

WEBVTT – This file was automatically generated by event.video

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00:00:04.375 --> 00:00:06.755

It is 5 45 and the hearing's resumed.

1

00:00:09.915 --> 00:00:10.975

Um, I think first of all,

2

00:00:11.705 --> 00:00:13.495

we'll just go back to that heritage point.

3

00:00:13.835 --> 00:00:15.215

Um, please. Thank you.

4

00:00:19.185 --> 00:00:21.285

Um, apologies, sir. Ms.

5

00:00:21.285 --> 00:00:24.845

Broom had to go, but what I do have are the references

6

00:00:24.865 --> 00:00:26.765

and I've, I've, we've done a full sweep

7

00:00:26.825 --> 00:00:28.285

of both the temporary

8

00:00:28.905 --> 00:00:32.565

and the permanent in terms of, of, um, Bates Bike lock

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00:00:32.745 --> 00:00:34.005

and also big in Abbey.

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00:00:34.005 --> 00:00:36.125

So these are all the references that we could find.

11

00:00:36.905 --> 00:00:40.325

So, um, and this is the, um, LIR reference.

12

00:00:40.325 --> 00:00:41.965

Forgive me, I've can't remember the, um,

13

00:00:42.925 --> 00:00:43.925
document reference at the moment,

14

00:00:44.065 --> 00:00:48.245
but, um, so firstly with regard to Bates by lock,

15

00:00:48.915 --> 00:00:53.765
paragraph 9.25 of the LIR, um, refers to, uh,

16

00:00:54.305 --> 00:00:55.765
uh, moderate impact.

17

00:00:57.275 --> 00:00:59.725
Okay. I think the applicant acknowledges that.

18

00:00:59.905 --> 00:01:01.045
Yes, I think, I think the, the,

19

00:01:01.225 --> 00:01:04.605
the question was Bates byte lock permanent effect.

20

00:01:07.135 --> 00:01:08.905
That is what I think

21

00:01:08.975 --> 00:01:12.365
that paragraph deals with.

22

00:01:20.575 --> 00:01:23.185
Well, uh, sorry sir.

23

00:01:23.405 --> 00:01:27.945
Uh, if, if 9.25 is it doesn't provide you,

24

00:01:28.355 --> 00:01:29.585
Sorry, lemme just read it.

25

00:01:35.585 --> 00:01:38.355
Okay. So, so 9.25

26

00:01:40.805 --> 00:01:45.035

talks about, it says the level of change should be assessed

27

00:01:45.035 --> 00:01:49.745

as moderate ah, and the impact Moderate,

28

00:01:50.045 --> 00:01:53.185

but it doesn't specify that the significance of effect,

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00:01:54.225 --> 00:01:55.935

which is the overall outcome,

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00:01:55.995 --> 00:01:57.975

it doesn't actually make a specification that

31

00:01:57.975 --> 00:01:59.375

that is moderate and

32

00:01:59.375 --> 00:02:03.095

therefore the significance effect of effect is

33

00:02:04.215 --> 00:02:05.255

a significant effect.

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00:02:06.035 --> 00:02:09.055

So I think that's where, 'cause there's a difference

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00:02:09.055 --> 00:02:12.055

between the impact, there's a different and the change.

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00:02:12.915 --> 00:02:15.815

And then the overall outcome is the significance of effect,

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00:02:15.865 --> 00:02:18.815

which is where in EIA terms that is

38

00:02:18.815 --> 00:02:21.255

where you determine whether there's a significant effect

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00:02:21.435 --> 00:02:23.055

or not significant effect.

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00:02:24.155 --> 00:02:27.855

So I was asking where in the LIR it specifies

41

00:02:27.965 --> 00:02:30.255

that those are moderate adverse,

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00:02:31.435 --> 00:02:32.535

or in the council's view,

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00:02:32.535 --> 00:02:34.535

there's a moderate adverse significant effect,

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00:02:36.695 --> 00:02:38.335

permanent significant effect on Bates

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00:02:38.335 --> 00:02:39.335

by lot conservation area.

46

00:02:41.365 --> 00:02:44.595

Sir, The only reference

47

00:02:44.745 --> 00:02:46.835

that I've had is that one.

48

00:02:46.935 --> 00:02:51.875

So if that's clearly not answering your question fully on

49

00:02:51.875 --> 00:02:52.715

the point that you're making,

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00:02:52.975 --> 00:02:54.195

we will have to come back to it.

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00:02:54.335 --> 00:02:55.715

But those are the only references

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00:02:55.715 --> 00:02:56.955

that I've got to the reference.

53

00:02:57.105 --> 00:02:59.725

Okay. It may be that the terminology used,

54

00:03:00.545 --> 00:03:01.765

It may Well be is different,

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00:03:01.825 --> 00:03:04.285

but does the applicant want to just briefly comment on that?

56

00:03:11.445 --> 00:03:15.745

Um, our expert is no longer with us, so I,

57

00:03:16.865 --> 00:03:19.185

I I just wonder whether this would be better dealt

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00:03:19.185 --> 00:03:20.945

with in writing now. I think probably

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00:03:21.325 --> 00:03:22.325

Yes.

60

00:03:22.395 --> 00:03:24.585

We'll make a note, uh, we'll make an action point just

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00:03:24.585 --> 00:03:27.725

to clarify the view on that.

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00:03:27.745 --> 00:03:28.965

We may follow that up with further

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00:03:28.965 --> 00:03:30.045

written questions as well.

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00:03:32.005 --> 00:03:33.515

Thank you. Yes, Ms. Conroy,

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00:03:34.925 --> 00:03:37.685

I believe the power you're looking for is 9.28.

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00:03:49.335 --> 00:03:53.915

So again, that says impact rather than effects,

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00:03:53.925 --> 00:03:56.395

which says there is a slight difference.

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00:03:56.575 --> 00:04:01.515

So, um, you look at a magnitude of change

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00:04:01.615 --> 00:04:04.995

and an impact and then it comes out with an effect of, it's,

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00:04:05.065 --> 00:04:08.075

it's kind of EIA, um, terminology,

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00:04:08.535 --> 00:04:13.495

but I was hoping to see somewhere that says like,

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00:04:13.495 --> 00:04:14.695

the overall outcome is an ad,

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00:04:14.695 --> 00:04:17.095

is a moderate adverse effect on the significance

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00:04:17.115 --> 00:04:19.695

of the heritage asset, which I couldn't see in the LIR.

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00:04:19.795 --> 00:04:23.495

So I think it'd be worth self Cambridge to district council

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00:04:24.365 --> 00:04:28.095

confirm if that is their view and the reasons why.

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00:04:29.315 --> 00:04:29.745

Thank you.

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00:04:36.685 --> 00:04:38.455

Okay, so we'll move on to Greenbelt.

79

00:04:38.635 --> 00:04:41.335

Um, I don't actually have that many questions on Greenbelt.

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00:04:41.455 --> 00:04:44.135

I dunno if you're expecting something more than I'm actually

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00:04:44.145 --> 00:04:48.895

going to be doing, but, um, I first of all wanted a bit

82

00:04:48.895 --> 00:04:53.055

of clarification around which elements the applicant

83

00:04:53.535 --> 00:04:55.215

considers would be an appropriate development.

84

00:04:55.995 --> 00:04:59.095

Yes. So Mr. Fox, For example. Oh yes, sorry.

85

00:04:59.105 --> 00:05:01.975

Sorry. I was just gonna say for example, um,

86

00:05:04.795 --> 00:05:08.475

so if you take the access road first, so I don't want

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00:05:08.475 --> 00:05:10.915

to go over what bits are, what bit, what bits aren't.

88

00:05:10.955 --> 00:05:13.395

I just want some clarification over where I'm unsure

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00:05:13.395 --> 00:05:14.995

what your view is on that.

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00:05:15.615 --> 00:05:19.155

So you state that the proposed access road would not be

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00:05:19.985 --> 00:05:22.435

inappropriate development in the green belt, um,

92

00:05:25.285 --> 00:05:29.585

but you kind of say in, in other areas

93

00:05:31.605 --> 00:05:32.675

roads might not be

94

00:05:32.675 --> 00:05:34.195
appropriate development in the green belt.

95

00:05:34.375 --> 00:05:36.795
But could you provide justification

96

00:05:36.895 --> 00:05:40.795
for your view on this noting, um, well, including relation

97

00:05:40.795 --> 00:05:42.035
to effects on the openness

98

00:05:43.135 --> 00:05:48.005
and green belt purposes, noting national

99

00:05:49.005 --> 00:05:53.865
planning policy framework, paragraph one 50 C, given

100

00:05:53.865 --> 00:05:54.865
that this does not appear

101

00:05:54.865 --> 00:05:57.245
to have been addressed in the green belt assessment, um,

102

00:05:57.345 --> 00:05:59.845
and noting for example, that the access road would

103

00:06:00.435 --> 00:06:04.565
include hard surfacing in the green belt, ramping

104

00:06:05.835 --> 00:06:09.615
in the green belt, HGV movements in the green belt

105

00:06:10.735 --> 00:06:14.015
lighting and signage at its entrance.

106

00:06:14.795 --> 00:06:18.415
So why would it not be, why would it be, in your view,

107

00:06:19.555 --> 00:06:22.775

why would it not be inappropriate development given

108

00:06:42.445 --> 00:06:44.745

it was 155 C in the MPPF

109

00:06:49.465 --> 00:06:50.675

John Bowles for the applicant?

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00:06:52.175 --> 00:06:56.235

So, so yeah, I, you, you are obviously at that, um,

111

00:06:56.605 --> 00:07:00.755

particular, um, note that is effectively the response

112

00:07:00.755 --> 00:07:05.395

to XQ 1 11 1, which is my, um,

113

00:07:05.915 --> 00:07:08.595

response on that question about what is appropriate

114

00:07:08.655 --> 00:07:10.475

and inappropriate in those terms.

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00:07:10.655 --> 00:07:15.515

And I, um, include, uh, with it, uh, um,

116

00:07:16.795 --> 00:07:19.995

a set of three rather small scale drawings just to try

117

00:07:19.995 --> 00:07:22.675

and differentiate between where the green belt is across the

118

00:07:22.675 --> 00:07:24.635

whole of the order limits, et cetera.

119

00:07:25.055 --> 00:07:27.835

And then I break down what is within the green belts

120

00:07:27.835 --> 00:07:29.875

and whether I consider that's it, uh,

121

00:07:29.875 --> 00:07:31.395
appropriate or inappropriate.

122

00:07:31.815 --> 00:07:35.475
The one area that, um, I exclude is the access road.

123

00:07:35.675 --> 00:07:37.995
I haven't excluded actually the car park from that,

124

00:07:38.135 --> 00:07:41.035
but, um, uh, I include the car park

125

00:07:41.035 --> 00:07:43.315
and the circulation effectively is inappropriate.

126

00:07:44.015 --> 00:07:48.195
Um, the, the reason I do that, sir, is that just in relation

127

00:07:48.215 --> 00:07:52.075
to 1 5 5 C, um, as far as I'm concerned,

128

00:07:52.615 --> 00:07:55.635
the establishment of the only reason the access road is

129

00:07:55.835 --> 00:08:00.515
provided and, um, uh, is necessary

130

00:08:00.535 --> 00:08:03.315
as part of this process is on the establishment effectively

131

00:08:03.315 --> 00:08:05.355
of the need for the wastewater treatment

132

00:08:05.355 --> 00:08:06.475
plant in this location.

133

00:08:07.015 --> 00:08:08.435
So my interpretation,

134

00:08:08.435 --> 00:08:12.755

therefore of 1 55 C in that sense is that it is necessary

135

00:08:13.455 --> 00:08:14.715

for that development.

136

00:08:15.055 --> 00:08:18.595

Now, that still requires one to undertake the test as

137

00:08:18.595 --> 00:08:22.475

to whether or not that has an impact on, um,

138

00:08:23.415 --> 00:08:28.395

uh, openness and, um, that the, it is,

139

00:08:28.495 --> 00:08:32.595

it is my opinion, sir, that as a, a driveway, um,

140

00:08:32.805 --> 00:08:35.395

which isn't heavily urbanized in the same way

141

00:08:35.395 --> 00:08:38.315

as a road which has frequent traffic,

142

00:08:38.785 --> 00:08:42.995

two-way traffic traveling along it, um, has the same degree

143

00:08:42.995 --> 00:08:44.195

of urbanizing effect

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00:08:44.295 --> 00:08:47.795

and effect on openness than does a trunk road

145

00:08:47.855 --> 00:08:50.435

or a, a secondary, a normal secondary road.

146

00:08:50.935 --> 00:08:52.995

You mentioned lighting, but the intention is not

147

00:08:52.995 --> 00:08:56.245

to have lighting along the driveway. Um, but

148

00:08:56.245 --> 00:08:57.405

At the entrance there would be,

149

00:08:57.655 --> 00:08:59.085

There would be at the entrance.

150

00:08:59.245 --> 00:09:02.725

I accept that, sir, but it's not unusual to, um, on, on the,

151

00:09:02.825 --> 00:09:05.565

on secondary roads running through greenbelt, et cetera,

152

00:09:05.825 --> 00:09:08.645

for there to be lighting, um, as part

153

00:09:08.645 --> 00:09:09.845

of those that those roads.

154

00:09:09.845 --> 00:09:11.605

And I don't think that, I don't consider

155

00:09:11.605 --> 00:09:15.365

that's an alien feature in greenbelt terms in this location.

156

00:09:15.985 --> 00:09:18.885

It may not be an alien, but does it affect the openness?

157

00:09:19.065 --> 00:09:20.065

That's the question,

158

00:09:22.065 --> 00:09:23.205

In my opinion, sir.

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00:09:23.485 --> 00:09:25.605

I don't believe it does. And, uh,

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00:09:26.065 --> 00:09:29.085

but I accept the fact that in the relative scheme

161

00:09:29.085 --> 00:09:32.805

of things here, this component is a relative

162

00:09:33.065 --> 00:09:36.405

to relatively minor element of what is

163

00:09:36.405 --> 00:09:39.485

otherwise a larger area of inappropriate development.

164

00:09:40.105 --> 00:09:42.245

So if the Secretary of state

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00:09:42.905 --> 00:09:47.885

and say the panel were to conclude that it is, um, uh,

166

00:09:48.065 --> 00:09:52.165

an effect, it would have a negative effect on openness, then

167

00:09:52.725 --> 00:09:55.645

I accept the fact that we would, you know, we would, we need

168

00:09:55.645 --> 00:09:58.165

to, that needs to be put into the balance here.

169

00:10:02.715 --> 00:10:04.695

Um, just remind me how many

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00:10:05.955 --> 00:10:07.935

HG vs would be coming up

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00:10:07.935 --> 00:10:10.975

and down this access road on a daily basis?

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00:10:38.955 --> 00:10:40.685

Just clarifying this point, sir. Apologies.

173

00:11:04.815 --> 00:11:05.955

129.

174

00:11:07.385 --> 00:11:09.235

Okay, so that's 18 Hours. 18,

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00:11:09.745 --> 00:11:10.755

Yeah, Sorry.

176

00:11:11.575 --> 00:11:13.555

129 across an 18 hour.

177

00:11:13.705 --> 00:11:16.515

Okay. So that's two way movement.

178

00:11:16.535 --> 00:11:20.575

So that would be double that going Well,

179

00:11:20.685 --> 00:11:22.775

that going one way and that coming back out again.

180

00:11:24.365 --> 00:11:27.535

Correct. So, and rising to 146 under the future,

181

00:11:28.855 --> 00:11:30.455

Those, okay.

182

00:11:30.475 --> 00:11:34.455

So those vehicle movements of HG vs associated

183

00:11:34.455 --> 00:11:39.365

with the access road, would that reduce the o would

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00:11:39.365 --> 00:11:41.685

that have an effect on the openness of the green belt?

185

00:11:42.145 --> 00:11:44.485

Is that another factor to, to consider whether

186

00:11:44.485 --> 00:11:48.925

that access road is inappropriate development in the green

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00:11:48.925 --> 00:11:52.085

belt having regard to openness and its uses for hgv?

188

00:11:55.385 --> 00:11:57.205

Is is it a factor? Yes.

189

00:11:57.865 --> 00:12:01.245

Uh, does it, does it change my opinion in this context?

190

00:12:02.105 --> 00:12:04.245

No, sir. And the reason I do that is

191

00:12:04.245 --> 00:12:07.605

because I'm taking into account the, uh,

192

00:12:08.285 --> 00:12:09.925

contribution if you'd like to openness

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00:12:09.925 --> 00:12:12.205

that this area is already making.

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00:12:12.625 --> 00:12:13.805

So within that context,

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00:12:14.015 --> 00:12:16.885

there is already quite a considerable amount

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00:12:16.905 --> 00:12:20.885

of vehicle movements both on the A 14 and on horsley road.

197

00:12:21.425 --> 00:12:22.605

And I don't consider

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00:12:22.605 --> 00:12:25.845

therefore that this particular element is actually adding,

199

00:12:26.185 --> 00:12:30.045

uh, in terms of or, uh, affecting openness in that sense

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00:12:30.745 --> 00:12:32.605

on the, on the access itself.

201

00:12:34.385 --> 00:12:38.125

So vehicles passing over that access way, uh, in,

202

00:12:38.185 --> 00:12:40.845

in my opinion, doesn't affect the openness in

203

00:12:40.845 --> 00:12:42.005

this, in this instance,

204

00:12:42.345 --> 00:12:44.365

But they have to run from the entrance

205

00:12:44.745 --> 00:12:46.045

to the wastewater treatment plant.

206

00:12:46.045 --> 00:12:49.725

Yes. So where there is currently a field, an open field

207

00:12:50.895 --> 00:12:52.785

that would be then an access road of

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00:12:52.815 --> 00:12:55.755

however many meters with

209

00:12:57.065 --> 00:12:58.195

HTVs running up and down it.

210

00:12:59.785 --> 00:13:01.765

But you, but you, but your view is that that's,

211

00:13:01.765 --> 00:13:03.085

that doesn't affect the openness of

212

00:13:03.085 --> 00:13:04.765

that part of the green belt or

213

00:13:04.765 --> 00:13:05.925

That, that's my view, sir.

214

00:13:05.965 --> 00:13:08.365

I mean, in the context also of the fact that there are,

215

00:13:08.545 --> 00:13:10.565

and I'm not suggesting that the same volume,

216

00:13:11.025 --> 00:13:13.605

but that there are agricultural vehicles, uh,

217

00:13:13.895 --> 00:13:17.805

there are vehicles, uh, arriving in re in re respect to use

218

00:13:17.805 --> 00:13:21.125

of the, um, low-end driveway, um,

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00:13:21.195 --> 00:13:22.925

parking area, et cetera.

220

00:13:23.475 --> 00:13:25.285

Okay, thank you. Could I just ask the, um,

221

00:13:26.965 --> 00:13:30.775

well the county council doesn't have pol Greenbelt policy,

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00:13:30.995 --> 00:13:32.095

uh, as I understand it.

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00:13:32.095 --> 00:13:33.815

So it's the district council who's,

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00:13:35.355 --> 00:13:36.615

who would respond to that?

225

00:13:37.365 --> 00:13:38.495

Yeah. Yes. Uh, Ms.

226

00:13:38.515 --> 00:13:40.775

Mr Raben, I mean, we do have the county council here

227

00:13:41.115 --> 00:13:42.735

and what, what they can explain that,

228

00:13:42.735 --> 00:13:46.775

that they would apply the NPPF, but it's specifically, um,

229

00:13:47.085 --> 00:13:48.695

Well, the views of anyone who's absolutely,

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00:13:48.695 --> 00:13:49.895

who's interested in greenbelt, yes, absolute,

231

00:13:50.595 --> 00:13:52.655

We can deal with it At Chen.

232

00:13:53.435 --> 00:13:57.375

Uh, for south cams, I think our views on that point stand,

233

00:13:57.715 --> 00:14:02.335

we think that the access road is an urbanizing feature,

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00:14:03.355 --> 00:14:05.175

um, in the green belt.

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00:14:05.315 --> 00:14:07.855

It is at the moment just an open field

236

00:14:08.515 --> 00:14:12.255

and the intrusion into that, um, field,

237

00:14:13.195 --> 00:14:18.015

the paraphernalia associated with that, um, would,

238

00:14:18.145 --> 00:14:22.455

would have an urbanizing impact on, on, on, on,

239

00:14:22.455 --> 00:14:23.455

on the green belt.

240

00:14:24.075 --> 00:14:26.415

Um, and so I think our views on that point stand,

241

00:14:26.715 --> 00:14:29.415

we do accept though that in the consideration of

242

00:14:30.075 --> 00:14:33.495

all the other elements, that is a fairly minor point.

243

00:14:34.445 --> 00:14:35.695

Okay. Thank you very much for that.

244

00:14:35.915 --> 00:14:38.615

Um, would the counter council like to comment on that point?

245

00:14:41.145 --> 00:14:41.385

I do.

246

00:14:51.065 --> 00:14:53.405

That's fine. Thank you. Um,

247

00:14:55.275 --> 00:14:57.165

does the applicant want to respond at all to

248

00:14:58.865 --> 00:15:00.095

South C on that point?

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00:15:02.955 --> 00:15:04.375

No, sir. I'm con I'm content.

250

00:15:04.495 --> 00:15:06.735

I, I don't think I can add any more to, to my point.

251

00:15:06.965 --> 00:15:08.295

Okay, thank you. Um,

252

00:15:08.295 --> 00:15:10.535

could you also clarify your view on whether the gateway

253

00:15:10.895 --> 00:15:12.215

building and the visitor car park

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00:15:13.425 --> 00:15:15.455

would be an appropriate development in the greenbelt?

255

00:15:15.575 --> 00:15:18.775

I was slightly unclear from the planning statement

256

00:15:18.775 --> 00:15:20.135
and your responses to the

257

00:15:20.355 --> 00:15:21.355
EQ one. No, so

258

00:15:21.355 --> 00:15:23.415
they, they are in appropriate development

259

00:15:23.415 --> 00:15:25.855
that I treat the gateway building as effectively part

260

00:15:25.855 --> 00:15:28.015
of the earthworks and the continuation of that.

261

00:15:28.115 --> 00:15:31.015
So it's sort of, it encompasses the same area

262

00:15:31.015 --> 00:15:32.855
and I calculated it on that basis.

263

00:15:38.715 --> 00:15:42.205
Okay. The gateway building is set forward from the

264

00:15:42.735 --> 00:15:43.765
earth bundle, though.

265

00:15:43.865 --> 00:15:45.365
Set is a separate element, isn't it?

266

00:15:45.505 --> 00:15:47.645
It it, it hit Sorry.

267

00:15:47.645 --> 00:15:49.445
That's correct, sir, but just in what,

268

00:15:49.445 --> 00:15:50.845
the way I've calculated the error.

269

00:15:50.985 --> 00:15:55.445

So on the image, um, in, in my answer

270

00:15:55.665 --> 00:16:00.205
to execute one, uh, uh,

271

00:16:00.465 --> 00:16:05.165
11 one, um, it's a rather small, um,

272

00:16:07.895 --> 00:16:10.355
uh, sorry, I've just lost it now.

273

00:16:10.545 --> 00:16:13.755
It's a, it's rather a small, um, image, but what,

274

00:16:13.815 --> 00:16:15.315
but it has, is colors on it.

275

00:16:15.815 --> 00:16:19.435
Uh, and that's what the calculation of area, um,

276

00:16:19.815 --> 00:16:20.995
has, is been based on.

277

00:16:21.055 --> 00:16:23.155
So the discovery center is covered orange,

278

00:16:23.215 --> 00:16:26.275
and that includes also the operational area with inside,

279

00:16:26.775 --> 00:16:27.835
uh, the rotunda.

280

00:16:28.745 --> 00:16:31.955
Okay, thank you. And given the proposed outfall

281

00:16:31.955 --> 00:16:34.995
to the river cam would be a visible structure from along

282

00:16:35.345 --> 00:16:38.995
footpaths, towpaths along the river, uh,

283

00:16:39.065 --> 00:16:41.955

what effect would it have on the openness of the green belt

284

00:16:42.055 --> 00:16:46.395

and its purposes having regard to MPF,

285

00:16:46.395 --> 00:16:48.395

paragraph 1 5, 5 B,

286

00:16:49.475 --> 00:16:51.185

which I think you're saying it falls under

287

00:16:56.985 --> 00:16:59.105

B, you said B, b

288

00:16:59.385 --> 00:17:02.225

Engineering op, uh, engineering operations. So

289

00:17:02.345 --> 00:17:05.745

I, I, uh, as I've expressed in the, in the response,

290

00:17:05.905 --> 00:17:08.465

I don't believe that it has an impact on openness.

291

00:17:09.085 --> 00:17:13.105

Um, there are, uh, regular, um, uh,

292

00:17:14.875 --> 00:17:16.995

features of this river iron features of this nature,

293

00:17:17.265 --> 00:17:18.795

mooring mooring stations,

294

00:17:19.095 --> 00:17:23.275

and this would be akin to that in relation, um, to, um,

295

00:17:23.455 --> 00:17:27.235

what's proposed, the total area, um, that the outfall will,

296

00:17:28.015 --> 00:17:30.635

um, take up as 55 square meters.

297

00:17:31.215 --> 00:17:33.715

Uh, it will be viewed obviously at a low level.

298

00:17:34.215 --> 00:17:37.395

So one would be looking across at a bank in an outfall pipe,

299

00:17:37.625 --> 00:17:39.675

effectively into the, into the river.

300

00:17:40.015 --> 00:17:44.155

And it would not be akin also to the type of measures, um,

301

00:17:44.745 --> 00:17:47.635

necessary, if you like, as part of the, sorry,

302

00:17:48.095 --> 00:17:51.725

the paraphernalia, um, that one would, one might expect

303

00:17:51.745 --> 00:17:54.565

to see along the, the river in that sense.

304

00:17:54.625 --> 00:17:57.365

And therefore, from that perspective, I, uh,

305

00:17:57.665 --> 00:18:00.805

my opinion is it is not something which affects openness.

306

00:18:01.145 --> 00:18:04.525

Mm-Hmm, okay. And is that self Cambridge's view as well

307

00:18:10.015 --> 00:18:13.405

About, um, uh, in terms of the outfall,

308

00:18:13.805 --> 00:18:17.125

I think our position remains that, um, all

309

00:18:17.125 --> 00:18:20.525

of those elements all constitute inappropriate

310

00:18:20.525 --> 00:18:21.845
development in the green belt.

311

00:18:21.905 --> 00:18:24.365
The fact that it can't necessarily be seen

312

00:18:24.945 --> 00:18:26.645
is not necessarily for us.

313

00:18:27.715 --> 00:18:30.205
What constitutes an impact on openness.

314

00:18:30.265 --> 00:18:33.085
It is really the fact that it is a, a,

315

00:18:33.345 --> 00:18:35.565
an alien form within that setting.

316

00:18:37.025 --> 00:18:38.765
So are you referring just to the outfall there

317

00:18:38.945 --> 00:18:41.085
or for example, the water beach pipeline,

318

00:18:41.085 --> 00:18:42.685
which would be completely buried?

319

00:18:46.135 --> 00:18:48.115
Yeah. Okay, thank you.

320

00:18:51.415 --> 00:18:52.755
Did you want to respond on that point?

321

00:18:55.735 --> 00:18:59.125
Sorry, only to say so that, um, an alien form

322

00:18:59.185 --> 00:19:02.205
and a an urbanizing feature are not the tests in relation

323

00:19:02.225 --> 00:19:05.365

to whether whether something affects its openness.

324

00:19:05.715 --> 00:19:08.325

Here we have a, a structure which is effectively

325

00:19:08.325 --> 00:19:11.245

underground, uh, and to ground level.

326

00:19:12.025 --> 00:19:15.165

It doesn't, in my estimation, affect openness.

327

00:19:15.225 --> 00:19:17.445

And, um,

328

00:19:18.165 --> 00:19:20.485

openness is obviously a spatial and a visual thing.

329

00:19:20.625 --> 00:19:23.125

It will be visible. But does it mean that

330

00:19:23.125 --> 00:19:24.245

that affects openness?

331

00:19:24.305 --> 00:19:25.305

In my opinion, it doesn't.

332

00:19:26.615 --> 00:19:31.365

Okay. Thank you. I'll come back to you, um, shortly.

333

00:19:31.665 --> 00:19:33.285

Ms. Cotton, I think you had your hand up.

334

00:19:33.825 --> 00:19:38.105

Um, next point was,

335

00:19:38.105 --> 00:19:39.825

could you clarify whether there would be any

336

00:19:40.795 --> 00:19:43.185

above ground structures in the green belt beyond

337

00:19:44.345 --> 00:19:46.125
the main wastewater treatment plant site

338

00:19:46.145 --> 00:19:50.245
and, um, the, I suppose the outfall element,

339

00:19:52.715 --> 00:19:54.035
albeit that would be at a low level?

340

00:20:03.335 --> 00:20:05.125
Sorry, sir. My understanding is no.

341

00:20:08.235 --> 00:20:10.045
Okay. Thank you. And the green belt assessment,

342

00:20:11.175 --> 00:20:13.805
which is a PP 2 0 7, makes reference to both

343

00:20:14.905 --> 00:20:17.885
the Cambridge City local plan 2018

344

00:20:19.465 --> 00:20:22.605
and the South Cambridge District Council local plan 2018.

345

00:20:24.025 --> 00:20:26.925
Um, would there be any greenbelt land affected within the

346

00:20:26.925 --> 00:20:29.685
administrative area of Cambridge City Council?

347

00:20:32.115 --> 00:20:36.455
Uh, I believe not, sir. Are you able to confirm that?

348

00:20:36.935 --> 00:20:40.935
I, It, it looks like the boundary kind of runs

349

00:20:41.685 --> 00:20:43.895
halfway across the river River.

350

00:20:43.925 --> 00:20:45.175

It's not very clear from the,

351

00:20:45.685 --> 00:20:48.845

necessarily clear from the plans that I've seen, but

352

00:20:50.645 --> 00:20:53.305

So I, I would have to, I think I would have to go away

353

00:20:53.365 --> 00:20:55.865

and, uh, check that with the council,

354

00:20:56.125 --> 00:20:58.985

but my understanding is it was not,

355

00:20:59.005 --> 00:21:00.425

and I've treated it in that vein.

356

00:21:00.885 --> 00:21:03.265

So the reference of the Cambridge, sorry,

357

00:21:03.265 --> 00:21:05.985

Cambridge City local plan in the Green Belt assessment is

358

00:21:07.015 --> 00:21:08.345

nothing that we need

359

00:21:08.345 --> 00:21:10.785

to take into account in terms of green belt harm?

360

00:21:12.005 --> 00:21:13.165

I think that is right.

361

00:21:13.165 --> 00:21:15.965

Unless I'd stand to be corrected, um, from the council.

362

00:21:16.905 --> 00:21:21.325

So w we've not proceeded on the basis there is land.

363

00:21:21.445 --> 00:21:24.525

I don't know if there might be a few. We we'll double check.

364

00:21:25.465 --> 00:21:29.125

Um, but, um, and we're doing it now, so,

365

00:21:29.425 --> 00:21:32.365

but I'm, um, that was not the basis upon which

366

00:21:32.365 --> 00:21:33.405

we made our representation.

367

00:21:33.505 --> 00:21:35.245

No, it is something that we'll obviously need

368

00:21:35.245 --> 00:21:36.925

to report on, so yes, I just was hoping

369

00:21:37.065 --> 00:21:39.445

for clarification on that point. We'll

370

00:21:39.445 --> 00:21:40.765

Do that then as soon as possible.

371

00:21:44.105 --> 00:21:47.045

Moving on. Moving on then to the consideration.

372

00:21:50.675 --> 00:21:54.425

Thank you. I'd just like to come back to, um, the

373

00:21:54.995 --> 00:21:56.745

point discussed by Mr.

374

00:21:56.885 --> 00:22:01.225

Bowles in relation to the disaggregation of various elements

375

00:22:02.175 --> 00:22:04.625

into inappropriate and not inappropriate.

376

00:22:05.355 --> 00:22:08.425

Could you indicate where, um,

377

00:22:08.805 --> 00:22:10.665

policy supports that approach?

378

00:22:10.665 --> 00:22:11.665

Please?

379

00:22:16.485 --> 00:22:20.225

So, so I'm sorry. When, when you say the supports,

380

00:22:20.225 --> 00:22:21.825

the approach to disaggregation,

381

00:22:22.125 --> 00:22:24.385

Disaggregating for the decision, inappropriate

382

00:22:24.565 --> 00:22:25.785

for the decision maker Yes.

383

00:22:25.785 --> 00:22:28.585

To examine inappropriate

384

00:22:28.965 --> 00:22:31.625

and not inappropriate elements of the development. Yes.

385

00:22:32.565 --> 00:22:34.185

May I deal with this one, sir?

386

00:22:34.925 --> 00:22:39.545

Um, so by analogy, if you look at paragraph 1, 5 4, which,

387

00:22:39.885 --> 00:22:41.145

um, I've lost track

388

00:22:41.145 --> 00:22:42.825

of all the current numberings, but of the

389

00:22:42.985 --> 00:22:44.345

MPPF Of the framework, yes.

390

00:22:45.165 --> 00:22:47.785

Um, but there've been lots of decisions on

391

00:22:47.785 --> 00:22:50.625

what is basically this paragraph under different

392

00:22:50.625 --> 00:22:51.905

numbers as well.

393

00:22:52.725 --> 00:22:57.705

Um, and, uh, you've, you've got for example, um,

394

00:22:58.925 --> 00:23:02.285

d the replacement of a building, um,

395

00:23:03.885 --> 00:23:06.925

provided in the same use and not materially larger,

396

00:23:07.425 --> 00:23:10.485

and then you've got g limited in filling or partial

397

00:23:10.585 --> 00:23:14.445

or complete redevelopment of previously developed land

398

00:23:14.505 --> 00:23:15.605

and so forth.

399

00:23:16.505 --> 00:23:21.125

Um, so it, it, it is conventional in my experience.

400

00:23:21.185 --> 00:23:23.805

And, and if necessary, I could certainly,

401

00:23:24.325 --> 00:23:27.285

I can cite you at least one secretary of state decision

402

00:23:27.945 --> 00:23:29.085

in these terms.

403

00:23:29.905 --> 00:23:31.485

Um, and a

404

00:23:31.625 --> 00:23:35.925

and an inspector's decision in MOL applying the same policy

405

00:23:36.655 --> 00:23:38.925

where it, it is perfectly conventional

406

00:23:38.945 --> 00:23:42.125

to look at the components of a, um,

407

00:23:42.305 --> 00:23:44.805

of a multi-component development scheme

408

00:23:45.585 --> 00:23:50.165

and assess, um, the extent to which there are, uh,

409

00:23:50.315 --> 00:23:54.045

appropriate or not inappropriate elements under those

410

00:23:54.535 --> 00:23:58.645

paragraphs in, in, uh, under those sub paragraphs.

411

00:23:59.215 --> 00:24:01.325

Could you provide those please? And yes.

412

00:24:01.465 --> 00:24:04.285

And a note on how comparable they are to this case?

413

00:24:04.985 --> 00:24:07.645

Yes, sir. Um, yes. But is there, is

414

00:24:07.775 --> 00:24:11.325

There, sorry, sorry, I'd understood you to be asking

415

00:24:11.705 --> 00:24:15.885

as a matter of principle, um, whether it's possible

416

00:24:15.945 --> 00:24:18.525

to disaggregate now I realize. No, I

417

00:24:18.525 --> 00:24:21.405

Wasn't, ah, perhaps I I was asking for

418

00:24:22.105 --> 00:24:25.725

the policy basis upon which that exercise was based.

419

00:24:35.115 --> 00:24:39.695

Yes, I, I do with respect still suggest that my answer,

420

00:24:40.155 --> 00:24:42.095

um, is relevant.

421

00:24:42.475 --> 00:24:45.295

Mr. Bowles also has something to say on this as well.

422

00:24:45.995 --> 00:24:50.695

Is, uh, would your response detail the policies that

423

00:24:51.385 --> 00:24:56.015

those two decisions that you refer to was were based on?

424

00:24:56.955 --> 00:25:01.655

Yes, uh, i, I mean it was, I I can it,

425

00:25:01.675 --> 00:25:06.535

it was the predecessor predecessors to 1 5 4,

426

00:25:06.715 --> 00:25:08.255

so it's not 1 5 5.

427

00:25:09.195 --> 00:25:13.775

So one of them, well, they,

428

00:25:13.805 --> 00:25:15.655

they were at different times, but yes.

429

00:25:16.755 --> 00:25:20.135

Are you, well, just to, to ask it from the other side

430

00:25:20.135 --> 00:25:21.495

of the, the coin as it were.

431

00:25:21.795 --> 00:25:24.655

Are you aware of any decisions where, um,

432

00:25:25.555 --> 00:25:29.975

one inappropriate element in a development

433

00:25:30.005 --> 00:25:33.255

that has what would be considered to be not inappropriate

434

00:25:33.845 --> 00:25:37.255

element results in the whole development being

435

00:25:37.575 --> 00:25:38.855

considered as not inappropriate?

436

00:25:38.855 --> 00:25:43.795

Sorry, inappropriate. So if we have a Yes,

437

00:25:44.695 --> 00:25:45.695

Yes, sir.

438

00:25:45.735 --> 00:25:49.515

But, um, I've been, if I can just talk about one

439

00:25:49.515 --> 00:25:51.675

of the decisions I'm thinking about, of course.

440

00:25:51.695 --> 00:25:55.035

Yes. It, it was a decision in the St.

441

00:25:55.235 --> 00:25:59.435

Alban's part of the metropolitan Greenbelt for, um,

442

00:26:00.235 --> 00:26:04.555

redevelopment of, of a major, um, built site,

443

00:26:04.555 --> 00:26:06.515

which was a tertiary education college.

444

00:26:07.495 --> 00:26:10.395

And parts were going to be refurbished

445

00:26:10.395 --> 00:26:12.755

and kept, parts were going to be demolished

446

00:26:12.935 --> 00:26:15.555

and replaced with new buildings.

447

00:26:15.775 --> 00:26:18.795

And there was an enabling development of, um,

448

00:26:19.185 --> 00:26:21.435

500 homes or thereabouts.

449

00:26:22.135 --> 00:26:25.315

And, um, it was a Secretary of State decision.

450

00:26:26.135 --> 00:26:30.915

And elements were, um, were, were viewed under,

451

00:26:31.495 --> 00:26:35.895

um, uh, the, sorry,

452

00:26:36.235 --> 00:26:37.775

I'm just looking at the correct paragraph.

453

00:26:37.835 --> 00:26:39.415

1, 5 4, isn't it?

454

00:26:39.515 --> 00:26:44.125

Now, yes, E1 elements were viewed under, certainly under G

455

00:26:45.065 --> 00:26:49.805

and, uh, from memory, probably d as well, although,

456

00:26:49.905 --> 00:26:54.645

and so, so they were counted the overall,

457

00:26:55.105 --> 00:26:59.205

um, land take budget, if you like, uh,

458

00:26:59.825 --> 00:27:00.885

way exceeded that.

459

00:27:01.505 --> 00:27:05.925

And so, uh, a very special circumstances case had to be made

460

00:27:06.065 --> 00:27:08.045

and was accepted by the inspector

461

00:27:08.185 --> 00:27:09.565

and the secretary of state.

462

00:27:10.105 --> 00:27:12.885

But a part of the very special circumstances case

463

00:27:13.425 --> 00:27:18.125

was taking into account the elements of the scheme, which be

464

00:27:18.475 --> 00:27:22.205

because of under those paragraphs could be counted

465

00:27:22.465 --> 00:27:24.365

as not inappropriate development.

466

00:27:24.825 --> 00:27:28.045

So it didn't make the whole thing not inappropriate,

467

00:27:28.425 --> 00:27:31.885

but it did make elements, uh, a certain quantum,

468

00:27:32.385 --> 00:27:33.925

it made not inappropriate.

469

00:27:35.005 --> 00:27:37.205

Although overall the development

470

00:27:37.205 --> 00:27:40.765

because of its size, uh, was viewed

471

00:27:41.025 --> 00:27:45.245

and treated as, um, as inappropriate development

472

00:27:45.865 --> 00:27:49.565

and very special circumstances were then considered

473

00:27:50.435 --> 00:27:51.765

We'd welcome Yes.

474

00:27:52.045 --> 00:27:53.085

A note on that. Yes.

475

00:27:53.105 --> 00:27:55.845

And, um, the, a copy of the decision yes.

476

00:27:55.845 --> 00:27:58.805

So that we can see if the circumstances are terrible.

477

00:27:58.825 --> 00:28:00.885

The other, the other case I'm immediately thinking of,

478

00:28:00.985 --> 00:28:03.605

and, and I'm sure there are others too, is,

479

00:28:03.705 --> 00:28:06.685

is a case on MOL called Lon House.

480

00:28:07.325 --> 00:28:09.805

I know that, Yes. Which went to the high court as well.

481

00:28:10.025 --> 00:28:12.325

So we do have the advantage of some of the reasoning

482

00:28:12.325 --> 00:28:14.565

of Mr. Justice Duff in that case.

483

00:28:14.955 --> 00:28:17.845

Well, again, it would be useful to, to see that decision.

484

00:28:18.065 --> 00:28:20.565

Yes. Um, but going back to the other point,

485

00:28:20.565 --> 00:28:21.605

looking at the other side,

486

00:28:21.765 --> 00:28:23.485

I, sorry, I think Mr. Bowles may, may

487

00:28:23.485 --> 00:28:24.485

Want, well, that's, that's fine. I'll

488

00:28:24.485 --> 00:28:25.925

just, I'll just ask the question again

489

00:28:26.025 --> 00:28:27.365

and then perhaps you could answer

490

00:28:27.825 --> 00:28:29.005

the other side of the coin.

491

00:28:29.065 --> 00:28:33.325

Are you aware of cases where, um, a development is

492

00:28:34.005 --> 00:28:37.415

considered to be inappropriate,

493

00:28:38.445 --> 00:28:42.295

even though it consider it con it includes elements which

494

00:28:42.295 --> 00:28:43.375

are not inappropriate?

495

00:28:45.275 --> 00:28:46.695

Yes, cer certainly

496

00:28:46.695 --> 00:28:48.815

that was the overall position in the St.

497

00:28:48.975 --> 00:28:52.175

Albans case because of the,

498

00:28:52.795 --> 00:28:54.335

um, scale of it.

499

00:28:55.275 --> 00:28:57.095

And, and so, uh,

500

00:28:57.435 --> 00:29:00.735

I'm quite apart from the school element, the,

501

00:29:00.755 --> 00:29:04.695

the college element, because of the 460 houses

502

00:29:04.835 --> 00:29:07.975

or thereabouts, you know, it was never going to be possible

503

00:29:07.975 --> 00:29:11.135

to justify the entire thing on the basis

504

00:29:11.275 --> 00:29:15.895

of whatever the paragraph number was at the time, uh,

505

00:29:15.985 --> 00:29:17.975

under para subparagraph G.

506

00:29:18.795 --> 00:29:22.215

And so it was a very special circumstances case.

507

00:29:23.075 --> 00:29:27.895

Uh, but a part of the VSC mix, uh, was the,

508

00:29:28.115 --> 00:29:31.815

um, the inappropriateness, um,

509

00:29:32.535 --> 00:29:37.415

elements under the then paragraph of what is now para 1 5 4.

510

00:29:37.745 --> 00:29:40.455

Thank you. Well, should we let Mr. Bowles answer?

511

00:29:40.555 --> 00:29:42.325

Yes, and then we can hand back to Mr. Hudson?

512

00:29:43.905 --> 00:29:47.085

So I, I, I had under your understood your question to be,

513

00:29:47.385 --> 00:29:51.685

um, if one element is inappropriate, does that, um,

514

00:29:54.865 --> 00:29:56.805

is there, could there be a situation that

515

00:29:56.805 --> 00:29:58.525

that makes everything inappropriate?

516

00:29:58.525 --> 00:30:00.845

That's correct. That's, that's the point of getting

517

00:30:00.845 --> 00:30:03.565

To yes, saying, certainly from my experience

518

00:30:03.905 --> 00:30:07.805

and I bow to, um, particularly the,

519

00:30:07.945 --> 00:30:11.725

the legal experience of Ms. Ellis, I'm not aware

520

00:30:11.725 --> 00:30:14.325

of any such decision that that works in,

521

00:30:14.325 --> 00:30:15.765

that has worked in that way.

522

00:30:16.345 --> 00:30:19.765

And I, I, I suppose I go back to, um,

523

00:30:20.595 --> 00:30:23.765

paragraph 1, 5 3 of, um, uh,

524

00:30:23.985 --> 00:30:27.245

the MPPF on this, which

525

00:30:28.365 --> 00:30:31.285

specifically re uh, refers to potential harm

526

00:30:31.285 --> 00:30:35.405

for green greenbelt by reason of inappropriateness and the,

527

00:30:35.405 --> 00:30:39.485

and therefore, uh, certainly conventionally, um,

528

00:30:41.675 --> 00:30:43.115

I have the, the approach

529

00:30:43.115 --> 00:30:46.395

that I've taken is the conventional approach I would take to

530

00:30:47.065 --> 00:30:49.755

what, whether there is an appropriate development,

531

00:30:49.755 --> 00:30:51.955

and if so, what elements are inappropriate,

532

00:30:52.095 --> 00:30:54.515

and then make the assessment on that basis. So where

533

00:30:54.515 --> 00:30:56.715

Does the policy tell us to

534

00:30:57.225 --> 00:31:00.435

look at these individual elements in making our assessment

535

00:31:00.615 --> 00:31:02.835

rather than looking at the development as a whole?

536

00:31:08.585 --> 00:31:10.785

I think one has to determine what is inappropriate.

537

00:31:11.015 --> 00:31:13.865

That that's, that's how I read it.

538

00:31:14.125 --> 00:31:16.505

And, and I can only go to this policy, sir,

539

00:31:16.505 --> 00:31:21.425

because I'm not familiar with any other than the MPS itself

540

00:31:21.565 --> 00:31:22.745
and the MPPF

541

00:31:22.745 --> 00:31:25.865
and effectively the MPS uh,

542

00:31:25.915 --> 00:31:29.265
looks towards the M-P-F-M-P-P-F, um,

543

00:31:29.615 --> 00:31:31.665
that is the fundamental basis

544

00:31:31.765 --> 00:31:34.225
of policy in terms of that approach.

545

00:31:34.835 --> 00:31:37.745
Other than that, I would take legal precedent and,

546

00:31:37.885 --> 00:31:39.625
and you know, the way in which, um,

547

00:31:39.935 --> 00:31:42.585
that approach has been taken in, in, in,

548

00:31:42.805 --> 00:31:44.065
you know, in those situations.

549

00:31:44.285 --> 00:31:45.545
So in effect, are you saying

550

00:31:45.545 --> 00:31:49.545
that when we read development, for example, in the NPPF,

551

00:31:50.245 --> 00:31:54.025
we aren't taking the development being applied for

552

00:31:55.445 --> 00:31:57.625
as the development,

553

00:31:57.725 --> 00:32:00.745

but rather individual parts of that development?

554

00:32:03.385 --> 00:32:04.505

I am saying that, so yes,

555

00:32:04.505 --> 00:32:08.305

because there, there are, there is development, um,

556

00:32:10.145 --> 00:32:12.765

for example, as defined under 1 5 4

557

00:32:12.785 --> 00:32:13.845

and 1 5 5,

558

00:32:14.615 --> 00:32:17.405

which is not necessarily inappropriate and it's accepted.

559

00:32:18.105 --> 00:32:21.765

So deve, so the, you know, the, the, the definition

560

00:32:21.765 --> 00:32:24.765

of development under the, the Planning Act, um,

561

00:32:25.185 --> 00:32:27.725

covers a wide range of, uh, types of activity.

562

00:32:28.505 --> 00:32:31.845

Um, a number of those like engineering operations here

563

00:32:32.465 --> 00:32:35.165

are not considered to be inappropriate development.

564

00:32:35.475 --> 00:32:38.885

Well, we'd, as I said, we'd welcome a submission on that

565

00:32:38.950 --> 00:32:42.965

because of course we are assessing a development as a whole,

566

00:32:43.785 --> 00:32:48.445

and I'd like to know where policy or even a precedent

567

00:32:48.545 --> 00:32:52.965

or precedents direct us to disaggregate it in that way

568

00:32:53.185 --> 00:32:55.845

before we reach a conclusion on the development as a whole.

569

00:32:56.255 --> 00:32:58.045

Understood. Thank you, sir.

570

00:33:19.345 --> 00:33:22.125

Um, okay. So moving on to the consideration of degree

571

00:33:22.125 --> 00:33:24.325

to which effects on the green belt of sorts be minimized.

572

00:33:24.405 --> 00:33:28.325

I did ask a ex Q1 on this, and you have provided a response.

573

00:33:28.405 --> 00:33:31.685

I just want to pick up on one, um, element.

574

00:33:32.105 --> 00:33:35.845

So you mentioned that the sympathetic treatment

575

00:33:36.425 --> 00:33:40.125

of taller structures, uh, you mentioned that in response

576

00:33:40.125 --> 00:33:43.405

to EQ one point 11.2, with regard

577

00:33:43.405 --> 00:33:44.925

to minimizing effects on the green belt.

578

00:33:44.925 --> 00:33:49.305

Could you please expand on how the

579

00:33:50.965 --> 00:33:52.625

taller structures have been

580

00:33:54.445 --> 00:33:56.055
treated or treated?

581

00:33:56.055 --> 00:33:58.135
Sympathetically, please,

582

00:33:59.705 --> 00:34:00.705
Sarah.

583

00:34:01.105 --> 00:34:02.615
Sarah, I believe, um, Mrs.

584

00:34:02.815 --> 00:34:04.255
Morrison's gonna respond to this point.

585

00:34:04.585 --> 00:34:09.545
Thank you. So I, I, I, I'll, I'll cover that, uh,

586

00:34:09.545 --> 00:34:11.785
Andrew prior, the applicant, um, if, if you refer

587

00:34:11.785 --> 00:34:15.385
to the dass, there's a discussion of pallets and finishes

588

00:34:15.885 --> 00:34:19.065
and the appropriate pallets that were chosen to, um,

589

00:34:19.755 --> 00:34:21.225
allow those buildings

590

00:34:21.405 --> 00:34:24.865
and taller structures to be, uh, to merge more

591

00:34:24.865 --> 00:34:26.625
with the environment rather than being a

592

00:34:27.265 --> 00:34:28.345
striking statement feature

593

00:34:28.765 --> 00:34:30.105

and that, that developed through the,

594

00:34:30.105 --> 00:34:31.185
through the design process.

595

00:34:31.695 --> 00:34:33.105
Okay. And what, what is that?

596

00:34:33.125 --> 00:34:34.625
How, how do they achieve that,

597

00:34:35.445 --> 00:34:37.025
or how would they achieve that? Pri

598

00:34:37.025 --> 00:34:41.145
Primarily through colors that match the, um, a, a more,

599

00:34:41.285 --> 00:34:44.825
uh, sympathetic palette compared to the ones

600

00:34:44.825 --> 00:34:47.585
that were initially pro promoted, which the architects wish

601

00:34:47.585 --> 00:34:50.585
to promote, which was a, a more striking visual statement.

602

00:34:50.585 --> 00:34:52.465
So these are more muted, muted colors.

603

00:34:55.095 --> 00:34:56.865
Okay. So it's not anything to do with sort

604

00:34:56.865 --> 00:35:00.225
of minimizing the height, it's to do with their, their kind

605

00:35:00.225 --> 00:35:02.945
of visual treatment and finishes

606

00:35:03.565 --> 00:35:07.065
In, in respect of that particular submission, uh, in,

607

00:35:07.065 --> 00:35:08.065

in our, in our question.

608

00:35:08.085 --> 00:35:10.305

But yes, the, the heights were also reduced

609

00:35:10.305 --> 00:35:11.705

through the design process, uh,

610

00:35:11.705 --> 00:35:12.905

which we've described separately.

611

00:35:18.415 --> 00:35:20.155

Yes. Uh, so sir, the, the,

612

00:35:20.155 --> 00:35:22.515

the heights we described earlier were, were a trade off,

613

00:35:22.515 --> 00:35:24.355

and now they have been brought,

614

00:35:24.385 --> 00:35:25.715

were brought down significantly, I think

615

00:35:25.715 --> 00:35:27.115

by five meters during the process.

616

00:35:28.145 --> 00:35:32.075

Okay. And as per my last previous question on, um, sort

617

00:35:32.075 --> 00:35:34.955

of visual landscape visual effects, um,

618

00:35:35.805 --> 00:35:37.725

about the consideration which have been given

619

00:35:37.745 --> 00:35:41.125

to providing a, a greater number of, say, digesters

620

00:35:41.125 --> 00:35:43.485

to reduce the heights of those structures, um,

621

00:35:43.645 --> 00:35:45.205

I think you're going to be responding to that.

622

00:35:45.705 --> 00:35:46.845

So yes, in Any case,

623

00:35:46.955 --> 00:35:47.955

Correct. For those,

624

00:35:47.955 --> 00:35:49.605

um, structures that you identified,

625

00:35:49.645 --> 00:35:50.885

I think there were three three

626

00:35:50.885 --> 00:35:52.365

of the taller structures. Yeah. So

627

00:35:52.365 --> 00:35:55.765

Could I just add, and I have just double checked with Mr.

628

00:35:56.105 --> 00:35:58.845

Dexter, and he can speak to it if you wish

629

00:35:59.315 --> 00:36:02.365

that they are the minimum height operationally

630

00:36:02.475 --> 00:36:05.295

necessary. Um,

631

00:36:06.285 --> 00:36:07.285

Okay, thank you.

632

00:36:08.605 --> 00:36:11.465

Obviously you'll provide evidence for that.

633

00:36:12.835 --> 00:36:14.695

Yes, sir. Okay, thank you.

634

00:36:15.195 --> 00:36:17.735

So, and Andrew, prior for the applicant, I,

635

00:36:18.935 --> 00:36:19.975

I would hesitate to say

636

00:36:19.975 --> 00:36:21.695

that they were the minimum operational.

637

00:36:21.695 --> 00:36:23.015

There was an optimization

638

00:36:23.595 --> 00:36:25.615

of environmental impact against process.

639

00:36:26.355 --> 00:36:28.575

So those processes could be carried out

640

00:36:28.575 --> 00:36:30.815

with smaller buildings, but that would not be efficient.

641

00:36:30.815 --> 00:36:34.015

So it's an optimization rather than an environmentally

642

00:36:34.095 --> 00:36:35.335

minimum necessary.

643

00:36:35.355 --> 00:36:37.375

So I wouldn't like to mislead you there to say they're

644

00:36:37.375 --> 00:36:38.975

as small as they could possibly be,

645

00:36:39.395 --> 00:36:42.375

but they're as small as they can be balancing out

646

00:36:42.445 --> 00:36:45.015

operational concerns against visual impact.

647

00:36:45.195 --> 00:36:48.375

But, uh, but if they were made smaller, would it, like,

648

00:36:48.375 --> 00:36:51.175

would a small reduction in the size of them have, uh,

649

00:36:52.035 --> 00:36:55.695

any small, small, um, impact on the function of the

650

00:36:56.345 --> 00:36:57.535

wastewater treatment plants?

651

00:36:57.555 --> 00:37:02.525

Or would any further reduction have a significant effect

652

00:37:02.525 --> 00:37:05.525

on how or the efficiency of the wastewater treatment plant?

653

00:37:06.145 --> 00:37:08.085

We will, we will provide you

654

00:37:08.085 --> 00:37:09.365

with a written response to that.

655

00:37:09.595 --> 00:37:13.485

Effectively they're optimized, so there would be trade-offs

656

00:37:13.485 --> 00:37:15.965

that would not be acceptable to the applicant commercially.

657

00:37:18.115 --> 00:37:22.565

Okay, thank you. Um, in terms of adequacy

658

00:37:22.565 --> 00:37:25.325

of consideration of non-G green belt sites, um, we note

659

00:37:25.325 --> 00:37:27.725

that the reasons given for discounting

660

00:37:28.635 --> 00:37:31.245

non-green belt sites within the relevant study area

661

00:37:32.575 --> 00:37:36.275

are highlighted in ES chapter three, site selection

662

00:37:36.275 --> 00:37:37.275

and alternatives.

663

00:37:38.095 --> 00:37:42.315

Um, however, could you please explain the reasoning behind

664

00:37:43.335 --> 00:37:46.035

why the study area comprised the ca,

665

00:37:46.055 --> 00:37:48.755

the Cambridge drainage catchment area only,

666

00:37:49.735 --> 00:37:51.595

and whether by adopting this study area,

667

00:37:52.925 --> 00:37:55.595

there might have been some suitable non-G greenbelt sites

668

00:37:55.595 --> 00:37:57.395

beyond it, which were not considered.

669

00:38:00.005 --> 00:38:03.305

Um, so, uh, Andrew prior to the applicant, so the,

670

00:38:03.305 --> 00:38:05.545

the study area is described,

671

00:38:05.565 --> 00:38:08.385

as you say in the site selection alternatives chapter

672

00:38:08.405 --> 00:38:11.425

of the environmental statement as zero 18,

673

00:38:11.475 --> 00:38:14.625

which sets out the four stages of site selection.

674

00:38:15.445 --> 00:38:19.065

The selection of the catchment, um, is a,

675

00:38:19.065 --> 00:38:23.985

is is a natural process to response to managing, um, flows.

676

00:38:24.605 --> 00:38:26.905

Uh, and it would, it wouldn't be appropriate

677

00:38:27.145 --> 00:38:30.425

to manage those flows outta catchment, uh, for reasons

678

00:38:30.445 --> 00:38:32.985

of gravity, but also the proximity principle about treating

679

00:38:32.985 --> 00:38:34.145

waste close to its source.

680

00:38:34.765 --> 00:38:36.285

Um, so it,

681

00:38:36.355 --> 00:38:40.325

that chapter describes why the two catchments ca Cambridge

682

00:38:40.325 --> 00:38:45.045

North and Cambridge South were considered, um, within

683

00:38:45.935 --> 00:38:48.405

those catchments, there were substantial areas

684

00:38:48.405 --> 00:38:50.125

of green belt, I believe about 50%,

685

00:38:50.465 --> 00:38:53.285

but there were sites outside Greenbelt that were included

686

00:38:53.835 --> 00:38:56.085

when we get through to stage three,

687

00:38:56.815 --> 00:39:01.325

seven sites were carried forwards, including three outside

688

00:39:01.325 --> 00:39:03.325

of Greenbelt and four within Greenbelt. So, yeah,

689

00:39:03.325 --> 00:39:04.325

Sorry, sorry. I understand

690

00:39:04.325 --> 00:39:06.045

why, uh, I can see that you've

691

00:39:06.635 --> 00:39:08.165

said why you've discounted greenbelt

692

00:39:08.165 --> 00:39:09.205

sites within the catchment.

693

00:39:09.385 --> 00:39:12.195

I'm saying, so for example,

694

00:39:12.555 --> 00:39:13.915

a wastewater treatment plant have

695

00:39:13.915 --> 00:39:15.955

to be within a specific catchment area.

696

00:39:16.495 --> 00:39:20.675

Um, why can't it be just outside of it if it's, if just

697

00:39:20.675 --> 00:39:22.835

outside of it is outside of the green belt, for example?

698

00:39:23.095 --> 00:39:26.195

Uh, I think, so that's described in, um,

699

00:39:26.655 --> 00:39:30.875

the stage one report that is an appendix to that chapter.

700

00:39:31.615 --> 00:39:35.105

Um, effectively, uh,

701

00:39:35.645 --> 00:39:37.505

I'm just checking the reference here.

702

00:39:38.165 --> 00:39:41.865

Um, that is referred

703

00:39:41.865 --> 00:39:44.585

to at 2 1 1 A

704

00:39:44.885 --> 00:39:48.825

and B, that, um, it doesn't really make much sense

705

00:39:49.165 --> 00:39:52.505

to transport wastewater large distances.

706

00:39:52.565 --> 00:39:55.905

And that strategic decision at the start about, at the start

707

00:39:55.925 --> 00:39:59.345

of the process about being within catchment, uh,

708

00:39:59.405 --> 00:40:04.375

and having large plants within caption, uh, within, uh,

709

00:40:04.445 --> 00:40:07.135

catchment, uh, is justified there.

710

00:40:07.495 --> 00:40:09.615

I dunno whether you'd like someone else

711

00:40:09.615 --> 00:40:12.695

to talk more about why catchment is irrelevant, um,

712

00:40:12.715 --> 00:40:14.375

but it's effectively about gravity

713

00:40:14.795 --> 00:40:18.335

and not pumping large amounts of wastewater outta catchment.

714

00:40:18.945 --> 00:40:22.135

Could you give me the, um, reference again of where

715

00:40:22.135 --> 00:40:23.215
that is specified?

716

00:40:23.315 --> 00:40:25.415
So the, the justification for that? Yes,

717

00:40:25.515 --> 00:40:26.515
Sir. I think, um,

718

00:40:26.515 --> 00:40:30.255
the initial study here is justified at two

719

00:40:30.285 --> 00:40:33.135
stop, one, the initial options appraisal, uh,

720

00:40:33.275 --> 00:40:36.695
and in the stage one report that accompanies, uh,

721

00:40:36.755 --> 00:40:40.415
as 0 1 8, um, uh,

722

00:40:40.415 --> 00:40:42.295
which talks about the reasons for why

723

00:40:42.295 --> 00:40:43.815
that catchment was selected.

724

00:40:45.825 --> 00:40:50.285
Uh, and there's a figure on page six of the, of

725

00:40:50.285 --> 00:40:54.925
as zero 18, which describes the decision making about within

726

00:40:55.105 --> 00:40:59.245
or without of catchment, uh, which includes, uh, options

727

00:40:59.305 --> 00:41:02.805
of expanding existing wastewater treatment plants outside

728

00:41:02.805 --> 00:41:06.645

of the drainage caption, uh, catchment, uh, building new,

729

00:41:07.025 --> 00:41:09.325

uh, wastewater treatment plants outside

730

00:41:09.325 --> 00:41:10.605

of the drainage catchment.

731

00:41:10.605 --> 00:41:11.965

And that was that option,

732

00:41:11.965 --> 00:41:14.925

which you are specifically referring to as option three A

733

00:41:15.635 --> 00:41:18.685

described on page six of a S 0 1 8.

734

00:41:23.735 --> 00:41:25.515

And, sorry, could you gimme the ref, the EL

735

00:41:26.115 --> 00:41:28.795

examination library reference for the 2.1 paragraph,

736

00:41:29.425 --> 00:41:30.915

that stage one report?

737

00:41:31.215 --> 00:41:33.525

Uh, yes. Uh, sorry, bear with me.

738

00:41:33.785 --> 00:41:37.005

Um, it would've been an original application document

739

00:41:37.205 --> 00:41:39.965

'cause it hasn't been amended since that time.

740

00:41:40.465 --> 00:41:45.405

Um, see if anyone's

741

00:41:45.405 --> 00:41:46.565

faster to ate than this one.

742

00:41:50.065 --> 00:41:52.585

A-P-P-A-P-P

743

00:41:53.765 --> 00:41:54.765

Oh seven five.

744

00:41:54.775 --> 00:41:57.025

Yeah. And then oh 7 6 0 7 7

745

00:41:57.045 --> 00:42:00.625

and oh seven eight are the subsequent, um, uh,

746

00:42:01.575 --> 00:42:02.665

site selection reports.

747

00:42:08.545 --> 00:42:11.115

There's an additional reference there, which is a, uh,

748

00:42:11.515 --> 00:42:14.355

appendix to the stage one report, which is

749

00:42:15.015 --> 00:42:19.155

rep 2 0 1 0 1 1.

750

00:42:21.255 --> 00:42:25.665

Okay, thank you. Uh, in that case, moving on

751

00:42:25.665 --> 00:42:27.905

to the final bullet point, um,

752

00:42:30.225 --> 00:42:33.345

I was hoping South Cambridge District Council could respond

753

00:42:33.345 --> 00:42:37.065

to this, and it's to clarify your view

754

00:42:37.205 --> 00:42:39.105

as set out in your local impact report.

755

00:42:40.285 --> 00:42:44.265

Um, that greenbelt release for housing need

756

00:42:44.265 --> 00:42:47.305

through the local plan process would not provide the,

757

00:42:47.305 --> 00:42:49.585

except exceptional circumstances needed,

758

00:42:50.455 --> 00:42:53.545

whereas the relocation of a wastewater treatment plant

759

00:42:55.305 --> 00:42:58.165

for which no evident need has been demonstrated in its own

760

00:42:58.165 --> 00:43:02.205

right for the, for that particular plant to the green belt

761

00:43:03.465 --> 00:43:05.285

in order to enable housing development,

762

00:43:05.285 --> 00:43:08.085

will demonstrate the very special circumstances required

763

00:43:09.705 --> 00:43:11.195

This hunt's going to deal with this.

764

00:43:17.475 --> 00:43:18.855

Uh, good, good evening, sir.

765

00:43:18.995 --> 00:43:21.575

Uh, Caroline Hunt, uh, greater Cambridge shared Planning.

766

00:43:22.315 --> 00:43:24.135

Um, there are a number of points that sit

767

00:43:24.135 --> 00:43:26.055

behind this question, so if you bear with me, I'd like

768

00:43:26.055 --> 00:43:27.615

to take you through those and hopefully

769

00:43:27.615 --> 00:43:29.335

that will help clarify our opposition.

770

00:43:30.515 --> 00:43:32.975

Um, both South Cambridge District Council

771

00:43:33.075 --> 00:43:35.455

and Cambridge City Council have been very clear in all our

772

00:43:35.455 --> 00:43:39.295

submissions to the DC0 examination that the preparation

773

00:43:39.555 --> 00:43:42.495

of the emerging, uh, greater Cambridge local plan

774

00:43:42.715 --> 00:43:44.415

and the DC0 application

775

00:43:44.675 --> 00:43:47.375

for the relocation water treatment plan are two separate

776

00:43:47.375 --> 00:43:49.655

processes and follow their own distinct, um,

777

00:43:49.725 --> 00:43:51.095

processes and regulations.

778

00:43:52.315 --> 00:43:56.135

Uh, the emerging greater Cambridge local plan is consistent

779

00:43:56.135 --> 00:43:59.295

with national policy in that from a plan making perspective,

780

00:44:00.275 --> 00:44:02.095

the question south cams

781

00:44:02.115 --> 00:44:03.615

and also the city council have

782

00:44:03.615 --> 00:44:06.895

to consider is whether there are exceptional circumstances

783

00:44:07.115 --> 00:44:08.775

to release land from the greenbelt

784

00:44:09.035 --> 00:44:12.415

to meet development needs, including housing, uh,

785

00:44:12.635 --> 00:44:14.615

but not including waste and minerals.

786

00:44:14.615 --> 00:44:16.415

As we are not the Waste Planning Authority.

787

00:44:18.305 --> 00:44:22.055

South Council position has set out a paragraph 6.62

788

00:44:22.115 --> 00:44:25.695

of its local impact report, which is, um, uh,

789

00:44:25.845 --> 00:44:30.375

library reference document REP 2 0 5 2

790

00:44:30.375 --> 00:44:31.485

and 0 5 3.

791

00:44:32.545 --> 00:44:35.285

Uh, and that position is that the council does not consider

792

00:44:35.285 --> 00:44:38.125

that overall housing needs alone provide the exceptional

793

00:44:38.435 --> 00:44:40.725

circumstances required in national policy

794

00:44:40.865 --> 00:44:44.085

to justify removing land from the greenbelt on the edge

795

00:44:44.085 --> 00:44:46.565

of Cambridge for housing in the preferred options

796

00:44:46.585 --> 00:44:47.925
for the emerging local plan,

797

00:44:47.925 --> 00:44:49.765
which we call our first proposals.

798

00:44:50.665 --> 00:44:53.885
Uh, and we've clarified that this position is having regard

799

00:44:53.905 --> 00:44:55.925
to the fact that we've been able to identify

800

00:44:56.465 --> 00:45:00.125
in the proposed emerging development strategy, a strategy

801

00:45:00.125 --> 00:45:03.805
that can meet needs in a sustainable way without the need

802

00:45:03.805 --> 00:45:05.045
for green belt release.

803

00:45:05.945 --> 00:45:08.965
Uh, and for completeness, this is a position shared

804

00:45:08.965 --> 00:45:12.765
by the city council, uh, set out in its local impact report,

805

00:45:13.605 --> 00:45:18.525
reference document REP 2 0 4 3 and 0 4 4.

806

00:45:20.065 --> 00:45:22.005
And that last point is important.

807

00:45:22.745 --> 00:45:25.685
Uh, the council's position is that in the, in the context

808

00:45:25.875 --> 00:45:28.005
that it has so far been possible

809

00:45:28.065 --> 00:45:31.005

to identify a development strategy consistent

810

00:45:31.005 --> 00:45:32.885

with national local planning objectives.

811

00:45:33.155 --> 00:45:35.965

That includes proposed site specific allocations

812

00:45:35.985 --> 00:45:37.405

for housing, uh,

813

00:45:37.405 --> 00:45:40.325

that can meet housing needs in a sustainable way without the

814

00:45:40.325 --> 00:45:41.805

need to release land from the greenbelt

815

00:45:41.805 --> 00:45:42.845

on the edge of Cambridge.

816

00:45:43.745 --> 00:45:47.615

Uh, that, uh, particularly

817

00:45:47.635 --> 00:45:49.855

and on the edge of Cambridge, that would be significant

818

00:45:49.875 --> 00:45:51.615

to the purposes of Cambridge Greenbelt

819

00:45:51.615 --> 00:45:53.735

and the setting of Cambridge as a historic city.

820

00:45:55.195 --> 00:45:58.405

So the councils have looked, sorry.

821

00:45:58.405 --> 00:46:00.125

Notwithstanding that principle,

822

00:46:00.145 --> 00:46:02.285

the councils have looked on a site specific basis

823

00:46:02.345 --> 00:46:05.325

to consider whether there could be exceptional circumstances

824

00:46:05.465 --> 00:46:06.725

for greenbelt release.

825

00:46:07.585 --> 00:46:09.645

Uh, and indeed one site on the edge

826

00:46:09.645 --> 00:46:12.325

of Cambridge has been identified as having potential

827

00:46:12.345 --> 00:46:15.365

to meet this test at the biomedical campus on the southern

828

00:46:15.365 --> 00:46:16.405

fringe of Cambridge.

829

00:46:17.105 --> 00:46:21.645

Uh, in view of the, uh, international importance

830

00:46:21.705 --> 00:46:25.645

of the existing, uh, site here for life sciences, uh,

831

00:46:25.705 --> 00:46:28.445

and we say there could be exceptional circumstances

832

00:46:28.935 --> 00:46:30.925

justifying, um, a, a release,

833

00:46:30.945 --> 00:46:33.885

and that's still to be confirmed through the remaining parts

834

00:46:33.885 --> 00:46:35.285

of the local plan process.

835

00:46:36.385 --> 00:46:40.085

Um, there are instantly three other smaller potential green

836

00:46:40.085 --> 00:46:42.805

belt releases that we have identified in the first

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00:46:43.085 --> 00:46:47.605

proposals, uh, away from Cambridge, um, one

838

00:46:47.605 --> 00:46:49.845

for life sciences at Abraham campus and, and,

839

00:46:49.905 --> 00:46:52.165

and two small housing sites in villages

840

00:46:52.255 --> 00:46:53.725

where there's particularly good access

841

00:46:53.725 --> 00:46:55.205

to high quality public transport.

842

00:46:57.035 --> 00:46:59.445

It's worth saying, though, that the council's position on

843

00:46:59.445 --> 00:47:02.445

exceptional circumstances could conceivably change.

844

00:47:03.465 --> 00:47:06.365

Uh, and I point to the development strategy update

845

00:47:06.365 --> 00:47:07.645

that we published

846

00:47:07.645 --> 00:47:11.485

and was agreed by the councils in January, 2023, uh,

847

00:47:11.535 --> 00:47:15.045

which is, uh, uh, referred to in the, the appendix

848

00:47:15.045 --> 00:47:19.765

to the local impact report as GCSP dash six, that

849

00:47:20.325 --> 00:47:22.485

identifies an increase in the jobs forecast

850

00:47:22.485 --> 00:47:24.485

and the housing need to support those jobs.

851

00:47:25.345 --> 00:47:29.085

Um, so even though the first proposals didn't identify an

852

00:47:29.125 --> 00:47:31.285

exceptional circumstances for green belt release,

853

00:47:31.285 --> 00:47:35.845

in principle, we will, uh, need to,

854

00:47:36.305 --> 00:47:40.365

um, uh, go through a further process of reviewing, uh,

855

00:47:40.705 --> 00:47:42.765

any additional sites that need to be added

856

00:47:42.765 --> 00:47:46.125

to the development strategy and go through that test again.

857

00:47:46.265 --> 00:47:50.405

So it, at this point, it is still possible that, uh,

858

00:47:50.745 --> 00:47:54.645

we may conclude that, uh, exceptional circumstances do need

859

00:47:54.645 --> 00:47:57.085

to be, uh, do justify greenbelt

860

00:47:57.085 --> 00:47:58.485

release on the edge of Cambridge.

861

00:47:59.125 --> 00:48:00.365

I think it's important to be clear

862

00:48:00.365 --> 00:48:02.365

that the preferred strategy for the local plan

863

00:48:03.085 --> 00:48:05.365

includes the Northeast Cambridge site,

864

00:48:05.365 --> 00:48:07.765

the major Brownfield site, lying within the urban area

865

00:48:07.765 --> 00:48:10.085

of Cambridge in a high sustainable location,

866

00:48:10.085 --> 00:48:11.965

as we've discussed at previous hearings.

867

00:48:13.655 --> 00:48:15.395

Uh, and this is of course, consistent

868

00:48:15.425 --> 00:48:18.395

with the existing policy in the 2018 local plans.

869

00:48:20.015 --> 00:48:24.155

Um, to, to emphasize, uh, the point, the emerging

870

00:48:24.805 --> 00:48:26.755

local plan is by necessity

871

00:48:27.485 --> 00:48:30.955

predicated on the existing water treatment plant site

872

00:48:31.155 --> 00:48:35.035

becoming available if the DC0 is is approved, um,

873

00:48:36.135 --> 00:48:40.555

uh, because there's a deliverability of, uh, that,

874

00:48:41.015 --> 00:48:43.195

uh, redevelopment would be a central test

875

00:48:43.195 --> 00:48:45.435

for any inspector examining the local plan

876

00:48:45.455 --> 00:48:48.555

or indeed the area action plan for Northeast Cambridge.

877

00:48:49.095 --> 00:48:52.675

Um, and the council simply have to be clear on, on,

878

00:48:53.015 --> 00:48:55.115

on the deliverability of their proposals.

879

00:48:56.415 --> 00:48:58.155

And that's because it's simply not possible

880

00:48:58.255 --> 00:49:00.155

for the emerging local plan to include any

881

00:49:01.675 --> 00:49:02.755

proposals relating to the

882

00:49:02.875 --> 00:49:04.195

relocation of water treatment plant.

883

00:49:04.205 --> 00:49:05.875

We've discussed this previously as well,

884

00:49:06.305 --> 00:49:08.155

because neither south cams

885

00:49:08.155 --> 00:49:10.355

or the city council are the local planning authority

886

00:49:10.695 --> 00:49:12.115

for waste and minerals.

887

00:49:12.765 --> 00:49:15.555

Waste matters outside the responsibilities for the council

888

00:49:15.695 --> 00:49:17.355

as district local planning authority

889

00:49:17.975 --> 00:49:20.075

and indeed would be unlawful for the district council

890

00:49:20.495 --> 00:49:22.035

to seek to make any proposals

891

00:49:22.035 --> 00:49:23.515
for waste within its local plan.

892

00:49:24.975 --> 00:49:26.955
It would've been a matter for the county council

893

00:49:27.015 --> 00:49:28.355
as the Waste Planning Authority

894

00:49:28.615 --> 00:49:31.075
to address such a proposal within its minerals

895

00:49:31.075 --> 00:49:32.155
and waste local plan.

896

00:49:33.055 --> 00:49:34.675
Um, and as such, the local plan

897

00:49:34.935 --> 00:49:36.315
and indeed the area action plan

898

00:49:36.315 --> 00:49:38.915
for Northeast Cambridge can only progress so far

899

00:49:39.325 --> 00:49:40.435
until there is evidence

900

00:49:40.545 --> 00:49:43.635
that the Northeast Cambridge site is deliverable,

901

00:49:43.855 --> 00:49:45.795
and that will only be in place if

902

00:49:45.795 --> 00:49:47.595
and when the DC0 is approved.

903

00:49:49.225 --> 00:49:51.955
However, obviously angling Walter pursuing the proposed

904

00:49:52.195 --> 00:49:53.555
relocation through the DC0 process.

905

00:49:54.495 --> 00:49:56.995
And coming to the second part of your, your question, sir,

906

00:49:57.935 --> 00:49:59.075
um, as such,

907

00:49:59.775 --> 00:50:01.955
the test applying is whether there are very special

908

00:50:01.955 --> 00:50:04.755
circumstances that would justify approving the specific

909

00:50:05.075 --> 00:50:08.275
proposal for this new wastewater treatment plant.

910

00:50:08.585 --> 00:50:10.435
When having regard to all important

911

00:50:10.435 --> 00:50:13.435
and relevant considerations, this clearly needs

912

00:50:13.455 --> 00:50:17.475
to have regard to the development comprising inappropriate

913

00:50:17.475 --> 00:50:18.595
development in the green belt,

914

00:50:19.175 --> 00:50:21.875
and the extent to which impacts on the purposes

915

00:50:21.875 --> 00:50:23.435
of the Cambridge Green Belt and any other

916

00:50:23.435 --> 00:50:24.595
harm could be mitigated.

917

00:50:26.055 --> 00:50:29.625

The councils have set out their position in their, uh,

918

00:50:29.655 --> 00:50:33.305

that there would be significant planning benefits arising

919

00:50:33.305 --> 00:50:36.585

from the proposals, uh, with the new City district

920

00:50:36.585 --> 00:50:39.105

that could be, uh, delivered at Northeast Cambridge.

921

00:50:39.105 --> 00:50:41.825

That's proposed in the emerging area action plan

922

00:50:42.205 --> 00:50:43.305

and local plan,

923

00:50:44.285 --> 00:50:46.945

and that there's delivery of the assessed development needs

924

00:50:47.125 --> 00:50:48.305

of those emerging plans

925

00:50:48.365 --> 00:50:50.425

and other related benefits are substantial.

926

00:50:50.965 --> 00:50:54.065

And as such, we consider those benefits carry considerable

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00:50:54.065 --> 00:50:56.185

weight as important and relevant considerations

928

00:50:56.205 --> 00:50:58.145

to the DCO weighing in its favor.

929

00:50:59.845 --> 00:51:03.985

So whether the applicant's DCO proposal can demonstrate such

930

00:51:04.025 --> 00:51:05.985

very special circumstances, clearly a matter

931

00:51:06.005 --> 00:51:08.465

for the examining authority to determine.

932

00:51:08.975 --> 00:51:11.665

However, in the context of the question you've put

933

00:51:11.665 --> 00:51:13.265

to the councils, um,

934

00:51:13.765 --> 00:51:16.625

the councils do not see any conflict in principle

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00:51:16.625 --> 00:51:17.985

between the position taken

936

00:51:18.085 --> 00:51:20.505

by the councils in the preferred options for the local plan

937

00:51:20.505 --> 00:51:23.145

to date, and whether there could be very special

938

00:51:23.145 --> 00:51:26.985

circumstances that justify approval of the DC0.

939

00:51:27.965 --> 00:51:29.825

So, just to try and summarize all that,

940

00:51:30.285 --> 00:51:33.945

the council's position is that, um, the case

941

00:51:33.945 --> 00:51:36.265

of any exceptional circumstances for allocation

942

00:51:36.265 --> 00:51:38.585

of a wastewater site in the greenbelt would be a matter

943

00:51:38.585 --> 00:51:41.305

for the county council as the Waste Planning authority

944

00:51:42.865 --> 00:51:46.145

Councils consider in the context of the first proposals

945

00:51:46.145 --> 00:51:48.985

for the greater Cambridge local plan, that in order

946

00:51:49.005 --> 00:51:50.385

to meet needs for homes

947

00:51:50.385 --> 00:51:52.785

and jobs, there are no exceptional circumstances

948

00:51:52.925 --> 00:51:54.465

to justify in principle the release

949

00:51:54.685 --> 00:51:56.585

of land from the greenbelt on the edge of Cambridge.

950

00:51:57.225 --> 00:51:58.585

Although a very limited number

951

00:51:58.605 --> 00:52:01.265

of sites specific exceptional circumstances

952

00:52:01.935 --> 00:52:04.345

have been identified for Lisa land from the Greenbelt

953

00:52:04.345 --> 00:52:06.025

for development, uh,

954

00:52:06.325 --> 00:52:09.905

and, uh, to, to wrap up the council support the principle

955

00:52:09.905 --> 00:52:12.345

of the DC0 development in the greenbelt based on a

956

00:52:12.345 --> 00:52:14.545

recognition of all the benefits that are capable

957

00:52:14.805 --> 00:52:17.185

of being very special circumstances.

958

00:52:18.385 --> 00:52:19.385

Thank you.

959

00:52:20.365 --> 00:52:24.495

Okay, thank you. Um, I suppose just a follow up question,

960

00:52:25.925 --> 00:52:30.445

if the wastewater implant were

961

00:52:30.445 --> 00:52:34.645

to remain on the site, so the, the size

962

00:52:34.645 --> 00:52:37.205

of the waste current site would accommodate

963

00:52:37.205 --> 00:52:39.325

however many houses you are saying it would?

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00:52:39.325 --> 00:52:41.485

Eight and a half thousand, I think or something.

965

00:52:41.665 --> 00:52:44.885

And would that, if you were going

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00:52:44.885 --> 00:52:48.085

to release green belt sites for those houses, would the size

967

00:52:48.085 --> 00:52:49.725

of the green belt that needed

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00:52:49.725 --> 00:52:51.965

to be released be larger than the site

969

00:52:51.965 --> 00:52:53.685

for the proposed wastewater treatment plant?

970

00:53:00.855 --> 00:53:04.445

Sorry, sir. Um, in, in indeed it would, um, just

971

00:53:04.445 --> 00:53:06.645

to be really clear, the extent

972

00:53:06.705 --> 00:53:10.245

of the existing wastewater treatment plant, uh,

973

00:53:10.255 --> 00:53:12.765

would accommodate a certain amount of, uh, of housing

974

00:53:12.825 --> 00:53:14.645

and other development certainly.

975

00:53:15.345 --> 00:53:19.245

But the impact of the release, uh, releasing

976

00:53:19.265 --> 00:53:22.085

and removal of the constraint that

977

00:53:22.085 --> 00:53:25.045

that provides over a sizable area

978

00:53:25.065 --> 00:53:28.605

of land surrounding the existing wastewater treatment plant

979

00:53:29.605 --> 00:53:32.285

actually releases the vast majority of

980

00:53:32.285 --> 00:53:36.725

that 8,350 homes, um,

981

00:53:37.065 --> 00:53:38.605

and 15,000 jobs.

982

00:53:38.745 --> 00:53:40.685

So it's a really significant,

983

00:53:40.705 --> 00:53:44.405

it has a really significant impact if we were to look

984

00:53:44.425 --> 00:53:48.045

to relocate, uh, to re provide, um, elsewhere,

985

00:53:49.345 --> 00:53:52.645

uh, anywhere, but including in the greenbelt, uh,

986

00:53:52.865 --> 00:53:57.445

for either the 3,900 homes we say could come forward in the

987

00:53:57.445 --> 00:53:58.845

plan period of 2041

988

00:53:59.265 --> 00:54:03.165

or looking further into the future, uh, the,

989

00:54:03.265 --> 00:54:05.685

the full 8,000 plus homes, um,

990

00:54:05.835 --> 00:54:09.245

it's clearly a much larger site than the wastewater

991

00:54:09.245 --> 00:54:13.005

treatment plant that would need to be identified elsewhere.

992

00:54:13.305 --> 00:54:16.805

And a, if it, if that were concluded that there would be,

993

00:54:16.975 --> 00:54:19.645

could be exceptional circumstances for release

994

00:54:19.645 --> 00:54:22.685

of land on the edge of Cambridge from the Greenbelt, a very

995

00:54:23.245 --> 00:54:24.285

sizable site.

996

00:54:24.665 --> 00:54:28.005

To give you an indication, the, um,

997

00:54:29.265 --> 00:54:30.925

the Cambridge airport site

998

00:54:31.115 --> 00:54:33.285

that is identified in the first proposals

999

00:54:33.285 --> 00:54:36.965

for the local plan, we say could provide something in the

1000

00:54:36.965 --> 00:54:41.285

order, uh, of 7,000 homes and 9,000 jobs.

1001

00:54:42.225 --> 00:54:44.565

Uh, and, and that's a much,

1002

00:54:44.715 --> 00:54:46.605

much larger site than the existing

1003

00:54:46.605 --> 00:54:47.685

wastewater treatment plant.

1004

00:54:47.825 --> 00:54:50.885

So, uh, and that, that is available to view

1005

00:54:50.885 --> 00:54:53.125

as an examination document attached

1006

00:54:53.125 --> 00:54:54.725

to our local impact report.

1007

00:54:55.385 --> 00:54:58.125

Uh, I haven't got the number at the top of my, uh, in front

1008

00:54:58.125 --> 00:54:59.565

of me immediately, but it's within,

1009

00:54:59.795 --> 00:55:01.005

it's one of the appendices.

1010

00:55:01.065 --> 00:55:05.645

So, um, it, it, sorry, it's a long way of answering,

1011

00:55:05.745 --> 00:55:08.085

but I think it's really important to be clear on that.

1012

00:55:08.085 --> 00:55:13.045

It, it's a much, it unlocks a much larger area, uh,

1013

00:55:13.085 --> 00:55:17.125

particularly for housing development than, uh, than just,

1014

00:55:17.345 --> 00:55:19.005

uh, the wastewater treatment plant itself.

1015

00:55:20.315 --> 00:55:22.325

Okay. Thank you. And would the applicant like to

1016

00:55:23.555 --> 00:55:24.685

make any comment on that?

1017

00:55:29.155 --> 00:55:31.305

Thank you, sir. John Bees for the applicant.

1018

00:55:32.485 --> 00:55:37.025

Sir, I may may start, um, just by commenting on the question

1019

00:55:37.265 --> 00:55:40.825

'cause the que the question, um, refers to no evident, uh,

1020

00:55:40.895 --> 00:55:42.585

need demonstrated for the project.

1021

00:55:43.405 --> 00:55:47.305

And as you know, a considerable, um, amount of material is,

1022

00:55:47.405 --> 00:55:50.025

has been provided to express the need

1023

00:55:50.125 --> 00:55:51.585

for this particular project.

1024

00:55:52.285 --> 00:55:55.665

And we have had discussions obviously, around the extent

1025

00:55:55.665 --> 00:55:59.785

to which the need as covered in the NPS, uh,

1026

00:55:59.855 --> 00:56:01.185

applies in this instance,

1027

00:56:01.245 --> 00:56:03.745

or whether other factors bear on if you

1028

00:56:03.745 --> 00:56:05.065

like, demonstration of need.

1029

00:56:05.245 --> 00:56:08.945

So I don't propose to repeat that here. Um, the

1030

00:56:08.945 --> 00:56:11.385

Need I was talking about was mainly to, with the,

1031

00:56:11.445 --> 00:56:14.345

the wastewater stream plan wouldn't be relocating if it

1032

00:56:14.345 --> 00:56:18.865

weren't for the desire to enable the site

1033

00:56:18.965 --> 00:56:20.625

to be freed up for development.

1034

00:56:20.875 --> 00:56:22.985

Understood, sir. Understood that, that, that

1035

00:56:23.000 --> 00:56:25.645

that essentially was the point I was wanting to come onto.

1036

00:56:26.345 --> 00:56:31.005

Um, so, so for, for the applicant, the, um,

1037

00:56:31.305 --> 00:56:34.565

the rationale for vacating the existing site is obviously

1038

00:56:34.625 --> 00:56:37.885

to deliver the opportunity for what we describe

1039
00:56:37.905 --> 00:56:41.765
as very substantial benefits in sustainability terms.

1040
00:56:42.905 --> 00:56:44.925
Um, whilst there are benefits

1041
00:56:44.985 --> 00:56:47.285
of the proposed development on its own,

1042
00:56:48.415 --> 00:56:51.075
and those, for example, go to water quality improvement in,

1043
00:56:51.095 --> 00:56:55.515
in water treatment, et cetera, um, that, um,

1044
00:56:56.455 --> 00:57:00.515
uh, opportunity to realize the urban regeneration benefit

1045
00:57:01.615 --> 00:57:05.715
is the overriding benefit, um, from our, uh, um, um,

1046
00:57:06.615 --> 00:57:10.315
uh, uh, opinion, um,

1047
00:57:10.365 --> 00:57:13.995
which we consider is of considerable national importance

1048
00:57:14.135 --> 00:57:16.075
and weight and is an important

1049
00:57:16.135 --> 00:57:18.955
and relevant consideration in both section 1 0 4

1050
00:57:19.135 --> 00:57:22.955
and 1 0 5 terms in that, in that respect, um,

1051
00:57:25.105 --> 00:57:28.165
the scope of strategic scale mixed use development is

1052
00:57:28.485 --> 00:57:30.165

identified in the adopted local plan,

1053

00:57:30.265 --> 00:57:32.125
as we heard from, uh, Mrs.

1054

00:57:32.135 --> 00:57:34.365
Hunts, uh, in, uh, SH two.

1055

00:57:35.345 --> 00:57:37.965
Um, it, it's in the, uh, kneecap

1056

00:57:37.965 --> 00:57:40.005
and the kneecap helps define really what

1057

00:57:40.005 --> 00:57:41.325
that opportunity is.

1058

00:57:41.945 --> 00:57:45.565
Uh, in the event that the, um, uh, the,

1059

00:57:45.665 --> 00:57:47.125
the opportunity is presented

1060

00:57:47.945 --> 00:57:51.005
and, uh, it's proposed to be continued in the, uh,

1061

00:57:51.005 --> 00:57:52.205
greater Cambridge local plan.

1062

00:57:53.435 --> 00:57:57.245
There's no other location in greater Cambridge,

1063

00:57:57.245 --> 00:57:59.565
which offers the same level of opportunity

1064

00:57:59.825 --> 00:58:03.805
for sustainable development, um, having regard

1065

00:58:03.805 --> 00:58:05.925
to things like proximity to existing

1066
00:58:05.925 --> 00:58:09.805
and planned employment, um, accessible transport

1067
00:58:09.805 --> 00:58:11.205
and access to the countryside.

1068
00:58:11.905 --> 00:58:15.725
Um, and I particularly would, um, in the context

1069
00:58:15.905 --> 00:58:18.725
of the alternatives, if you like, just make reference

1070
00:58:18.725 --> 00:58:22.605
to the fact that within one kilometer of, um,

1071
00:58:22.865 --> 00:58:27.405
the wastewater treatment site, there is presently, um,

1072
00:58:29.535 --> 00:58:33.985
just under 268,000, um, square meters

1073
00:58:34.085 --> 00:58:38.065
of employment space in world leading, um,

1074
00:58:38.615 --> 00:58:41.625
centers of excellence, including the Cambridge Science Park,

1075
00:58:41.925 --> 00:58:43.025
uh, the St.

1076
00:58:43.085 --> 00:58:45.545
John's, uh, innovation park, um,

1077
00:58:45.725 --> 00:58:47.065
the Cambridge Business Park.

1078
00:58:47.805 --> 00:58:49.225
Um, uh,

1079
00:58:49.605 --> 00:58:52.585

and in addition to that, some more general employment

1080

00:58:52.585 --> 00:58:54.585

around Nuffield Road and, uh, Cley Road.

1081

00:58:55.165 --> 00:58:58.145

Uh, there is 35,000 square meters

1082

00:58:58.145 --> 00:59:00.185

of permitted floor space yet to be built.

1083

00:59:00.925 --> 00:59:05.425

And then the kneecap on, in addition to that, through the,

1084

00:59:05.525 --> 00:59:08.265

um, through the allocations identified in the kneecap,

1085

00:59:08.985 --> 00:59:13.065

proposed to deliver up to another 188, um,

1086

00:59:13.465 --> 00:59:15.425

thousand 500 square meters of space.

1087

00:59:15.565 --> 00:59:19.585

So in total, just under 500,000 square meters

1088

00:59:19.585 --> 00:59:23.645

of employment space, the equivalent if one was looking at

1089

00:59:24.055 --> 00:59:27.645

cambo, north Stowe Water Beach

1090

00:59:27.665 --> 00:59:30.205

and Water Beach includes both the Cambridge Innovation Park

1091

00:59:30.225 --> 00:59:33.205

and the Cambridge Research Park part, which are sort

1092

00:59:33.205 --> 00:59:34.245

of adjacent to them.

1093

00:59:35.035 --> 00:59:39.605

None of those is any, um, is, is it gets anywhere near

1094

00:59:39.605 --> 00:59:41.325

that level of employment space.

1095

00:59:41.385 --> 00:59:45.045

So the opportunity for proximity to deliver proximity

1096

00:59:46.065 --> 00:59:51.045

in relation to established employment, um, cannot be,

1097

00:59:51.305 --> 00:59:54.325

uh, replicated anywhere else other than in this location

1098

00:59:55.235 --> 00:59:58.485

that, um, uh,

1099

01:00:01.055 --> 01:00:05.675

uh, that opportunity, um, uh, uh,

1100

01:00:05.695 --> 01:00:07.115

to support development needs

1101

01:00:07.375 --> 01:00:11.075

and, uh, is also one which has been, um,

1102

01:00:11.835 --> 01:00:15.995

recognized very clearly by government, um, in its ambition

1103

01:00:16.015 --> 01:00:20.595

for continued economic growth of Cambridge, um, as, uh,

1104

01:00:20.735 --> 01:00:22.915

as the Secretary of State has referenced it

1105

01:00:22.915 --> 01:00:24.435

as Europe's science capital.

1106

01:00:25.295 --> 01:00:29.595

And it's a, and this project itself is specifically named,

1107

01:00:30.615 --> 01:00:32.755

uh, in the joint statement by the Prime Minister

1108

01:00:32.755 --> 01:00:34.915

and the Secretary of State in the long term plan

1109

01:00:34.915 --> 01:00:38.035

for housing on the 24th of July, 2023.

1110

01:00:38.455 --> 01:00:42.115

Now, that's a statement I know, again, that we spoke to

1111

01:00:42.895 --> 01:00:44.035

in ISH two.

1112

01:00:44.735 --> 01:00:46.315

I'm conscious, sir, that it's not,

1113

01:00:46.595 --> 01:00:48.915

I don't believe at this point in time an examination

1114

01:00:49.275 --> 01:00:53.635

document nor arguably is the, uh, secretary

1115

01:00:53.635 --> 01:00:55.875

of State's statement, uh, from December

1116

01:00:56.215 --> 01:00:58.715

and the, uh, on the day that the, uh,

1117

01:00:58.745 --> 01:01:01.835

updated MPPF was um, published.

1118

01:01:02.255 --> 01:01:03.555

And it may be that, um,

1119

01:01:03.735 --> 01:01:06.995

we should introduce those into the examination library, if

1120
01:01:06.995 --> 01:01:08.475
that would be of assistance to you, sir.

1121
01:01:09.935 --> 01:01:14.825
Um, finally, sir, just my, my final point on this is that,

1122
01:01:14.885 --> 01:01:19.665
um, these, the benefits that we describe,

1123
01:01:20.085 --> 01:01:23.785
um, of the proposed development are set out in section two

1124
01:01:23.805 --> 01:01:25.785
and section six of the planning statement.

1125
01:01:26.485 --> 01:01:30.145
Uh, we also have added to that in terms of our responses

1126
01:01:30.165 --> 01:01:34.105
to XQ ones, uh, specifically, um,

1127
01:01:34.785 --> 01:01:38.985
question 2 23, which is REP 1 0 7 9,

1128
01:01:40.885 --> 01:01:42.065
and it's also addressed

1129
01:01:42.065 --> 01:01:44.185
by the local planning authorities in their LIR.

1130
01:01:44.285 --> 01:01:48.385
And they produce a quite a, a, a succinct, uh, description

1131
01:01:48.385 --> 01:01:50.945
of the benefits, which I believe, um,

1132
01:01:50.945 --> 01:01:54.185
this is hunters just referred to, um, at,

1133
01:01:54.405 --> 01:01:59.265

at paragraph 6.16, uh,

1134

01:01:59.405 --> 01:02:03.905

of both I actually the cities, which is REP 2 0 4 3

1135

01:02:04.525 --> 01:02:08.945

and South cams, which is rep 2 0 5 2, um,

1136

01:02:09.055 --> 01:02:11.345

that they repeat the same, uh, list.

1137

01:02:11.925 --> 01:02:13.465

Um, and, uh,

1138

01:02:13.765 --> 01:02:18.105

and that, um, those benefits were also, um, expressed by,

1139

01:02:18.885 --> 01:02:22.005

um, the representative from Holmes, England who appeared,

1140

01:02:22.105 --> 01:02:24.765

uh, in IISH two tho.

1141

01:02:24.815 --> 01:02:29.725

Those, those together, sir, uh, in, in fundamentally,

1142

01:02:30.465 --> 01:02:33.725

uh, represent, um, the, um,

1143

01:02:34.315 --> 01:02:39.245

very special circumstance case, uh, that we say is necessary

1144

01:02:40.665 --> 01:02:43.925

to, um, to, uh, support

1145

01:02:44.845 --> 01:02:48.085

a positive decision on this, uh, DCO application.

1146

01:02:48.985 --> 01:02:52.725

Um, and, um, we recognize

1147

01:02:53.475 --> 01:02:54.845
that in the planning balance,

1148

01:02:58.295 --> 01:03:02.235
there are harms, um,

1149

01:03:02.865 --> 01:03:06.275
ranging from, um, significant harms in respect

1150

01:03:06.275 --> 01:03:10.715
of green belts and in respect of, um, uh, heritage

1151

01:03:11.755 --> 01:03:15.875
specifically in relation to, um, uh, big and abbey, uh,

1152

01:03:16.015 --> 01:03:17.715
and other harms which are,

1153

01:03:17.885 --> 01:03:19.595
which I would rate less than that.

1154

01:03:20.535 --> 01:03:25.035
Um, there are benefits, um, in relation both, uh,

1155

01:03:25.055 --> 01:03:26.675
as I've referred to already in relation

1156

01:03:26.675 --> 01:03:29.995
to water quality improvements to water treatment, et cetera,

1157

01:03:30.335 --> 01:03:32.155
and in relation to recreation

1158

01:03:32.335 --> 01:03:35.555
and other things that are delivered by the application.

1159

01:03:36.975 --> 01:03:41.535
But by far, uh, uh, the most,

1160

01:03:41.915 --> 01:03:44.455

um, significant, um, benefit,

1161

01:03:45.105 --> 01:03:48.215

which I would describe very significant weight to, in fact,

1162

01:03:48.895 --> 01:03:52.375

overwhelming weight to is that, um,

1163

01:03:52.785 --> 01:03:56.935

urban regeneration benefit, which, um, I've, I've just, um,

1164

01:03:57.195 --> 01:03:58.615

um, uh, expressed.

1165

01:03:59.745 --> 01:04:00.745

Thank you, sir.

1166

01:04:07.165 --> 01:04:08.695

Okay, thank you for that. Um,

1167

01:04:08.695 --> 01:04:10.255

they're all the questions I had, I'll turn

1168

01:04:10.255 --> 01:04:12.855

to the interested parties, um, and ask Yes,

1169

01:04:14.785 --> 01:04:15.785

Thank you sir.

1170

01:04:16.095 --> 01:04:18.575

Esther Dren writer appearing for Save Honey Hill.

1171

01:04:19.435 --> 01:04:20.775

Um, I'd just like

1172

01:04:20.775 --> 01:04:23.975

to make a few points on first the legal tests

1173

01:04:24.035 --> 01:04:26.935

for consideration of alternatives, um, as they apply

1174
01:04:26.935 --> 01:04:29.255
to non-G Greenbelt sites in this case.

1175
01:04:29.715 --> 01:04:31.655
And then the final bullet point briefly.

1176
01:04:32.795 --> 01:04:36.775
So in terms of the legal tests, these are dealt with in, um,

1177
01:04:37.485 --> 01:04:40.735
save Honey Hill's relevant representation, paragraph 5.5,

1178
01:04:40.875 --> 01:04:44.375
that's document number RR oh three five.

1179
01:04:45.235 --> 01:04:47.975
Um, and Save Honey Hill relies in particular on the

1180
01:04:48.265 --> 01:04:52.095
Stonehenge case from 2021, which makes clear

1181
01:04:52.095 --> 01:04:54.535
that it's not only the, um,

1182
01:04:55.015 --> 01:04:58.735
E-I-R-E-E-I-A, uh, provisions on alternatives

1183
01:04:58.875 --> 01:05:01.695
or those in the NPPS WW that apply,

1184
01:05:01.955 --> 01:05:05.655
but also the common law on alternatives, um, and Save.

1185
01:05:05.655 --> 01:05:09.695
Honey Hill says that in this situation, non-green belt sites

1186
01:05:09.875 --> 01:05:13.295
and alternatives are a mandatory material consideration

1187
01:05:13.435 --> 01:05:14.575

on the common law.

1188

01:05:15.595 --> 01:05:17.605

Um, and,

1189

01:05:17.985 --> 01:05:19.645

and Stonehenge says

1190

01:05:20.505 --> 01:05:23.245

in reliance on well-established planning law, that

1191

01:05:23.245 --> 01:05:24.765

where there are clear planning objections

1192

01:05:24.785 --> 01:05:26.685

to development upon a particular site,

1193

01:05:27.025 --> 01:05:28.125

it may well be relevant

1194

01:05:28.125 --> 01:05:29.245

and indeed necessary

1195

01:05:29.585 --> 01:05:30.805

to consider whether there is a

1196

01:05:30.805 --> 01:05:31.925

more appropriate site elsewhere.

1197

01:05:32.425 --> 01:05:35.805

And that is particularly so where the development is bound

1198

01:05:35.805 --> 01:05:37.285

to have significant adverse effects.

1199

01:05:37.665 --> 01:05:39.765

And where the major argument advanced in support

1200

01:05:39.765 --> 01:05:41.645

of the application is that the need

1201

01:05:41.645 --> 01:05:44.565

for the development outweighs those planning disadvantages.

1202

01:05:45.905 --> 01:05:48.685

And, uh, the Stonehenge case goes on to say, in terms

1203

01:05:48.685 --> 01:05:50.965

of the adequacy of consideration of alternatives,

1204

01:05:51.415 --> 01:05:54.245

where there is a mandatory requirement

1205

01:05:54.325 --> 01:05:56.805

to consider alternatives, the examining authority

1206

01:05:56.805 --> 01:05:58.045

and the Secretary of State need

1207

01:05:58.045 --> 01:05:59.685

to consider the relative merits

1208

01:05:59.705 --> 01:06:00.925

of the different alternatives

1209

01:06:01.225 --> 01:06:04.125

and not just to accept the applicant's assessment of those.

1210

01:06:05.545 --> 01:06:07.925

Um, and Save Honey Hill relies on the following combination

1211

01:06:07.925 --> 01:06:09.165

of factors to say that in this case,

1212

01:06:09.165 --> 01:06:10.405

there is a legal requirement

1213

01:06:10.665 --> 01:06:12.925

to consider non-Green Belt Alternatives,

1214

01:06:13.185 --> 01:06:14.445

and they include both cons,

1215

01:06:14.925 --> 01:06:16.405
consolidation on the existing site

1216

01:06:17.145 --> 01:06:20.245
and the offsite non-green belt options that were rejected,

1217

01:06:20.665 --> 01:06:22.085
uh, at an earlier stage.

1218

01:06:23.095 --> 01:06:26.565
Those factors are the planning harms including inappropriate

1219

01:06:26.565 --> 01:06:28.445
development in the Green Belt, resulting in harm

1220

01:06:28.545 --> 01:06:30.445
to the green belt, both definitional

1221

01:06:30.665 --> 01:06:32.525
and to openness and purposes.

1222

01:06:33.185 --> 01:06:35.885
The other significant adverse effects identified in the

1223

01:06:35.885 --> 01:06:37.645
environmental statement, including harm

1224

01:06:37.645 --> 01:06:41.005
to designated heritage assets, the agreement

1225

01:06:41.025 --> 01:06:43.845
by the applicant, and confirmation at ISH two,

1226

01:06:43.845 --> 01:06:46.485
that there is no operational need for the development and

1227

01:06:46.485 --> 01:06:48.085
therefore no presumption in favor

1228

01:06:48.145 --> 01:06:50.885

of granting development consent under the NPS,

1229

01:06:51.865 --> 01:06:53.125

the LPAs position

1230

01:06:53.125 --> 01:06:55.805

that there are no exceptional circumstances which justify

1231

01:06:56.005 --> 01:06:58.445

changing greenbelt boundaries in the RPAs area.

1232

01:06:59.505 --> 01:07:02.285

And Safe Honey Hill says these,

1233

01:07:02.385 --> 01:07:05.045

the strong planning objections to development at this site

1234

01:07:06.265 --> 01:07:08.325

are therefore made out and the need relied on

1235

01:07:08.525 --> 01:07:09.805

to overcome those objections.

1236

01:07:10.185 --> 01:07:11.965

The housing need is need,

1237

01:07:11.965 --> 01:07:13.365

which the RPAs themselves have said,

1238

01:07:13.365 --> 01:07:15.365

does not justify greenbelt release

1239

01:07:15.365 --> 01:07:18.005

because there are no exceptional circumstances in this case.

1240

01:07:18.905 --> 01:07:21.405

In those circumstances, the possibility of locating

1241

01:07:21.945 --> 01:07:23.565

the treatment plant other than on the

1242

01:07:23.565 --> 01:07:24.925
greenbelt must be considered.

1243

01:07:27.785 --> 01:07:30.485
And, um, sir, the,

1244

01:07:31.865 --> 01:07:34.165
the Safe Honey Hills case on why that

1245

01:07:34.685 --> 01:07:36.205
consideration is inadequate is dealt

1246

01:07:36.205 --> 01:07:38.005
with in our written representation

1247

01:07:38.345 --> 01:07:41.405
and in our, um, in our relevant representation.

1248

01:07:41.525 --> 01:07:43.925
I won't deal with that in detail, but just briefly, um,

1249

01:07:43.925 --> 01:07:45.885
there has been a failure to properly consider

1250

01:07:45.905 --> 01:07:48.485
and compare staying on site with the other options

1251

01:07:48.485 --> 01:07:51.005
that was Demi dismissed at a very early stage prior

1252

01:07:51.005 --> 01:07:52.085
to the HIF application.

1253

01:07:52.745 --> 01:07:56.245
Um, save Honey Hills evidence shows that, um,

1254

01:07:56.655 --> 01:07:58.605
there has been recent development

1255
01:07:58.605 --> 01:08:01.525
with within close proximity of wastewater treatment plants,

1256
01:08:01.525 --> 01:08:03.205
and they can be upgraded to permit that.

1257
01:08:04.185 --> 01:08:08.445
Um, and furthermore, greenbelt should have been considered

1258
01:08:08.465 --> 01:08:11.405
as a major policy issue at every stage of site selection.

1259
01:08:11.745 --> 01:08:13.965
Um, but it was, uh, only, um,

1260
01:08:14.515 --> 01:08:16.325
brought into account at certain points.

1261
01:08:19.375 --> 01:08:23.225
Finally, just briefly on the point raised by

1262
01:08:23.875 --> 01:08:27.705
South Cambridge, uh, by, by the councils, um, that

1263
01:08:28.725 --> 01:08:30.985
it, it wasn't for them to allocate a site

1264
01:08:31.085 --> 01:08:33.105
for wastewater development that would've been

1265
01:08:33.105 --> 01:08:34.225
for the county council.

1266
01:08:35.045 --> 01:08:39.265
Um, what the, uh, district council could have done is

1267
01:08:39.875 --> 01:08:41.545
alter it, the greenbelt boundaries.

1268
01:08:41.705 --> 01:08:44.265

I understand that it, and the city Council are responsible

1269

01:08:44.265 --> 01:08:46.385

for the greenbelt boundaries rather than the county council.

1270

01:08:47.125 --> 01:08:48.905

Um, they could have altered that, um,

1271

01:08:48.925 --> 01:08:51.185

or they could have applied the exceptional circumstances

1272

01:08:51.255 --> 01:08:53.705

test to consider whether the greenbelt boundary should be

1273

01:08:53.705 --> 01:08:56.825

altered in order to release the Honey Hill site.

1274

01:08:57.135 --> 01:08:58.905

They didn't do that. Um,

1275

01:08:59.415 --> 01:09:02.305

they haven't considered any exceptional circumstances in

1276

01:09:02.545 --> 01:09:05.385

relation to that in, uh, in their emerging plans.

1277

01:09:06.045 --> 01:09:07.065

Um, and,

1278

01:09:07.405 --> 01:09:09.545

and we would say that that does suggest that

1279

01:09:10.205 --> 01:09:12.265

no exceptional circumstances arise here.

1280

01:09:12.335 --> 01:09:14.985

Exceptional circumstances obviously is a lower test than

1281

01:09:14.985 --> 01:09:16.145

very special circumstances.

1282

01:09:16.805 --> 01:09:20.265

So, um, we would say that that undermines the case

1283

01:09:20.365 --> 01:09:22.345

for very special circumstances as well.

1284

01:09:28.615 --> 01:09:31.565

Thank you for that. Um, are there any other

1285

01:09:32.885 --> 01:09:35.365

interest parties, which to speak on Greenbelt matters?

1286

01:09:36.345 --> 01:09:37.345

Yes, please.

1287

01:09:39.045 --> 01:09:42.185

Uh, just with regard to, um, uh,

1288

01:09:42.325 --> 01:09:44.065

you were talking earlier about, um,

1289

01:09:44.325 --> 01:09:46.625

asking either side about their thoughts on, uh,

1290

01:09:46.845 --> 01:09:47.865

how you decide

1291

01:09:47.865 --> 01:09:50.625

what is appropriate development on, on Green Belt.

1292

01:09:50.645 --> 01:09:52.745

And, and so it was interesting to me

1293

01:09:52.745 --> 01:09:54.145

that it wasn't something that was sort

1294

01:09:54.145 --> 01:09:55.505

of black and white, that it was.

1295

01:09:55.505 --> 01:09:57.505

What do you think? Well, obviously this site is gonna say,

1296

01:09:57.845 --> 01:10:01.665

uh, you know, 300 HTVs on a access road is

1297

01:10:01.685 --> 01:10:02.825

not affecting the openness.

1298

01:10:02.845 --> 01:10:06.185

So just therefore, from my perspective as a local resident

1299

01:10:06.445 --> 01:10:09.025

and I go to that site where the new outfall is going

1300

01:10:09.025 --> 01:10:11.345

to be on a, uh, daily basis, that's where I walk.

1301

01:10:11.645 --> 01:10:16.305

Uh, that, um, from my perspective that, uh, outfall is going

1302

01:10:16.305 --> 01:10:21.025

to definitely affect the openness, uh, um, of that site.

1303

01:10:21.245 --> 01:10:23.345

Um, that's my opinion, which I think is just as valid

1304

01:10:23.445 --> 01:10:26.745

as anybody else's, uh, here, including your own sir.

1305

01:10:27.205 --> 01:10:28.305

Um, and, uh,

1306

01:10:28.925 --> 01:10:31.105

and similarly for the, uh, number of vehicles Go

1307

01:10:31.695 --> 01:10:33.505

HTVs going up and down that, uh, that road,

1308

01:10:33.505 --> 01:10:36.545

and I also, in addition, just wanted to quickly comment on,

1309

01:10:36.605 --> 01:10:41.145

um, uh, the submission about, uh, this, uh, this, uh, uh,

1310

01:10:41.325 --> 01:10:43.465

uh, justification, you know, for,

1311

01:10:43.615 --> 01:10:47.745

it's the most sustainable site, uh, for housing, uh, um,

1312

01:10:47.775 --> 01:10:50.185

that, uh, uh, this site for housing.

1313

01:10:50.245 --> 01:10:51.705

And I think I can comment because I live

1314

01:10:51.705 --> 01:10:52.865

right next to the A 14.

1315

01:10:53.285 --> 01:10:55.745

Um, it is right next to, um, uh,

1316

01:10:55.745 --> 01:10:59.185

and it has been mentioned as an issue for this, uh, this,

1317

01:10:59.185 --> 01:11:02.105

this site being chosen, the air quality, it's right next

1318

01:11:02.105 --> 01:11:03.945

to the A 14, it's next

1319

01:11:04.025 --> 01:11:08.505

to an A-Q-M-A-A South C District Council, uh, prohibits, uh,

1320

01:11:08.505 --> 01:11:10.065

development on a qma

1321

01:11:10.645 --> 01:11:13.885

and, um, um, one might even argue that perhaps

1322

01:11:13.885 --> 01:11:16.045

with all this increased level of, uh, of, uh,

1323

01:11:16.435 --> 01:11:20.125

HTVs coming down the A 14, that the, the a, that, that area

1324

01:11:20.305 --> 01:11:22.765

and the building is going to be going right up to the A 14,

1325

01:11:23.225 --> 01:11:25.405

um, the air quality will just get worse and worse,

1326

01:11:25.425 --> 01:11:27.125

and it's, it's not an agreeable place to put,

1327

01:11:27.185 --> 01:11:28.645

uh, um, houses.

1328

01:11:31.225 --> 01:11:32.225

Thanks.

1329

01:11:33.055 --> 01:11:35.745

Thank you for that. Yes, please.

1330

01:11:37.315 --> 01:11:40.505

Thank you Jenny Conner again on this occasion, uh,

1331

01:11:40.565 --> 01:11:42.985

making comment as a resident, not on behalf

1332

01:11:42.985 --> 01:11:44.865

of Save Honey Hill, um,

1333

01:11:45.105 --> 01:11:47.865

I would really appreciate it if I could refer everyone

1334

01:11:48.245 --> 01:11:52.825

to a document, um, which shows a diagram, um,

1335

01:11:53.855 --> 01:11:56.505

from the applicant of the outfall area.

1336

01:11:57.545 --> 01:11:59.225

I would like people to have a look at this

1337

01:11:59.225 --> 01:12:00.945

because I think it, in many respects,

1338

01:12:01.185 --> 01:12:03.745

demonstrates at a local level how, as far

1339

01:12:03.745 --> 01:12:06.025

as we are concerned, this outfall area will have an

1340

01:12:06.025 --> 01:12:09.945

urbanizing effect on what is essentially not essentially on

1341

01:12:10.065 --> 01:12:13.465

what is currently an organic riverbank with footpath.

1342

01:12:14.125 --> 01:12:17.625

The document is APP 0 2 7

1343

01:12:18.525 --> 01:12:20.945

and the diagram is on page seven.

1344

01:12:21.885 --> 01:12:26.025

Um, I would also add, in terms of us having any, um,

1345

01:12:26.155 --> 01:12:28.985

impression of what this outfall layer is going to look at,

1346

01:12:29.165 --> 01:12:32.185

is that no other illustrations to my knowledge have been

1347

01:12:32.545 --> 01:12:34.585

provided, so this is all that we have to go on.

1348

01:12:34.585 --> 01:12:36.265

Mm-Hmm. There is actually one in the design

1349

01:12:36.265 --> 01:12:37.785

and access statement if you wanted.

1350

01:12:37.785 --> 01:12:39.265

There's an image of what it may

1351

01:12:39.655 --> 01:12:40.655

Okay. Look like. Would

1352

01:12:40.655 --> 01:12:42.265

you, would you allow me

1353

01:12:42.265 --> 01:12:44.865

to continue given the fact that I, I haven't actually Yes,

1354

01:12:45.485 --> 01:12:46.585

Of course. I was just highlighting

1355

01:12:46.885 --> 01:12:48.305

You to that, for that reference particular

1356

01:12:48.505 --> 01:12:49.505

Document. Yeah.

1357

01:12:49.505 --> 01:12:52.185

So shall I wait till it's up?

1358

01:12:53.715 --> 01:12:54.895

Is somebody calling it up?

1359

01:12:58.825 --> 01:13:00.005

Um, page seven.

1360

01:13:01.625 --> 01:13:04.685

So as it's coming up, um, basically

1361

01:13:04.685 --> 01:13:08.005

what I understand from this drawing is that the, well,

1362

01:13:08.005 --> 01:13:09.965

we already are all aware of the fact

1363

01:13:09.965 --> 01:13:11.525
that this is a very narrow section

1364

01:13:12.015 --> 01:13:15.805
where the footpath runs along the riverside, there's a ditch

1365

01:13:15.865 --> 01:13:18.325
to the right, and then there's the fence

1366

01:13:18.505 --> 01:13:20.765
before the agricultural field.

1367

01:13:21.465 --> 01:13:23.565
Um, and the footpath runs through.

1368

01:13:24.505 --> 01:13:27.685
Um, at the moment, as I say, this is a very use,

1369

01:13:27.875 --> 01:13:30.245
very attractive, um,

1370

01:13:31.115 --> 01:13:33.325
Riverside area Organic River Bank.

1371

01:13:34.675 --> 01:13:37.725
From what you can see from this drawing, as I understand it,

1372

01:13:38.305 --> 01:13:42.865
is the large block that is hashed, um,

1373

01:13:43.645 --> 01:13:47.665
is the roof of the outfall as it approaches the river

1374

01:13:49.165 --> 01:13:52.625
and that the footpath runs over that roof.

1375

01:13:53.955 --> 01:13:56.335
My understanding is that the mitigation proposal

1376

01:13:56.445 --> 01:13:58.575

that this is at, um, ground level

1377

01:13:59.235 --> 01:14:02.335

and that the mitigation proposal is for top soil

1378

01:14:02.335 --> 01:14:06.165

and grass seeding, I don't,

1379

01:14:06.455 --> 01:14:10.445

can't conceive how it will be that that can,

1380

01:14:11.345 --> 01:14:15.125

um, put the footpath riverbank area, um,

1381

01:14:15.315 --> 01:14:16.365

back to what it was.

1382

01:14:17.145 --> 01:14:19.125

Um, whether it's drought conditions

1383

01:14:19.305 --> 01:14:21.485

or whether it's, um, wear

1384

01:14:21.485 --> 01:14:24.645

and tear, a result of usage during wet conditions,

1385

01:14:25.275 --> 01:14:29.845

it's inconceivable that that new concrete area as a result

1386

01:14:29.845 --> 01:14:32.285

of football is not going to be exposed.

1387

01:14:32.915 --> 01:14:37.405

Therefore, introducing an urbanizing, um, aspect to

1388

01:14:37.405 --> 01:14:40.965

what is currently, um, simply earth and grass

1389

01:14:41.105 --> 01:14:43.485

and as I say, an organic river stretch of the river.

1390

01:14:43.945 --> 01:14:48.205

And equally you can see on the right hand side, there is a,

1391

01:14:48.395 --> 01:14:51.005

what again I assume is concrete, um,

1392

01:14:51.285 --> 01:14:53.445

a pipe protection at ditch crossing.

1393

01:14:54.145 --> 01:14:55.485

And again, to my knowledge,

1394

01:14:55.495 --> 01:14:58.925

there isn't actually at the moment any engineered

1395

01:14:59.445 --> 01:15:00.725

structure over that crossing.

1396

01:15:00.885 --> 01:15:03.965

I think the ditch actually starts to the north of

1397

01:15:03.965 --> 01:15:07.885

that access into the field, so that at the moment, again,

1398

01:15:08.385 --> 01:15:10.565

as one leaves the a 14 bridge behind

1399

01:15:10.705 --> 01:15:12.765

and walks towards the, the, the lock

1400

01:15:12.765 --> 01:15:14.845

with biggin on your right, um,

1401

01:15:14.995 --> 01:15:17.685

that there is no organic structure whatsoever.

1402

01:15:18.685 --> 01:15:21.365

I just wanted to bring this to your attention as a resident

1403

01:15:21.365 --> 01:15:26.245

that when it comes to urbanizing effect, um, for those

1404

01:15:26.245 --> 01:15:28.925

of us that know this area intimately, um,

1405

01:15:30.365 --> 01:15:31.855

yeah, big impact.

1406

01:15:32.295 --> 01:15:33.375

Hmm. Thank

1407

01:15:33.375 --> 01:15:34.375

You. Okay. Thank you for

1408

01:15:34.375 --> 01:15:37.255

that. Uh, would the applicant like

1409

01:15:37.255 --> 01:15:39.015

to respond to any of those points just made?

1410

01:15:41.675 --> 01:15:46.375

Um, so I'd like to respond to, um, Ms.

1411

01:15:46.655 --> 01:15:50.935

Kin writer. Um, I, I'm aware

1412

01:15:50.935 --> 01:15:52.695

that it is now gone seven o'clock,

1413

01:15:53.075 --> 01:15:55.855

and so I shall do it in very short form.

1414

01:15:56.515 --> 01:15:59.295

Um, and with respect, um, none of

1415

01:15:59.805 --> 01:16:03.215

what you've just heard on behalf of Save Honey Hill,

1416

01:16:03.675 --> 01:16:04.895

uh, is, is new.

1417

01:16:05.795 --> 01:16:10.255

Um, and in essence, so I can deal

1418

01:16:10.255 --> 01:16:15.215

with it very briefly in this way, um, by submitting

1419

01:16:15.605 --> 01:16:18.175

that, uh, the, that we agree with the,

1420

01:16:18.175 --> 01:16:21.055

the basic point about legal framework here.

1421

01:16:21.835 --> 01:16:25.775

Um, but that characterization of the evidence which is given

1422

01:16:26.475 --> 01:16:28.215

we submit is untenable.

1423

01:16:29.075 --> 01:16:32.855

Uh, and therefore the entire submission is untenable.

1424

01:16:33.395 --> 01:16:38.375

Uh, it, it simply, um, does not bear any relation

1425

01:16:38.435 --> 01:16:41.415

to the, uh, extremely careful

1426

01:16:41.635 --> 01:16:45.455

and detailed evidence which has been given in writing

1427

01:16:45.875 --> 01:16:48.375

and explained by members of the,

1428

01:16:48.435 --> 01:16:52.255

of the team on the consideration of alternatives

1429

01:16:52.875 --> 01:16:56.175

and, uh, all the complicated, um,

1430

01:16:56.435 --> 01:17:00.975

and relevant factors in involved there.

1431

01:17:02.075 --> 01:17:06.455

Um, I,

1432

01:17:06.655 --> 01:17:09.365

I could go on and repeat myself, but, uh,

1433

01:17:09.545 --> 01:17:11.845

but that, that would be pointless.

1434

01:17:12.025 --> 01:17:16.125

The other thing I would say is that, uh, it is, uh,

1435

01:17:16.285 --> 01:17:18.925

a complete mischaracterization

1436

01:17:19.305 --> 01:17:23.325

of the evidence from the local authorities as well as, uh,

1437

01:17:23.945 --> 01:17:26.605

so recently explained with such clarity

1438

01:17:26.705 --> 01:17:28.605

and care by Mrs. Hunt.

1439

01:17:29.185 --> 01:17:33.805

Um, particularly with regard to the extent

1440

01:17:33.905 --> 01:17:37.805

to which moving the treatment works frees up not only the

1441

01:17:37.805 --> 01:17:39.005

site of the, of the works,

1442

01:17:39.625 --> 01:17:44.005

but also, uh, that, uh, strategically enormously important

1443

01:17:44.025 --> 01:17:48.565

and valuable area, uh, around in Northeast Cambridge.

1444

01:17:48.945 --> 01:17:50.965

Uh, and with respect, what Ms.

1445

01:17:51.315 --> 01:17:54.165

Dren Wright has submitted to you, um, is,

1446

01:17:54.265 --> 01:17:56.965

is simply quite inconsistent with Mrs.

1447

01:17:56.965 --> 01:17:59.325

Hunt's evidence as well as our evidence.

1448

01:17:59.745 --> 01:18:04.485

So in short form, sir, that is our, um, submission on it.

1449

01:18:05.225 --> 01:18:08.085

Um, if, if you want to

1450

01:18:08.795 --> 01:18:12.565

read more about this, um, then we're very happy

1451

01:18:12.625 --> 01:18:15.485

to put it in writing, but, but there is nothing new here.

1452

01:18:15.585 --> 01:18:20.285

It, it has been said before, uh, both by Save Honey Hill

1453

01:18:20.285 --> 01:18:21.525

and by us in response.

1454

01:18:23.935 --> 01:18:25.605

Thank you. Okay, thank you. Thank you.

1455

01:18:26.705 --> 01:18:28.885

That's all you wanted to say in response. Okay.

1456

01:18:29.405 --> 01:18:30.405

Anything about the outfall structure?

1457

01:18:30.725 --> 01:18:33.365

I was going to, so if I may BLEs the applicant.

1458

01:18:33.545 --> 01:18:37.515

Uh, I, I, I, um, so you,

1459

01:18:37.615 --> 01:18:40.555

you referenced the, um, the DASS

1460

01:18:40.855 --> 01:18:43.635

and the visualization that's provided in the dass.

1461

01:18:43.835 --> 01:18:46.915

I think the visualization in the DASS provides context to

1462

01:18:46.975 --> 01:18:49.795

how it is that, uh, we envisage

1463

01:18:49.795 --> 01:18:52.755

that the outfall will look on completion.

1464

01:18:53.315 --> 01:18:55.515

I think it's a reasonable vis visualization.

1465

01:18:55.625 --> 01:18:59.315

It's not unusual to have concrete structures which have, um,

1466

01:18:59.805 --> 01:19:02.675

earth and um, grass over over the top of them.

1467

01:19:03.055 --> 01:19:06.315

In fact, uh, my familiarity with walking

1468

01:19:07.445 --> 01:19:09.635

throughout the county of Cambridge Uru is

1469

01:19:09.635 --> 01:19:12.635

that there is an extraordinary amount of ditches and rivers

1470

01:19:12.855 --> 01:19:15.995

and paths and there are lots of instances of this nature.

1471

01:19:16.795 --> 01:19:19.395

I do not accept that what is, um,

1472

01:19:19.725 --> 01:19:22.035

shown in the visualization in the das

1473

01:19:22.735 --> 01:19:26.035

has an urbanizing effect as, as, as was referred

1474

01:19:26.035 --> 01:19:27.115

to in the statement.

1475

01:19:27.615 --> 01:19:30.355

And I certainly don't believe that that, um,

1476

01:19:30.565 --> 01:19:31.995

would affect openness.

1477

01:19:32.655 --> 01:19:35.395

Uh, I I, I maintain the, the statement I made

1478

01:19:35.395 --> 01:19:36.755

to you earlier, sir, on that front.

1479

01:19:39.835 --> 01:19:42.445

Okay. Thank you for that. Um, if there's no more

1480

01:19:43.165 --> 01:19:46.005

comments on this agenda item from any of the parties,

1481

01:19:46.285 --> 01:19:48.405

I can't see anything online either.

1482

01:19:49.985 --> 01:19:53.815

Um, I'm going to move to agenda item 13.

1483

01:19:56.075 --> 01:19:57.575

So we're not doing noise and vibration.

1484

01:19:57.575 --> 01:20:01.255

You'll be glad to hear or order at this point.

1485

01:20:02.755 --> 01:20:04.255

Um, that's actions

1486

01:20:04.315 --> 01:20:08.565

and we'll provide an action list list shortly

1487

01:20:08.565 --> 01:20:10.805

after the hearing probably next week.

1488

01:20:11.865 --> 01:20:16.485

Um, moving on to agenda item 14.

1489

01:20:18.645 --> 01:20:20.095

I've had no other matters notified

1490

01:20:20.095 --> 01:20:21.815

to me under this agenda item that people wish

1491

01:20:21.815 --> 01:20:24.015

to raise at this hearing.

1492

01:20:24.275 --> 01:20:26.415

Are there any other items that anyone wishes to raise

1493

01:20:26.425 --> 01:20:27.695

after what they've heard today?

1494

01:20:31.535 --> 01:20:32.915

So a very, very quick point.

1495

01:20:33.135 --> 01:20:35.875

Um, the, the, the issue about the A QMA that was raised

1496

01:20:35.875 --> 01:20:38.755

by Ms. Cotton, I think we can, um, clarify that.

1497

01:20:38.755 --> 01:20:39.795

Okay. But we'll do it in writing.

1498

01:20:40.385 --> 01:20:41.075

Okay. Thank you.

1499

01:20:49.665 --> 01:20:51.325

And, and also the measure of the green belt,

1500

01:20:51.425 --> 01:20:52.925

that's already an action point. So

1501

01:20:53.155 --> 01:20:54.245

Already the what? Sorry?

1502

01:20:54.835 --> 01:20:57.525

Whether the green belt Yes, thank you.

1503

01:20:57.545 --> 01:20:58.725

The administrative boundary point.

1504

01:21:00.475 --> 01:21:02.605

Okay. In that case, I'll move to close the hearing.

1505

01:21:03.465 --> 01:21:05.245

Um, I'd like to thank you all for contributing.

1506

01:21:05.345 --> 01:21:08.205

So helpfully, it's been a long couple of days.

1507

01:21:08.865 --> 01:21:12.885

Um, we really value your input, um, on the project.

1508

01:21:13.865 --> 01:21:16.485

Um, and also want to thank the virtual participants.

1509

01:21:17.505 --> 01:21:19.885

Um, may we remind you there's a digital recording

1510

01:21:19.885 --> 01:21:22.325

of the proceedings will be made available as soon

1511

01:21:22.325 --> 01:21:23.885

as practicable on the project page

1512

01:21:23.885 --> 01:21:25.525
of the national infrastructure website.

1513

01:21:26.545 --> 01:21:28.285
May we also remind you that the next stages

1514

01:21:28.345 --> 01:21:31.325
of the process will be deadline

1515

01:21:31.385 --> 01:21:33.765
for on the 22nd of January, 2024,

1516

01:21:34.335 --> 01:21:35.845
which includes written summaries

1517

01:21:35.845 --> 01:21:37.285
of oral submissions at hearings.

1518

01:21:37.305 --> 01:21:41.835
And we find these particularly useful, um,

1519

01:21:42.185 --> 01:21:44.115
from any all the parties.

1520

01:21:45.255 --> 01:21:48.155
Uh, and also our second written questions if required,

1521

01:21:48.245 --> 01:21:50.915
would be on the 31st of January, 2024.

1522

01:21:52.285 --> 01:21:54.065
The time is now seven minutes past seven,

1523

01:21:54.565 --> 01:21:56.225
and this issue specific hearing

1524

01:21:56.405 --> 01:21:58.705
for the Cambridge Wastewater streaming plant relocation

1525

01:21:58.705 --> 01:22:00.065
project is now closed.

1526

01:22:00.075 --> 01:22:01.625
Thank you very much. I.