31:07.290  
I don't think it's appropriate for me to try and conduct a debate with, um, Mr.

1398  
01:31:07.610 --> 01:31:12.530  
Denton remotely on the benefits that he has ascribed to

1399  
01:31:12.530 --> 01:31:16.770  
this project. I think the two points perhaps I'd want to leave you with today,

1400  
01:31:16.830 --> 01:31:19.890  
sir, which we will address in, in written representations,

1401  
01:31:20.470 --> 01:31:23.650  
is clearly that the existing local plans, um,

1402  
01:31:23.920 --> 01:31:28.750  
provide an extensive opportunity to develop business and life

sciences,

1403

01:31:29.090 --> 01:31:33.590

um, activities on the sites around the existing works.

1404

01:31:34.050 --> 01:31:34.883

Um,

1405

01:31:35.490 --> 01:31:40.470

the provision of the high quality neighborhood that

1406

01:31:40.660 --> 01:31:43.710

he's discussing clearly that possibly does, um,

1407

01:31:44.100 --> 01:31:47.110

fall to the works being available. But what he's,

1408

01:31:47.110 --> 01:31:51.630

what he's sort of factored outta that is that there is a very substantial local

1409

01:31:51.780 --> 01:31:56.470

plan policy that supports employment development on the remainder of the

1410

01:31:56.470 --> 01:32:00.640

Northeast Cambridge site. Um, and that's the site to the east of the A 10.

1411

01:32:00.700 --> 01:32:03.440

We can perhaps leave, um, the science park out of it at moment.

1412

01:32:05.200 --> 01:32:07.240

I think the other areas there, which, um,

1413

01:32:07.790 --> 01:32:12.360

I've spent a lot of my career involved in is the whole question of whether, um,

1414

01:32:13.360 --> 01:32:17.320

applying the governments definition of affordable housing in a market like



1415

01:32:17.320 --> 01:32:21.960

Cambridge delivers housing that is appropriately affordable, um,

1416

01:32:22.620 --> 01:32:25.760

for people who have to occupy, you know,

1417

01:32:26.240 --> 01:32:27.800

everyday jobs and not in,

1418

01:32:27.800 --> 01:32:32.000

in the sort of circumstances that some people will be in. So, I mean, and,

1419

01:32:32.000 --> 01:32:36.530

and the third point, so, which I'm sure the council will help to address,

1420

01:32:36.630 --> 01:32:40.770

is that they are, um, they're not intending unsustainable,

1421

01:32:41.350 --> 01:32:45.250

low affordable housing, et cetera, developments on any of their other, um,

1422

01:32:45.690 --> 01:32:46.730

strategic sites. Um,

1423

01:32:47.050 --> 01:32:51.650

I think it is fair to say that those policies will apply to all such sites. Um,

1424

01:32:52.550 --> 01:32:55.410

and I'm also pretty confident Mr.

1425

01:32:55.410 --> 01:32:59.690

Kelly and his team will be looking to create high quality developments on the

1426

01:32:59.690 --> 01:33:03.410

airport on, um, at Campbell and, and elsewhere. Um,

1427

01:33:04.030 --> 01:33:08.930

so in a sense that was a very partial view, which, which clearly represents,

1428

01:33:09.110 --> 01:33:13.770

um, Holmes England's specific involvement in, in releasing this site.

1429

01:33:14.230 --> 01:33:15.810

Um, my last point, sir,

1430

01:33:15.810 --> 01:33:20.330

is clearly we've raised a number of questions around the funding certainty and

1431

01:33:20.630 --> 01:33:23.490

the quantum and so on in, in our representations.

1432

01:33:24.030 --> 01:33:28.410

Do you intend to ask Holmes England to address those in your written questions?

1433

01:33:28.840 --> 01:33:33.570

Well, you'll have heard that I touched on the certainty we can derive from,

1434

01:33:34.150 --> 01:33:35.930

um, their agreements. Um,

1435

01:33:36.820 --> 01:33:41.010

homes England did say they come back to us on that and we've taken it as an

1436

01:33:41.010 --> 01:33:44.930

action point, which we hope they'll give us the fullest answer possible on.

1437

01:33:44.990 --> 01:33:47.050

And as I said to homes, England,

1438

01:33:47.070 --> 01:33:51.010

we can only recommend on the information that is shared to us.

1439

01:33:51.150 --> 01:33:53.330

So if the information isn't there,

1440

01:33:53.840 --> 01:33:58.450

then obviously we can't attach certainty to something we haven't got

1441

01:33:58.650 --> 01:34:00.850

evidence for. Um, and of course,

1442

01:34:01.560 --> 01:34:05.690

safe Honey Hill and all other parties will have the opportunity to come back on

1443

01:34:05.970 --> 01:34:07.890

anything that Hongs England does submit.

1444

01:34:11.240 --> 01:34:13.310

Thank you. Cambridge Councils.

1445

01:34:14.120 --> 01:34:16.790

Thank you, sir. Um, it was really to come back to,

1446

01:34:16.930 --> 01:34:21.150

to the questions that you asked of, of Holmes in the Mr. Denton, um, uh,

1447

01:34:21.160 --> 01:34:22.790

based upon our relevant rep,

1448

01:34:22.790 --> 01:34:26.830

which is document r r 0 0 2. Yes.

1449

01:34:27.690 --> 01:34:32.470

So I, it, it was, uh, it was, I listened very carefully to the way that you,

1450

01:34:32.490 --> 01:34:36.790

you put your question clearly the document has to be read as a whole, uh,

1451

01:34:36.850 --> 01:34:37.870  
and therefore, um,

1452

01:34:38.200 --> 01:34:42.470  
there was the potential for there to be some misunderstanding about  
what the,

1453

01:34:42.770 --> 01:34:46.790  
the point that is being put here. Um, and therefore I think Mr. Mr.

1454

01:34:46.790 --> 01:34:48.310  
Kelly would like to come back on that.

1455

01:34:48.810 --> 01:34:50.190  
Of course. That's fine. Thank you.

1456

01:34:52.010 --> 01:34:56.910  
Uh, thank you. Um, yes, I think you referred so to, uh, paragraph  
30, uh,

1457

01:34:57.100 --> 01:35:01.560  
and the scenario of the development consent order not being, um,

1458

01:35:01.990 --> 01:35:06.600  
confirmed, uh, and, um, the need to identify or,

1459

01:35:06.820 --> 01:35:10.560  
or consider alt alternatives, I think, um, uh,

1460

01:35:11.540 --> 01:35:13.520  
the point that we would make is that the, the,

1461

01:35:13.540 --> 01:35:17.760  
the council's to date of pursued a development strategy based upon a  
number of

1462

01:35:17.760 --> 01:35:22.360  
principles. And in paragraph 32, um, which follows,

1463

01:35:22.900 --> 01:35:23.120  
uh,

1464

01:35:23.120 --> 01:35:27.960

those principles because they're based upon ever evidence developed through this

1465

01:35:27.960 --> 01:35:30.200

local plan process about, for example,

1466

01:35:30.200 --> 01:35:33.440

the impact on climate and so forth wellbeing, uh,

1467

01:35:33.440 --> 01:35:38.400

and the key themes in the local plan highlight the fact that in many respects,

1468

01:35:38.620 --> 01:35:43.600

the starting point for the reconsideration of that matter would be those

1469

01:35:43.600 --> 01:35:45.400

development principles, uh,

1470

01:35:45.400 --> 01:35:49.920

which would include strategic locations on the edge of Cambridge, uh, and, um,

1471

01:35:50.520 --> 01:35:52.400

critically in the green belt, uh,

1472

01:35:52.400 --> 01:35:57.160

around the edges of Cambridge because of their associated, uh, parallel carbon,

1473

01:35:57.540 --> 01:36:01.880

um, uh, characteristics. Uh, and so, uh, it's not essentially a,

1474

01:36:02.040 --> 01:36:06.280

a blank sheet of paper that takes us back to the beginning. The council in, um,

1475

01:36:06.420 --> 01:36:10.120

uh, the early part of this year referred to by Mrs. Hunt, uh,

1476

01:36:10.120 --> 01:36:14.440

in the report that we will include in the local impact report, um,

1477

01:36:14.830 --> 01:36:19.640

highlighted and indeed endorsed development principles underpinning

1478

01:36:19.940 --> 01:36:21.840

the, the growth strategy. Now,

1479

01:36:21.840 --> 01:36:25.800

clearly any one site falling outta that process, um,

1480

01:36:26.230 --> 01:36:30.560

doesn't render the development principles that the council has committed to, uh,

1481

01:36:30.560 --> 01:36:35.320

equally invalid, uh, and we would expect to employ those or deploy those in the,

1482

01:36:35.380 --> 01:36:40.080

in the search for second site. So it's really just to refer you on to, um, uh,

1483

01:36:40.590 --> 01:36:45.120

paragraph 32, particularly about the collateral, um, uh,

1484

01:36:45.390 --> 01:36:46.240

effects of that

1485

01:36:47.180 --> 01:36:50.440

You say about expecting to deploy those principles.

1486

01:36:50.870 --> 01:36:53.560

Have those principles been independently tested yet

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01:36:54.460 --> 01:36:57.880

The the principles themselves haven't been through obviously the local plan, uh,

1488

01:36:58.160 --> 01:37:01.920

examination process, uh, but the, um, uh, uh,

1489

01:37:02.020 --> 01:37:06.360

the council's resolutions in the early part of this year were to deploy those

1490

01:37:06.360 --> 01:37:10.000

principles for the progression of the development plan. But clearly there's a,

1491

01:37:10.000 --> 01:37:11.880

there's a matter for independent examination

1492

01:37:13.340 --> 01:37:15.600

And likewise have, has,

1493

01:37:15.820 --> 01:37:20.720

has there been any external testing of development options pre presumably

1494

01:37:20.900 --> 01:37:23.160

we through a sustainability appraisal?

1495

01:37:23.180 --> 01:37:26.760

But has that been looked at by an independent examiner?

1496

01:37:27.940 --> 01:37:31.880

The sustainability appraisal has not been, uh, subject to examination.

1497

01:37:32.030 --> 01:37:35.640

It's clearly been subject to con two realms of consultation in the development

1498

01:37:35.640 --> 01:37:39.320

of the, of the development plan itself, uh, to, to this point.

1499

01:37:39.650 --> 01:37:40.720

Thank you. Um,

1500

01:37:41.300 --> 01:37:43.360

So there was another, there was another broader point,

1501

01:37:43.480 --> 01:37:46.680

I dunno whether it's appropriate to consider it here for, um,

1502

01:37:46.930 --> 01:37:50.080

expedience in terms of timing or not, but they were, uh,

1503

01:37:50.080 --> 01:37:52.600

points partially raised by, uh, Mr. Denton,

1504

01:37:52.600 --> 01:37:57.080

but also raised by SA Save Honey Hill. Uh, and it's a, it's a,

1505

01:37:57.710 --> 01:38:02.320

it's a broader point I think that we, uh, that hasn't been touched upon, uh,

1506

01:38:02.780 --> 01:38:05.440

to the extent that the planning authority is considering it.

1507

01:38:05.750 --> 01:38:08.200

There's been a number of comments about, uh,

1508

01:38:08.200 --> 01:38:12.840

the provision of alternative housing, uh, indeed the, the, the, the creation of,

1509

01:38:13.460 --> 01:38:17.920

um, uh, a place, a high quality place. But the, um,

1510

01:38:18.520 --> 01:38:21.680

analysis that we are doing as part of the local plan process is highlighting

1511

01:38:21.750 --> 01:38:25.720

that it's not just, um, quantum of development,

1512

01:38:25.720 --> 01:38:29.920

whether that's commercial or residential floor space that determines the

1513



01:38:30.320 --> 01:38:35.000  
respective international competitiveness of Cambridge. It's the combination,

1514  
01:38:35.460 --> 01:38:39.680  
uh, of factors that create associated, uh,

1515  
01:38:39.680 --> 01:38:44.200  
growth opportunities alongside existing institutional or locational

1516  
01:38:44.480 --> 01:38:48.160  
specifics. So for example, the best, um, uh, we wouldn't consider, for example,

1517  
01:38:48.420 --> 01:38:50.160  
at this point in time, uh,

1518  
01:38:50.310 --> 01:38:54.960  
that a displacement of housing to or indeed employment to places

1519  
01:38:55.030 --> 01:38:59.600  
like Northstowe, uh, which is 10 kilometers or so away, uh,

1520  
01:38:59.650 --> 01:39:03.600  
would be reflected in associated investment from the life sciences industry.

1521  
01:39:03.900 --> 01:39:07.640  
And that's because, uh, there are very clear, um, uh,

1522  
01:39:08.090 --> 01:39:12.000  
parameters in which that Agile global finance

1523  
01:39:13.160 --> 01:39:16.480  
considers this location Cambridge, uh, and it,

1524  
01:39:16.480 --> 01:39:20.800  
and the characteristics that they're looking for compared with Boston or, um,

1525  
01:39:20.980 --> 01:39:24.840  
uh, the, uh, east coast of the US or Singapore or elsewhere. Uh,

1526

01:39:24.860 --> 01:39:29.280

and so those very specific locational characteristics and the

1527

01:39:29.280 --> 01:39:31.720

associated benefits of, um,

1528

01:39:31.990 --> 01:39:36.600

housing and employment hand in glove become more

1529

01:39:36.600 --> 01:39:41.040

significant as a benefit. Uh, the local authority would say, uh,

1530

01:39:41.040 --> 01:39:46.000

when associated with existing institutional or, um, uh, organizational,

1531

01:39:46.500 --> 01:39:51.120

um, gravity of which Northeast Cambridge, um,

1532

01:39:51.620 --> 01:39:53.240

has European,

1533

01:39:53.300 --> 01:39:57.840

if not into global significance as one of the UK's first science parts,

1534

01:39:57.980 --> 01:40:01.440

but subsequently the occupier, um, uh, uh,

1535

01:40:01.550 --> 01:40:04.440

quality of those occupiers and their, uh,

1536

01:40:04.820 --> 01:40:09.280

the continuing growth aspirations that sit around it such that my service is

1537

01:40:09.280 --> 01:40:11.000

currently dealing with, um,

1538

01:40:11.630 --> 01:40:15.840

very sizable proposals for intensification of the commercial offer on the

1539

01:40:15.840 --> 01:40:17.840  
science park, um, uh,

1540

01:40:18.340 --> 01:40:23.000  
in this location for which the housing assumes an,

1541

01:40:23.300 --> 01:40:27.240  
an associated value as part of the global competitive package.

1542

01:40:27.660 --> 01:40:32.560  
So if one looks at Kendall Square in Boston, if one looks at, um,  
uh, the, uh,

1543

01:40:32.560 --> 01:40:34.480  
west coast of the us, uh,

1544

01:40:34.490 --> 01:40:39.440  
there is now an association of housing and employment space as part  
of

1545

01:40:39.480 --> 01:40:43.080  
a talent, um, magnet, uh,

1546

01:40:43.110 --> 01:40:47.720  
that assumes a significant benefit beyond just the

1547

01:40:47.720 --> 01:40:51.440  
attribution of a particular number of homes in a particular geog,  
uh,

1548

01:40:51.450 --> 01:40:52.440  
broad geography.

1549

01:40:53.210 --> 01:40:56.440  
Thank you. And, um, I expect that will be in the l i r as well.  
Absolutely.

1550

01:40:56.570 --> 01:41:01.040  
Thank you. Um, finally, anybody online before I go back to the

applicants?

1551

01:41:01.040 --> 01:41:02.320

Any virtual attendees?

1552

01:41:06.140 --> 01:41:09.160

No. So back to the applicant, please. Any comments? Very much.

1553

01:41:11.410 --> 01:41:13.160

Thank you very much, sir. Um,

1554

01:41:13.590 --> 01:41:18.480

we'd like to use our time opportunity now, um, fire Mr.

1555

01:41:18.670 --> 01:41:23.520

Call me, um, who can provide clarification on some of the questions that, um,

1556

01:41:23.550 --> 01:41:24.680

that you've been asking.

1557

01:41:25.610 --> 01:41:26.443

Thank you.

1558

01:41:33.400 --> 01:41:36.780

Got it. To work, uh, John Calley, uh, the applicant, um,

1559

01:41:38.570 --> 01:41:39.540

conscious of time,

1560

01:41:40.000 --> 01:41:44.220

but I would just say that I'm a little closer to the contractual arrangements

1561

01:41:44.220 --> 01:41:48.220

that we have with Holmes England that perhaps Peter is if you'd like to,

1562

01:41:48.560 --> 01:41:50.340

to ask your questions. Again,

1563

01:41:50.440 --> 01:41:54.700

I'm happy to answer them or alternative for you are happy to wait until, until,

1564

01:41:55.320 --> 01:41:58.740

uh, Holmes England's written response. That's also equally okay.

1565

01:42:00.560 --> 01:42:03.180

Is it an agreement between you and Holmes England?

1566

01:42:03.840 --> 01:42:06.580

The agreement is between Holmes England,

1567

01:42:07.160 --> 01:42:10.740

the city council and us. Right. Okay.

1568

01:42:11.940 --> 01:42:16.620

I want, if it's more expedient to prepare a joint submission,

1569

01:42:17.220 --> 01:42:19.420

I think that's probably better, isn't it? Than, than,

1570

01:42:19.490 --> 01:42:22.940

than the whole story is told by all three of us at the same time.

1571

01:42:22.940 --> 01:42:26.500

I think that would be helpful. And, and again, just if I can emphasize the,

1572

01:42:27.160 --> 01:42:29.420

the more evidence we can see, the better.

1573

01:42:29.700 --> 01:42:33.380

I understand that some of it would be redacted. It needs to be,

1574

01:42:33.380 --> 01:42:35.380

it's commercially sensitive. I'm afraid so,

1575

01:42:35.840 --> 01:42:40.460

but not so redacted that we can't understand the general direction Yeah.

1576

01:42:40.530 --> 01:42:44.180

What it's seeking to achieve. Yeah. Yeah. Thank you. You

1577

01:42:45.580 --> 01:42:47.530

Thank you very much for that indication, sir.

1578

01:42:47.700 --> 01:42:50.690

Thank you. Are there any more points you'd like to make?

1579

01:42:52.510 --> 01:42:55.530

Uh, that's fine for me. Thank you, sir. Okay. You,

1580

01:42:55.530 --> 01:42:59.130

you'll be aware there's some more bullet points on our agenda.

We've, um,

1581

01:42:59.200 --> 01:43:04.050

managed to dispatch with quite a few in our previous discussions. I think.

1582

01:43:04.390 --> 01:43:08.570

Um, there's some left I'm afraid. So, um, if we'd like to take a,

1583

01:43:09.010 --> 01:43:13.930

a short break for 15 minutes, the time's 17, 28 and come back at, yeah,

1584

01:43:13.930 --> 01:43:16.370

So that's most welcome. 17 five. Um,

1585

01:43:16.370 --> 01:43:20.850

could you maybe just give us a steer as to, um, which ones Yes,

1586

01:43:20.870 --> 01:43:22.610

you'll want to look at orally and,

1587

01:43:26.510 --> 01:43:31.130

And of course if anybody would like to touch on any points, they are welcome to.

1588

01:43:31.390 --> 01:43:35.810

Um, and, um, that goes for written submissions as well. The,

1589

01:43:35.910 --> 01:43:38.650

the first set of questions is, um,

1590

01:43:39.130 --> 01:43:42.250

consideration of direct benefits and wider benefits of the,

1591

01:43:42.590 --> 01:43:44.450

the proposed development. Yep.

1592

01:43:44.950 --> 01:43:48.210

And I think that we've dealt with just about all of the points in,  
uh,

1593

01:43:48.830 --> 01:43:53.080

in our previous discussions. Yes. Um,

1594

01:43:54.550 --> 01:43:55.383

Good

1595

01:43:56.310 --> 01:43:57.143

Certainty.

1596

01:43:59.810 --> 01:44:04.210

I would like to touch on that this is a degree of certainty

1597

01:44:04.710 --> 01:44:07.290

and contingencies for housing in infrastructure.

1598

01:44:07.950 --> 01:44:10.810

I'd just like to touch on timescales.

1599

01:44:10.810 --> 01:44:15.130

It's more a question for the local authorities, but we've already,

1600

01:44:15.830 --> 01:44:20.170

um, touched on the question about whether the a a P would be found  
sound,

1601

01:44:20.170 --> 01:44:21.370

the degree of certainty,

1602

01:44:22.030 --> 01:44:25.250

and that's going to be written submissions by both parties.

1603

01:44:27.470 --> 01:44:31.610

Um, I'm quite interested in the development trajectory point under that,

1604

01:44:31.870 --> 01:44:36.850

so I would like to deal with that after our tea break. Yes. And, um,

1605

01:44:37.310 --> 01:44:41.050

and just also touch on the contingencies for the,

1606

01:44:41.630 --> 01:44:44.090

the water beach pipeline. Yes. Um,

1607

01:44:44.350 --> 01:44:49.090

the other point in relation to the bridge to nowhere case,

1608

01:44:49.210 --> 01:44:52.170

I think could be done in writing if you are happy to do that. Yes.

1609

01:44:52.190 --> 01:44:53.023

On both sides.

1610

01:44:54.350 --> 01:44:57.210

It, it's very short actually from our point of view, I imagine.

1611

01:44:57.210 --> 01:44:58.690

But we're very happy to deal with it in writing.

1612

01:44:58.980 --> 01:45:02.170

Thank you. And the councils, are you happy with that?

1613

01:45:02.870 --> 01:45:03.703

Indeed.

1614

01:45:04.140 --> 01:45:08.850

Thank you. And then, um, the final points,



1615

01:45:09.040 --> 01:45:13.290

I've got, um, perhaps a couple, I'll need to just think about it on the,

1616

01:45:13.550 --> 01:45:16.730

the final set of bullet points, which is the adequacy of consideration,

1617

01:45:16.790 --> 01:45:20.930

but hopefully it shouldn't be more than half an hour if we get lots of concise

1618

01:45:20.930 --> 01:45:22.650

answers. Yeah. So, um, thank, thank

1619

01:45:22.650 --> 01:45:26.530

You. So from our team, it'll be Mr. Cormy and Mr.

1620

01:45:26.860 --> 01:45:28.090

Pryor. Thank you. We'll

1621

01:45:28.090 --> 01:45:29.450

Be addressing those. Thank you.

1622

01:45:31.300 --> 01:45:34.650

Thank you. Time's now 1731.

1623

01:45:34.650 --> 01:45:38.610

Should we come back at 1745? If that's okay with everybody?

1624

01:45:39.430 --> 01:45:42.570

The inquiry is adjourned until 1745. Thank you.