

CAMBRIDGE NORTH

STATEMENT OF COMMUNITY INVOLVEMENT

JUNE 2022

PREPARED BY



MARENGO



Statement of Community Involvement

Cambridge North

June 2022

CONTENTS

CONTENTS	2
1. EXECUTIVE SUMMARY	3
2. CONSULTATION PROCESS	4
3. STAKEHOLDER ENGAGEMENT	6
4. PRE-SUBMISSION PUBLIC CONSULTATION	13
5. FEEDBACK ANALYSIS – PHASE ONE	16
6. CHANGES BASED ON FEEDBACK	25
7. FEEDBACK ANALYSIS – PHASE TWO	26
8. CONCLUSION	34

1. EXECUTIVE SUMMARY

- 1.1 Brookgate Land Ltd appointed Marengo Communications, an independent specialist public consultation company, to undertake the pre-application resident, community, and stakeholder consultation for the proposed next phase for the Cambridge North development.
- 1.2 This document provides a record of the pre-application community and political engagement carried out on the proposals for the site between November 2020 and March 2022. It demonstrates that a thorough approach has been taken to pre-application consultation with local residents, businesses and community groups, as well as ongoing engagement with councillors and officers.
- 1.3 Although life has returned to a new normal since the Covid-19 outbreak and the lifting of most of restrictions put in place, the Applicant sought to engage with the Cambridge Shared Planning Service, local political representatives and community organisations, on the proposed consultation strategy using a mix of face-to-face meetings, and virtual meetings.
- 1.4 To address the challenges for those members of the community that are unable to access the internet, or uncomfortable attending a face-to-face meeting, Brookgate Land Ltd has provided a phonenumber and postal address for consultees to utilise. All the postal communication to the local area has been undertaken through Royal Mail, encouraging those without internet to get in touch with the team via phone. A postal exhibition and feedback form was available on request and could be sent to the Applicant via freepost.
- 1.5 A series of targeted public engagement activities were held to present the proposals to key local stakeholders over two phases of engagement before commencing a wider consultation on the emerging proposals with residents, visitors and workers in the area. This has taken place in conjunction with preapplication discussions with the Cambridge Shared Planning Service.
- 1.6 Throughout the consultation process, a telephone number and email address were supplied and managed by Marengo Communications, making further information for residents, businesses, and stakeholders available on request. A freepost return and contact address were provided to contact the project team.
- 1.7 Feedback from the consultation has been positive with consultees supporting the re-development of a brownfield site and the introduction of a mixed-use community. Further benefits have also been recognised throughout, particularly the improvements to local amenities accessible to local neighbours and the wider region and to the public realm and the commitment to low carbon design and enhanced biodiversity on site. Most consultees also observed that the existing area does not currently provide an appropriate high-quality environment.
- 1.8 As part of the responses received during the pre-application process, comments were issued in relation to the design of the new buildings and its relationship to the local context and surrounding area. Brookgate Land Ltd has sought to address a number of these points through detailed design work, including revisions to the size, height, and position of some of the buildings in the commercial quarter.
- 1.9 This document demonstrates that Brookgate Land Ltd has actively informed and involved the local community about the plans, in accordance with the Greater Cambridge Shared Planning Statement of Community Involvement (adopted July 2019) and The National Planning Policy Framework and gives an overview of all consultation activity undertaken prior to the current planning application submission.

2. CONSULTATION PROCESS

- 2.1 The objective of the consultation process was to approach key local stakeholders with an interest in the site, raise awareness amongst local residents, neighbours and businesses of the proposed development whilst inviting feedback for consideration, prior to finalising the design of the proposed redevelopment and submitting a planning application to the Cambridge Shared Planning Service.
- 2.2 The consultation process was carried out in conjunction with pre-application meetings with the Cambridge Shared Planning Service planning and design officers. Details of the pre-application consultation can be found in the Design and Access Statement and Planning Statement which will be submitted as part of the application.
- 2.3 The consultation process commenced in November 2020 with a virtual councillor briefing on the emerging thinking for the future of the site, including potential uses and public benefits of the development. A second virtual councillor briefing was held in July 2021 before a wider public consultation for residents, visitors and works in the area on the merging proposals was delivered over two phases.
- 2.4 The programme outlined in this SCI reflects the principles for consultation in the Localism Act (November 2011) and in the revised National Planning Policy Framework (NPPF) (update published in June 2021). The NPPF states that early engagement has “significant potential to improve the efficiency and effectiveness of the planning application system for all parties.” It also indicates that good quality pre-application discussion “enables better coordination between public and private resources and improved outcomes for the community.”
- 2.5 It also embraces fully The Statement of Community Involvement (SCI) adopted in July 2019, prepared by the Greater Cambridge Shared Planning Service on behalf of Cambridge City Council and South Cambridgeshire District Council.
- 2.6 The consultation process is summarised in the table below.

First Phase of Engagement	
Date	Action
19 th November 2020	A virtual councillor briefing was held
7 th July 2021	Letter to key stakeholders inviting them to a virtual councillor briefing
19 th September 2021	A virtual councillor briefing was held
24 th November 2021	Community newsletter mailed to 1,725 residents and businesses
25 th November 2021	Stakeholder email, inviting stakeholders to preview and public event
26 th November 2021	Website was established with holding page
8 th December 2021	Website launched with full proposals and consultation information
8 th December 2021	Stakeholder public consultation preview
8 th December 2021	Day 1 of public consultation
8 th December 2021	News article appeared in local paper, Cambridge Independent
9 th December 2021	Day 2 of public consultation

Second Phase of Engagement	
Date	Action
14 th March 2022	Stakeholder email, inviting stakeholders to preview and public event
15 th March 2022	Email sent to all subscribers inviting them the public events
15 th March 2022	Community newsletter mailed to 1,725 residents and businesses
28 th March 2022	Website updated with revised proposals and consultation information
28 th March 2022	Stakeholder public consultation preview
28 th March 2022	Day 1 of public consultation
29 th March 2022	Day 2 of public consultation

2.8 The key activities in the consultation process were underpinned by:

2.8.1 The consultation area

Community newsletters inviting the local community to participate⁴ in the public consultations were posted to 1,725 addresses (1,479 residential, 246 Business), surrounding the site on the 24th November 2021 and 15th March 2022

A copy of the newsletters for November 2021 and March 2022 can be seen in Appendix 1e & 1j, respectively

A copy of the distribution area can be seen in Appendix 1a

2.8.2 Project contact methods

Throughout the process, a telephone number (0800 689 5209) and e-mail address (info@cambridgenorth.co.uk), were supplied and managed by Marengo Communications, providing further information to residents, businesses, and stakeholders on request.

2.8.3 Consultation website

A project website (consultation.cambridgenorth.co.uk), was also established on 26th November with a holding page, and launched on 8th December 2021. The website hosted a virtual exhibition on the proposals, with an embedded feedback survey to facilitate dialogue with neighbours in the local area.

This website was updated on the 28th March 2022, in advance of the second phase of public consultation. At the time of writing the consultation website has been viewed 5,539 times, by 3,967 different users.

A screenshot of the consultation website can be seen in Appendix 1m.

2.8.4 Social media

As part of the public consultation process, Brookgate Land Ltd launched a Twitter account (@CambNorth) to communicate the proposals and advertise the consultation to local residents, workers and visitors to the area.

The Twitter posts featured a link to the consultation website and an example of a social media post can be seen in Appendix 1o.

3. STAKEHOLDER ENGAGEMENT

- 3.1 The pre-application consultation programme involved meeting with a range of key stakeholders, including councillors, local community organisations and interest groups.
- 3.2 Engagement with stakeholders focused on offering in-person and virtual meetings to ensure that interested parties were able to provide feedback as well as ask questions or raise concerns. Invitations were sent to the following stakeholders:

South Cambridgeshire District Council	
Cllr John Williams	Ward Councillor for Fen Ditton & Fulbourn, Cabinet Member for Finance
Cllr Graham Cone	Ward Councillor for Fen Ditton & Fulbourn Opposition Group Deputy Leader
Cllr Claire Daunton	Ward Councillor for Fen Ditton & Fulbourn, Joint Development Control Committee
Cllr Anna Bradnam	Ward Councillor for Milton & Waterbeach, Chairman of Council Cambridgeshire CC Division Member for Waterbeach, Joint Development Control Committee (Chair)
Cllr Judith Rippeth	Ward Councillor for Milton & Waterbeach
Cllr Paul Bearpark	Ward Councillor for Milton & Waterbeach Ward
Cllr Hazel Smith	Ward Councillor for Milton & Waterbeach, Cabinet Member for Housing (councillor until 2021), Milton Parish Council
Cllr Tumi Hawkins	Ward Councillor for Caldecote, Cabinet member for Planning Policy and Delivery, Joint Development Control Committee
Cllr Pippa Heylings	Ward Councillor for Histon & Impington, Planning Committee (Chair), Climate and Environment Advisory Committee (Chairman)
Cllr Steve Hunt	Ward Councillor for Histon & Impington, Joint Development Control Committee
Cambridge City Council	
Cllr Alex Collis	Ward Councillor for King Hedges, Deputy Leader (Statutory)
Cllr Jenny Gawthorpe Wood	Ward Councillor for King Hedges
Cllr Martin Smart	Ward Councillor for King Hedges, Deputy Leader of the Council, Joint Development Control Committee (Vice-Chair)
Cllr Nicky Massey	Ward Councillor for Abbey Cabinet Member for Transport (councillor up until 2021)
Cllr Haf Davies	Ward Councillor for Abbey
Cllr Richard Johnson	Ward Councillor for Abbey, Cabinet Member for Housing (councillor until 2021)
Cllr Katie Thornburrow	Ward Councillor for Trumpington, Cabinet Member for Planning Policy and Transport, Joint Development Control Committee
Cllr Gerri Bird	Ward Councillor for East Chesterton, Housing Scrutiny Committee (Chair), Cambridgeshire CC Division Member for Chesterton
Cllr Carla McQueen	Ward Councillor for East Chesterton
Cllr Baiju Thittala	Ward Councillor for East Chesterton (councillor until 2021)
Cllr Jamie Dalzell	Ward Councillor for West Chesterton
Cllr Mike Sargeant	Ward Councillor for West Chesterton Chair, Joint Development Control Committee (councillor up until 2022)
Cllr Damien Tunnacliffe	Ward Councillor for West Chesterton (councillor up until 2021)

Cambridgeshire County Council

Cllr Elisa Meschini	Division Member for King's Hedges, Leader of the Labour Group
Cllr Ian Manning	Division Member for Chesterton (councillor until 2021)
Cllr Joan Whitehead	Division Member for Abbey (councillor until 2021)
Cllr David Jenkins	Division Member for Histon & Impington (councillor until 2021)
Cllr Alex Bulat	Division Member for Abbey

Joint Development Control Committee

Cllr Tom Bygott	South Cambridgeshire District Council
Cllr Grenville Chamberlain	South Cambridgeshire District Council
Cllr Jennifer Page-Croft	Cambridge City Council
Cllr Katie Porrer	Cambridge City Council
Cllr Dave Baigent	Cambridge City Council
Cllr Simon Smith	Cambridge City Council

Community stakeholders

Cambridge Cycling Campaign
Fen Ditton Parish Council
Milton Parish Council
The Federation of Cambridge Residents' Associations (FeCRA)
Cambridge Past Present and Future
Cambridge Carbon Footprint
Cambridge North travellers
Chesterton Community Association
Old Chesterton Residents Association
Friends of Ditton Meadows
North Cambridge Community Partnership
Nuffield Road Allotment Society
Milton Country Park
Friends of Milton Library
Shirley Community Primary School
Nuffield Road Medical Centre
Milton CE Primary School
Fen Ditton Primary School
North Cambridge Academy
Milton Surgery
Cambridge Regional College
Milton Road Residents Association
Hurst Park Estate Residents Association
Arbury Road Residents Association
Ascham & Gurney Way Residents Association
Friends of Mitchams Corner
Madingley Road Area Residents Association
Histon Road Residents Association
The VIE Residents Association

3.3 Meetings were held with the following stakeholders:

Date	Consultation	Type	Attendees
19 th November 2020	Councillor briefing	Virtual	<p><i>Cambridge City Council</i> Cllr Alex Collis Cllr Nicky Massey Cllr Katie Thornburrow Cllr Martin Smart Cllr Mike Sargeant</p> <p><i>South Cambridgeshire DC</i> Cllr Claire Daunton Cllr Pippa Heylings Cllr Anna Bradnam (<i>Cambridgeshire CC</i>) Cllr Tumi Hawkins Cllr Hazel Smith</p> <p><i>Cambridgeshire CC</i> Cllr Elisa Meschini</p> <p><i>Cambridge City and South Cambridgeshire District Council, The Greater Cambridge Shared Planning Service</i> Sharon Brown - Assistant Director (Delivery) Fiona Bradley</p>
27 th September 2021	Councillor briefing	Virtual	<p><i>SCambs DC Cabinet member</i> Cllr Tumi Hawkins</p> <p><i>Ward councillors for Milton & Waterbeach</i></p> <p>Cllr Judith Rippeth Cllr Anna Bradnam</p> <p><i>Ward councillor for King Hedges</i> Cllr Jenny Gawthorpe Wood</p> <p><i>Ward councillor for West Chesterton</i> Cllr Mike Sargeant</p> <p><i>Ward councillors for Fen Ditton & Fulbourn</i></p> <p>Cllr John Williams Cllr Claire Daunton</p> <p><i>Ward Councillors for Histon & Impington</i> Cllr Steve Hunt Cllr Martin Cahn</p> <p><i>Cambridge county councillor for Kings Hedges</i> Cllr Elisa Meschini</p> <p>Sharon Brown Fiona Bradley</p>

Response to feedback

- 3.4 The table below sets out the key questions and topics raised through our programme of stakeholder engagement. This should be read in conjunction with the Design and Access Statement and Planning Statement.

Topic	Applicant Response
Affordable Housing	
Will there be any social housing?	Council policy requires 40% affordable housing. The 'tenure split' will be in-line with council requirements: 70% affordable rent and 30% shared ownership.
How many family homes are you providing?	The masterplan will provide a mix of 1, 2 and 3-bed apartments, with the final mix to be agreed with the Council.
Will Build to Rent support a stable community?	<p>Build to rent development provides several benefits including:</p> <ul style="list-style-type: none"> • Homes at different price points in the market • Large scale developments delivered at pace • Stability and certainty for residents • Professional management • Social integration • Place-making and stewardship in the local area; <p>The types of people who live in build to rent homes continues to expand. While the sector provides quality accommodation for the mobile professionals that Cambridge needs to remain globally competitive, it also offers homes for essential workers running Cambridge's key services.</p> <p>It is also not exclusively the domain of younger people, with families and older people living in build to rent homes.</p>
Is the affordable housing to only be shared ownership and not rented?	No. The 'tenure split' will be in-line with council requirements: 70% affordable rent and 30% shared ownership.
Building Heights	
Will you be introducing varied building heights?	<p>Yes. Brookgate Land Ltd have worked closely with council officers, councillors and members of community to evolve the masterplan following good design and place-making principles.</p> <p>Several buildings within the commercial quarter have been reduced in size and height; with the massing of the buildings guided by the following key principles:</p>

- A strong desire to create an articulated form, providing visual interest against the skyline and avoiding uniform building blocks.
- Sensitivity to the topography of the Fenland directly to the east by providing a visual stepping in scale and form from the railway edge to the centre of the development.
- A mediated transition from the commercial buildings around Cambridge Square to the future residential area beyond.
- Provision of architectural focal points on key routes to help you navigate through the masterplan.

How do the proposed building heights reflect the emerging NECAAP?

The NECAAP is still at an early stage in its preparation and the suggested heights set out in the draft NECAAP are broadly in line with what we are proposing.

Brookgate Land Ltd have carried out a significant amount of technical work to demonstrate that the approach is appropriate in this location.

Sustainability

Have you considered the use of the Well building standard instead of or addition to BREEAM?

Yes. The commercial buildings will target a minimum WELL ‘Gold’ Certification. This will be in addition to targeting BREEAM Outstanding on the commercial buildings.

What are your sustainability aspirations for the residential quarter?

The sustainability strategy will be wide ranging and include a number of commitments, for example:

- New buildings that have lower regulated carbon emissions in operation than buildings built to current UK standards.
- All electric buildings with no mains gas to take advantage of the transition to a low carbon electricity grid.
- In line with BREEAM requirements, a life cycle embodied carbon assessment has been undertaken to quantify and reduce the environmental impact of materials used in constructing the development.
- Air source heat pumps to supply heating and hot water.
- Solar PV panels on the roof of buildings to help generate renewable low carbon energy for the site.
- An on-site net biodiversity increases of at least 20%.

Transport

Will the plans fit within the Council’s Trip Budget?

Brookgate Land Ltd will be working within the Council’s Trip Budget to ensure that vehicle trips in the peak hours generated by the development do not exceed existing levels of vehicle trips on Milton Road. This will be supported by the site’s excellent public transport connectivity, through carefully managed car parking provision, high-quality cycle parking, and travel planning.

How will the plans promote sustainable travel?

Cambridge North is a highly accessible site with strong connections to local public transport, including Cambridge North Railway Station, Guided Busway, Chisholm Trail, Milton Park and Ride and the planned Waterbeach and St Ives Greenways.

The sustainable transport strategy will build on this and provide:

- Circa 2,500 weatherproof, cycle parking spaces, including provision for non-standard cycles.
- The expansion of existing cycle routes through the site with a new route along Station Row.
- A network of wide footways and pedestrian spaces throughout the development, with connections to existing pedestrian routes to the north, south and west.
- A Mobility Hub next to the Novotel Hotel to incorporate existing and future rail car parking and ancillary parking for the commercial buildings.
- Levels of car parking to discourage car use, with easy access to car clubs for those who need a vehicle.
- Electric Vehicle charging points provided across the site.
- Disabled parking bays near each of the buildings to help Blue Badge holders park closer to their destination.
- In addition, opportunities to introduce cycle and scooter hire facilities within the site are being explored with operators.

Will you be monitoring displacement parking?

Before and after surveys of parking in the surrounding streets will be repeated annually. In the unlikely event of these showing that there are issues of displaced parking, Brookgate Land Ltd will work with the local authorities to develop appropriate parking restrictions.

The same approach has been adopted around the CB1 development where, to date, there have been no identified increases in displaced parking.

Open Space

Will there be sufficient open space?

Yes. The masterplan for the commercial quarter contains a generous provision of public open space, the character of which will be appropriate for the buildings surrounding it. This will include a new civic square with fountains, planting and trees; tree-lined streets with rain gardens; planted swales and a new piazza. These have been designed to appeal to all members of the public including children, and will include spaces for events, recreation and pavement cafes, as well as routes for walking and cycling. Future phases of residential development will deliver further green spaces, parks and dedicated play areas.

Chesterton Gardens will be a green and tranquil space in the heart of the residential quarter. There will be a choice of semi-private and quiet spaces and more open spaces for informal recreation and socialising.

In the centre of Chesterton Gardens will be areas of equipped play, with a separate area for young children. Elements of natural play include 'fallen' logs, earth mounds and boulders for climbing.

4. PRE-SUBMISSION PUBLIC CONSULTATION

4.1 Publicity

To ensure that residents and businesses, as well as wider community groups, knew that the consultations were running, Brookgate Land Ltd endeavoured to promote the consultation widely. The publicity secured included:

- Emails and digital copies of letters were issued to elected representatives and other key stakeholders.
- A two-page community newsletter was issued to 1,725 addresses (Consultation area map, Appendix 1a; community newsletters Appendix 1e & 1j).
- Regular social media posts via @CambNorth (Appendix 1o).
- News Article regarding the public consultation was published in the Cambridge Independent on the 8th December 2021 (Appendix 1p).
- An email to the residents and stakeholders that had signed up to receive updates via the public consultation website (Appendix 1m).

4.2 In-person public exhibitions

Two phases of public consultation were held, first phase in December 2021 and the second in March 2022. For each round two COVID safe in-person public exhibitions were held close to the site, where the proposals were presented to stakeholders and members of the public to elicit their views.

These events took place on the following days:

Date	Event	Time	Location	Number of Attendees
First Phase Public Consultation Events				
Weds 8 th December 2021	Stakeholder Preview	2pm	Novotel Cambridge North	11
Weds 8 th December 2021	Public Consultation	4pm - 8pm	2 Cambridge Square CB4 0AE	48
Thurs 9 th December 2021	Public Consultation	12pm -4pm		
Second Phase Public Consultation Events				
Mon 28 th March 2022	Stakeholder Preview	2pm	Novotel Cambridge North	7
Mon 28 th March 2022	Public Consultation	4pm - 8pm	2 Cambridge Square CB4 0AE	62
Tues 29 th March 2022	Public Consultation	12pm – 4pm		

These in-person consultation events were attended by a total of 112 people across the two rounds of consultation.

With the following stakeholders attending the previews events:

First preview Weds 8 th December	Second preview 28 th March 2022
<ul style="list-style-type: none"> • Cllr Anna Bradnam, Chair of the Joint Development Control Committee (SCDC) • Cllr Hazel Smith, Chair Milton Parish Council • Cllr Paul Bearpack, site ward councillor (SCDC) • Cllr Tom Bygott, Member of the Joint Development Control Committee (SCDC) • Cllr Graham Cone, deputy leader of Conservative Group (SCDC) • Cllr Heather Williams, leader of the Conservative group (SCDC) • Matthew Danish, CamCycle • Robin Heydon, CamCycle • Helen Collins, Chairman of Nuffield Road Allotments • Charles Jones, Vice Chairman of Fen Ditton Parish Council • Amos Webb, representing Traveller community east of railway tracks 	<ul style="list-style-type: none"> • Cllr Anna Bradnam, Chair of the Joint Development Control Committee (SCDC) • Cllr Hazel Smith, Chair Milton Parish Council • Cllr Paul Bearpack, site ward councillor (SCDC) • Cllr Tom Bygott, Member of the Joint Development Control Committee (SCDC) • Matthew Danish, CamCycle • Sarah Nicholas, Cambridge Past Present and Future • Helen Collins, Chairman of Nuffield Road Allotments

The information on display at the public exhibitions included the following information:

- An introduction to the Cambridge North team.
- Information on the site and local context.
- An overview of the proposal, including architecture, community, public space and transport.
- An explanation of the technical assessments being undertaken in support of the proposals.
- A site layout and set of illustrated views showing the proposed development.
- Information about 'Meanwhile use'.
- 3D models.
- Next steps, feedback and contact details.

The second round included a 'What you told us' section which detailed the feedback received from the first round, in addition to updated information on the above.

See Appendix 1f and 1k for a copy of the boards displayed at the in-person public consultation events.

4.3 Consultation website

To expand the reach of the engagement process and make it more accessible to the wider community, a consultation website was set up to gather feedback. The content provided on the website mirrored the information provided through the in-person consultation events.

The bespoke website www.consultation.cambridgenorth.co.uk was first launched on 26th November 2021 and was updated after the first consultation event on the 28th March 2022.

The website contained information on the following:

First launch in November 2021	Updated in March 2022
<ul style="list-style-type: none"> • Home • The Team • Context • Proposals • Mobility Hub • New Jobs • Community • Biodiversity • Public Space • Sustainability • Architecture • Illustrative Views • Transport • Feedback 	<ul style="list-style-type: none"> • Home • The Team • What you have told us • Proposals • Community • Biodiversity • Sustainability • The Buildings • Residential Quarter • Architecture • Illustrative Views • Transport • Feedback

A full set of website materials is included in Appendix 1m.

At the time of writing the consultation website has been viewed 5,539 times, by 3,967 different users.

4.4 **Feedback**

Stakeholders and residents were encouraged to complete either the paper feedback form at the in-person public exhibition or the online feedback form on the consultation website.

Feedback could also be emailed to info@cambridgenorth.co.uk

A dedicated Freephone number (0800 689 5209) was provided so that any interested parties could ask questions and provide feedback via direct communication with the project team. This included being able to request hard copies of the proposals and materials displayed on the website; these could be sent out, alongside a paper feedback form and freepost envelope for return of the form. No requests were received for hard copy consultation packs during the period of public consultation.

Copies of all submitted feedback forms (redacted) can be found in Appendix Part 2.

5. FEEDBACK ANALYSIS – PHASE ONE

5.1 Stakeholders, residents and members of the wider community who took part in December 2021 public consultation were encouraged to complete a feedback form, to record their views on key aspects of the proposals, in order to obtain structured feedback.

5.1.1 The form contained six closed questions and five open questions to allow for individual comments and feedback (see Appendix 1g). Redacted copies of the completed feedback forms can be found in Appendix part 2.

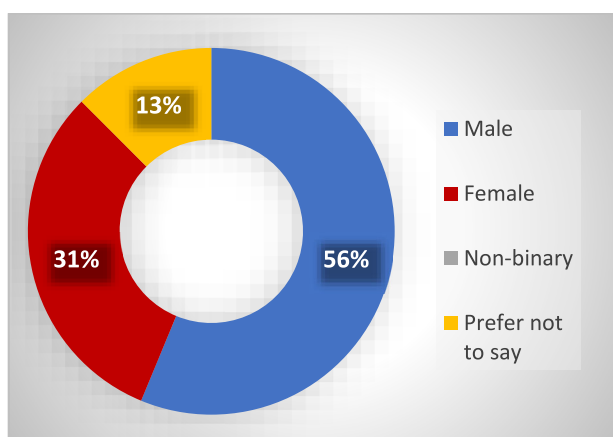
5.1.2 The feedback set out in this report is drawn from 17 individual pieces of feedback collected during the public consultation period, through all feedback mechanisms:

- 9 responses received through submission of completed feedback form at the exhibition
- 5 responses received through online submission of completed feedback form
- 2 responses received through postal submission of completed feedback form
- 1 response was sent to the project email address

5.2. Quantitative feedback

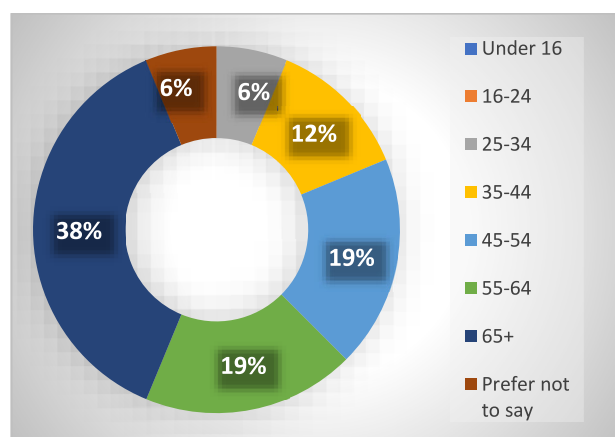
There were six closed questions on the feedback form which were answered by 16 respondents via the website. The below analysis relates to these questions.

Q1: What is your gender?



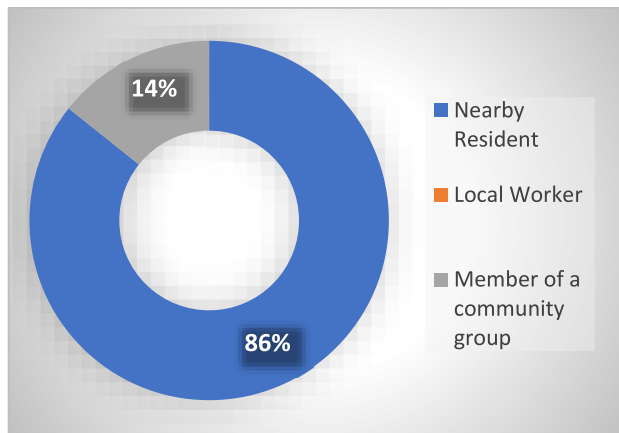
The majority of those who completed the feedback form were male, with over 50%.

Q2: What is your age?



The forms were completed by people over 24 years old with 76% being over 45 years old. The largest age bracket being 65+

Q3: How would you describe yourself?

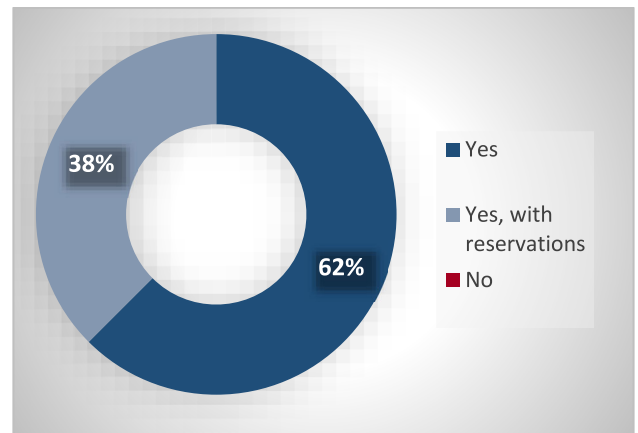


Those who responded were predominantly nearby neighbours, will over 85%.

Community groups mentioned were:

- James Caird Society
- Parish Councillor
- CSD Brass
- Cambridge Green Party
- Cambridge natural history society
- other side of the river resident
- Save Honey Hill

Q4: Do you agree with the principle of redeveloping this brownfield site?



Everyone that responded to this question were in agreement with the principle of development this brownfield site.

The majority responded with a straight yes, with the remainder answering yes but with some reservations.

No one responded with a no.

Q4a: Further comments.

Sample Quotes

"Its more important to provide more housing than to import more jobs. Jobs should be developed in less affluent regions than Cambridge (or the Oxcam arc)"

"Lots of good ideas to make real - car park! :)"

"Provided promises re sustainability and bio diversity met. Maintenance contracts properly funded and complied with."

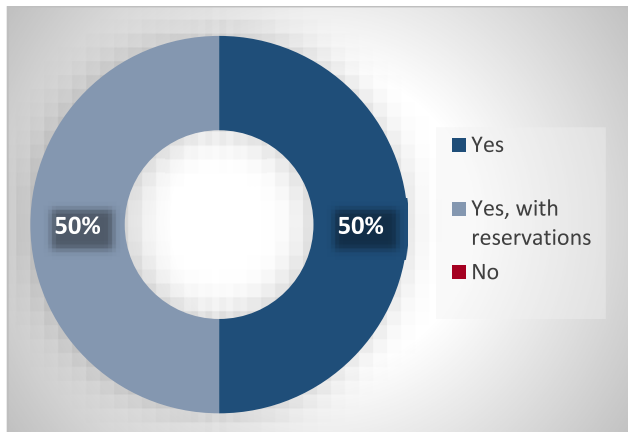
"Station Street lights left on all day. Hotel lights should be dimmed/turned off at night".

"Nature balance should be readdressed. Wants partial restoration of the removed trees in proposed residential area or more than sufficient offset."

"buildings on the edge of the site are too tall. Visible on other side of river"

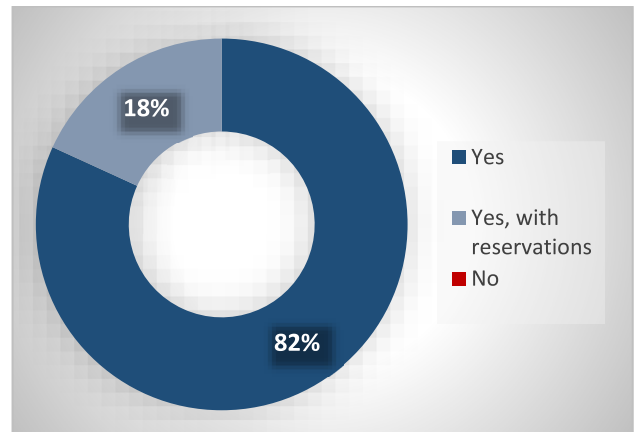
Responses to some of the issues raised here will be addressed later in this document.

Q5: Do you support the proposed mix of uses?



The response to the mix uses was yes, with half of those having reservations. No one stated they didn't support the proposed mix.

Q6: Do you support the provision of affordable workspaces in the area?



Similar to the previous question. Everyone who responded indicated support of affordable workspace provision on the site, with a small proportion having reservations and no one stating they didn't support the provision.

Q5a: Further comments.

Sample Quotes

"Less emphasis on jobs"

"Do we really need so many offices. There are already lots of empty office sites in Cambridge. People will work from home much more in the future. Ant shops are not going to do much business until the next stage housing is built. Cambridge North is just a place where people get off the train or bus to get to work or town."

"Lack of incorporated flats."

"Concerned with high level of lighting around the station impacting on wildlife could this be managed with sensors? Switching off when not required."

"Yes but, it is a long way from Milton Road down to the site and Milton Rd is too narrow to take many more bikes/traffic."

Responses to some of the issues raised here will be addressed later in this document.

Q6a: Further comments.

Sample Quotes

"Public / community space and outlets; cafes"

"Depends on definition of 'affordable'. Is it going to be similar 'affordable' housing which is too expensive for longer-term city residents."

"Principle supported but not what has been lost to provide."

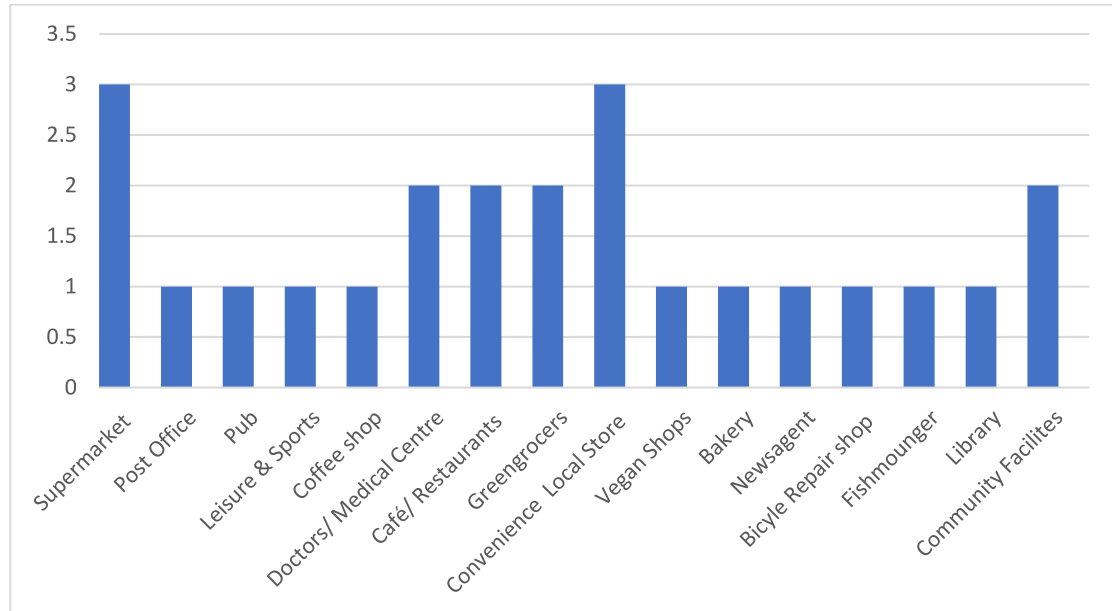
"If they will be used but with the pandemic, who knows."

Responses to some of the issues raised here will be addressed later in this document.

5.3. Qualitative feedback

There were opportunities that encouraged open comment.

Q7: Please give some examples of shops, restaurants, or cafes you would like to see.



Q8: What type of meanwhile uses would you like to see at Cambridge North?

A meanwhile use is an interim use during the construction phase.

The following suggestions were made:

- Art and culture style exhibitions or outside boards showing the history of Chesterton
- Venue for food trucks and coffee stalls
- Royal Mail Post-box, an ATM
- Performance / community rooms for rehearsal.
- Community kitchen/ allotment e.g. For CCK or CSF
- Housing for the homeless. Perhaps pods. Local food and products.
- Community rooms
- Convenience shop.
- Farmers market

The following questions:

- **Please let us know if you have any thoughts on the public spaces.**
- **Please let us know if you have any thoughts on the design approach.**
- **Is there anything else you would like to let us know?**

Received some positive response:

- *Keep going, love model*
- *The proposed design looks elegant. I hope it values bio-diversity as much as it proposes.*

- *Definitely need the public spaces especially with high density spaces. Refreshment booth for ice cream, beer or drink etc. Live music space.*
- *Love Cambridge North. Direct to London*
- *Thank you for all the work - really exciting to see the city grow !*
- *Thanks for giving us this opportunity to provide feedback as a member of the public to be affected by the proposed changes.*
- *An exciting development but buildings too high and light pollution needs addressing*

However, they also raised some questions and concerns, and these have been responded to below:

Topic	Applicant Response
Public Space	
What percentage of the site will be public space?	<p>Over 50% of the site forms open space.</p> <p>The masterplan for the commercial quarter contains a generous provision of public open space, the character of which will be appropriate for the buildings surrounding it. This will include a new civic square with fountains, planting and trees; tree-lined streets with rain gardens; planted swales and a new piazza. These have been designed to appeal to all members of the public including children, and will include spaces for events, recreation and pavement cafes, as well as routes for walking and cycling. Future phases of residential development will deliver further green spaces, parks and dedicated play areas.</p>
Have you met the Natural England Guidance on green space?	<p>The provision of green space within the site has been designed to align with local open space requirements as specified within the Council's Open Space SPD January 2009, section 2.7 and Policy SC/7 of the Development Plan.</p>
Will there be sports facilities ?	<p>The masterplan will deliver better public spaces and more local amenities. We will curate the space to create a good mix of facilities, which could include a gym or fitness facility.</p>
Design Approach	
The buildings are too high?	<p>Several buildings within the commercial quarter have been reduced in size and height following feedback from the First Phase of public consultation.</p> <p>We have also moved car parking spaces from the Mobility Hub to basements under the commercial buildings to reduce the size and scale of the Mobility Hub. Blue badge spaces will remain in close proximity to each building.</p>
What is being done to reduce light pollution?	<p>A lighting strategy has been prepared and the impacts of the development on lighting has been assessed as part of the Environmental Statement accompanying the planning application. The lighting strategy indicates that the proposal will comply with guidance provided by the Institute of Lighting Professionals (ILP) and lighting systems will be controlled allowing dimming at selected times and based on activities and site use. If the detailed design is developed and implemented according to the lighting strategy the</p>

	effects of the proposed development on surrounding areas will not be significant.
Variety is good perhaps some more traditional styles to link into Chesterton and the rest of Cambridge / East Anglia.	The masterplan will include a collection of characterful buildings with the historical and cultural history of Cambridge playing a very important role in rooting a contemporary project to its context. It is important for the scheme to have a sense of place-making and a strong link to Cambridge.
How much work has been done on the long-term CO2 and other benefits/costs of green roofs?	Biodiverse roofs are included as part of the development proposals. They will assist in enhancing biodiversity while also acting to moderate overheating.
Green roofs - How different from a normal roof in long term life, leaks and repairs costs?	The maintenance of the green roofs will be handled by an Estate Management Company. The long-term maintenance of the roofs is not considered to present any abnormal cost or management issues.
Will buildings be maintained so they look fresh and smart into the future?	An Estate Management Company will be set up to manage the public areas and open spaces as well as addressing any management requirements. The separate buildings themselves will have their own management regimes, which will be run by the owners of the buildings or a managing agent.
Will you be using recycled materials? Is it in your procurement policy.?	Recycled materials will be procured wherever possible. For instance, the Materials Management Plan submitted with the planning application demonstrates how excavated materials will be reused wherever possible.

Transport

Will transport links be improved?	<p>Cambridge North is already a highly accessible site with strong connections to local public transport, including Cambridge North Railway Station, Guided Busway, Chisholm Trail, Milton Park and Ride and the planned Waterbeach and St Ives Greenways.</p> <p>The sustainable transport strategy will build on this and provide:</p> <ul style="list-style-type: none"> • Circa 2,500 weatherproof, cycle parking spaces, including provision for non-standard cycles. • The expansion of existing cycle routes through the site with a new route along Station Row. • A network of wide footways and pedestrian spaces throughout the development, with connections to existing pedestrian routes to the north, south and west. • A Mobility Hub next to the Novotel Hotel to incorporate existing and future rail car parking and ancillary parking for the commercial buildings. • Levels of car parking to discourage car use, with easy access to car clubs for those who need a vehicle. • Electric Vehicle charging points provided across the site. • Disabled parking bays near each of the buildings to help Blue Badge holders park closer to their destination.
--	--

In addition, opportunities to introduce cycle and scooter hire facilities within the site are being explored with operators.

Will there be vehicle drop off for non-disabled drivers? The proposals will comply with the Council’s car parking budget for the North East Cambridge Area. In addition, the proposals will retain the existing station car parking and future proofing with additional spaces. Disabled parking will be located near each building, as well as provision for delivery vehicles.

There is nothing in the plans about safeguarding a route for a road bridge through to Fen Road, suggested as a long-term solution to the delays at the level crossing. There will be no motorised vehicular access to Fen Road as part of these proposals.

As part of planning the wider Greater Cambridge area through the new Local Plan, the Greater Cambridge Planning Service is seeking to work with Network Rail and the transport authorities to explore the options as part of preparing the draft Local Plan.

However, the existing pedestrian and cycle route via Moss Bank, and onward connections to the new Abbey-Chesterton Bridge over the Cam and on to the Chisholm Trail, will remain.

Will there be residents parking nearby? The proposals will comply with the car parking budget for the North East Cambridge Area. In addition, the proposals will retain the existing station car parking and future proofing with additional spaces. Disabled parking will be located near each building, as well as provision for delivery vehicles.

Will the site be strictly no parking (except emergency services)? The proposals will comply with the Council’s car parking budget for the North East Cambridge Area. In addition, the proposals will retain the existing station car parking and future proofing with additional spaces. Disabled parking will be located near each building, as well as provision for delivery vehicles.

The details of the bike arrangements are critical to their success and the existing arrangements are poor- have you liaised with Camcycle? Yes. Brookgate Land Ltd has sought the advice of CamCycle throughout the development of the proposals.

I hope consideration has been given to car access to Milton Road when everything is finished. It is already very busy at peak times and no matter what anyone says not everyone will walk or cycle, they will still use their cars. Brookgate Land Ltd will be working within the Council’s Trip Budget to ensure that vehicle trips in the peak hours generated by the development do not exceed existing levels of vehicle trips on Milton Road. This will be supported by the site’s excellent public transport connectivity, through carefully managed car parking provision, high-quality cycle parking, and travel planning.

Biodiversity

Biodiversity: developers rarely plant spring bulbs, and they are valuable for early pollinators - so including those would be good. Brookgate Land Ltd’s first proposal delivered a minimum of 10% Biodiversity Net Gain. Following feedback received during the First Phase of public consultation this was improved to exceed the biodiversity net gain target of 20%.

The plans will build on the existing natural assets by creating further habitat areas for reptiles, invertebrates, and birds. Including:

- Flower-rich planting,
- with nectar-rich
- flowering species.
- Log piles / deadwood habitats.
- Shrub and tree planting.
- Sandy 'bee beaches' and butterfly banks.
- Biodiverse roofs to mimic Open Mosaic Habitat.
- Bird and bat boxes, swales and rain gardens.

There was no information about embodied net zero and whether that is the ambition and what types of offsets will be used.

As demonstrated within the Sustainability Statement submitted with the planning application, the proposed buildings will have embodied carbon analysis undertaken to maximise material efficient and reduce the overall carbon impact of the proposed development in relation to material choices.

Perhaps you should think about more than 10% bio diversity net gain to comply with Greater Cambridge Local Plan.

Brookgate Land Ltd's first proposal delivered a minimum of 10% Biodiversity Net Gain. Following feedback received during the First Phase of public consultation this was improved to exceed the biodiversity net gain target of 20%.

Following the First Phase of public consultation the proposals were improved by:

- Introducing a 'wild habitat' area to support biodiversity and for the enjoyment of those visiting, living and working in Cambridge North.
- Adding community gardens and growing space at roof level to provide wildlife habitat and flowing plants.
- Introducing more urban trees in the commercial quarter, planting a total of 353 trees across the site as a whole.
- A greater area of biodiverse roofs to mimic Open Mosaic Habitat.

What will be done to encourage the return of wildlife that used to thrive here?

Brookgate Land Ltd has collected baseline information to help us measure and evaluate the current condition of the natural assets on site.

The plans will build on the existing natural capital, with the first proposal delivered a minimum of 10% Biodiversity Net Gain. The improved proposal will achieve a minimum of 20% Biodiversity Net Gain.

The plans will build on the existing natural assets by creating further habitat areas for reptiles, invertebrates, and birds. Including:

- Flower-rich planting,
- with nectar-rich
- flowering species.
- Log piles / deadwood habitats.
- Shrub and tree planting.
- Sandy 'bee beaches' and butterfly banks.
- Biodiverse roofs to mimic Open Mosaic Habitat.
- Bird and bat boxes, swales and rain gardens.

Affordable housing

There is a need for affordable housing in Cambridge for lower paid workers in the area.

The masterplan for Cambridge North will include a residential quarter. Following feedback from the First Phase of public consultation, initial plans for approximately 430 homes were presented during the Second Phase of public consultation.

Brookgate Land Ltd is planning to provide a mix of 1, 2 and 3-bed apartments, with a combination of homes for sale, Homes for Rent, affordable rent homes and shared ownership homes.

Council policy requires 40% affordable housing on market homes and 20% affordable housing on Built to Rent housing. The 'tenure split' will be in-line with council requirements: 70% affordable rent and 30% shared ownership.

Need

The need for more office space is queried - lots of empty properties - same for housing make use of these first or repurpose.

The Council's Employment Land and Economic Development Study (2020) identifies an expected shortfall in office and lab space of 50,000 – 10,000 sq. m. and that this type of accommodation is lacking in the City and around North East Cambridge.

The Cambridge North site is ideally located to accommodate the identified need for further office and lab space given its proximity to the railway station and transport interchange.

6. CHANGES BASED ON FEEDBACK

6.1 The engagement and consultation resulted in some significant changes being made following the First Phase of public consultation. A list of all the changes can be found in the DAS and Planning Statement but some of the main changes included:

- Several buildings have been reduced in size and height and detailed elevational designs have responded to both the 'human scale' and wider landscape context.
- Moving car parking spaces from the Mobility Hub to basements under the commercial buildings to reduce the size and scale of the Mobility Hub.
- The buildings on the eastern (railway) boundary have been moved to the west to create more pedestrian space.
- The width between 1 Cambridge Square (the building currently under construction) and 1 Milton Avenue to the north has been increased.
- Increasing on site Net Biodiversity Gain from 10% to a minimum of 20%.
- Introducing a 'wild habitat' area to support biodiversity.

7. FEEDBACK ANALYSIS – PHASE TWO

7.1 Stakeholders, residents and members of the wider community who took part in the March 2022 public consultation were encouraged to complete a feedback form, to record their views on key aspects of the proposals, in order to obtain structured feedback.

7.2 The form contained 11 closed questions and three open questions to allow for individual comments and feedback (see Appendix 11). Redacted copies of the completed feedback forms can be found in Appendix part 2.

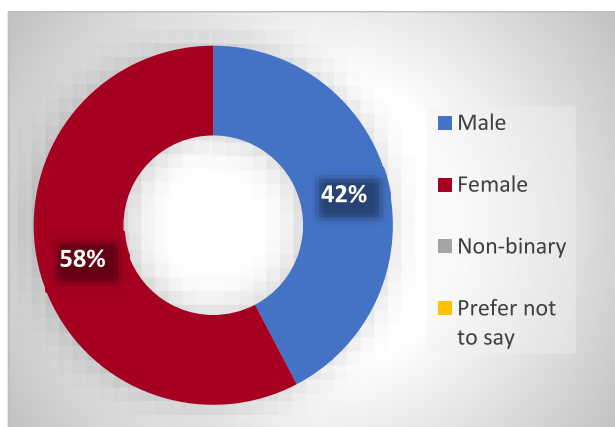
7.3 The feedback set out in this report is drawn from 28 individual pieces of feedback collected during the public consultation period, through all feedback mechanisms:

- 25 responses received through submission of completed feedback form at the exhibition
- 0 responses received through online submission of completed feedback form
- 2 responses received through postal submission of completed feedback form
- 1 response was sent to the project email address

7.4 Quantitative feedback

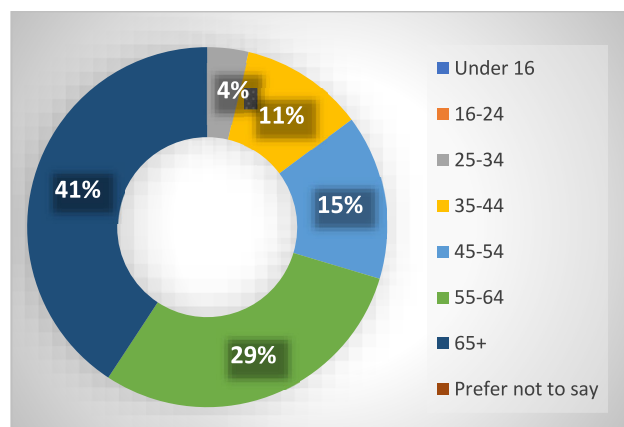
There were 11 closed questions on the feedback form which were answered by 27 respondents via the website. The below analysis relates to these questions.

Q1: What is your gender?



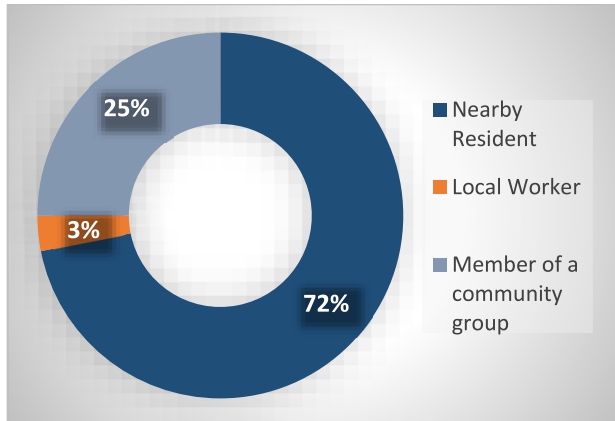
The majority of those who completed the feedback form were female, with over 50%.

Q2: What is your age?



The forms were completed by people over 24 years old with 85% being over 45 years old. The largest age bracket being 65+

Q3: How would you best describe yourself?

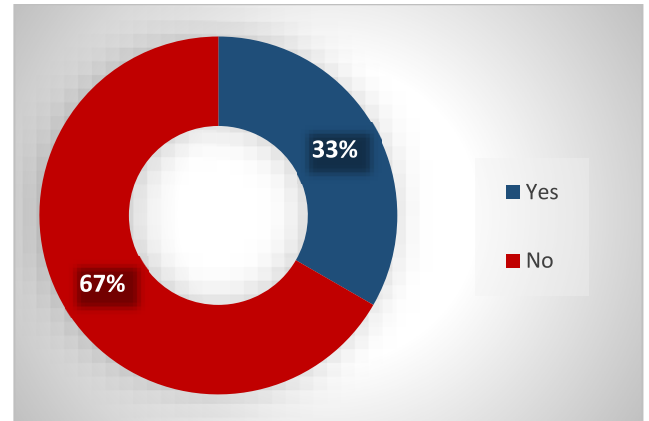


Those who responded were predominantly nearby neighbours, will over 70%.

Community groups mentioned were:

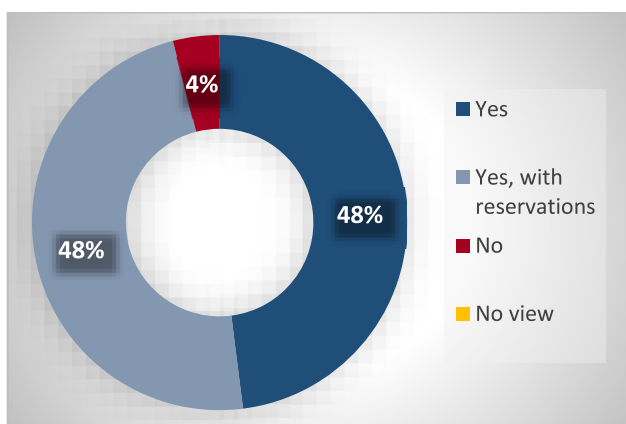
- Hawk /Campkin Res. Assoc
- Arbury Road East Residents Association
- North Cambridge Community Partnership
- Cambridge Concert Orchestra
- Chairman Nuffield Road Allotments
- Nuffield Road Allotment Society
- Green Party
- Liberal Democrat Councillor for Milton & Waterbeach (site ward)

Q4: Did you attend our first stage public consultation in December 2021?



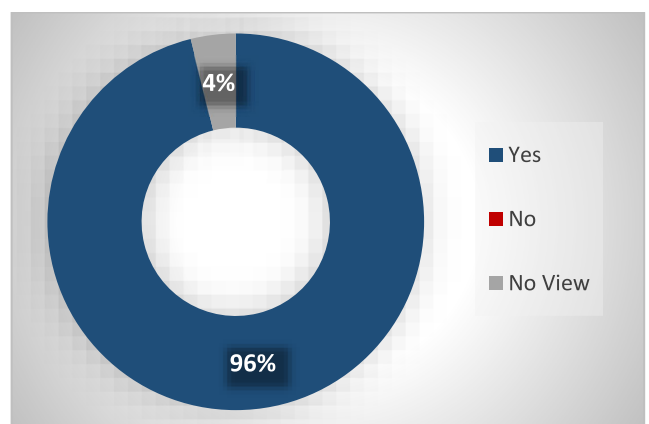
Only a third of those who responded to this question stated that they had attended the first public consultation in December 2021.

Q5: Do you support the plans for Cambridge North?



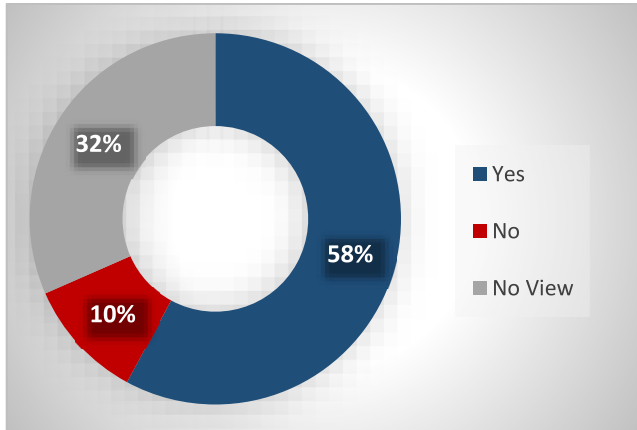
96% of those who responded support the plans for the site, with half of those having reservations. Only 4% stated they didn't support the plans.

Q8: Do you support the mix of uses?



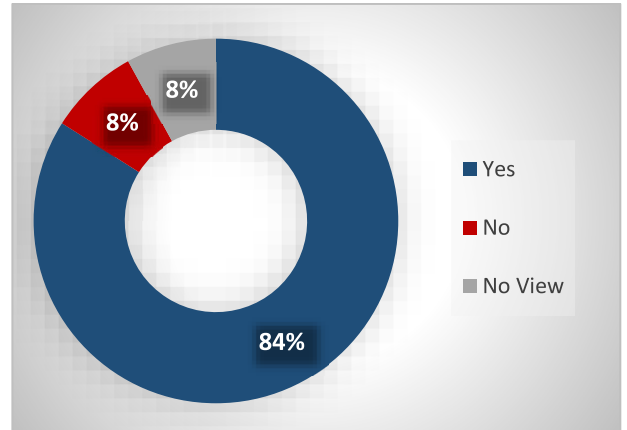
The response to the mix uses was yes, with 96% in support. 4% had no view and no one stated they didn't support the proposed mix.

Q9: Do you support the design of the buildings including the proposed scale and massing?



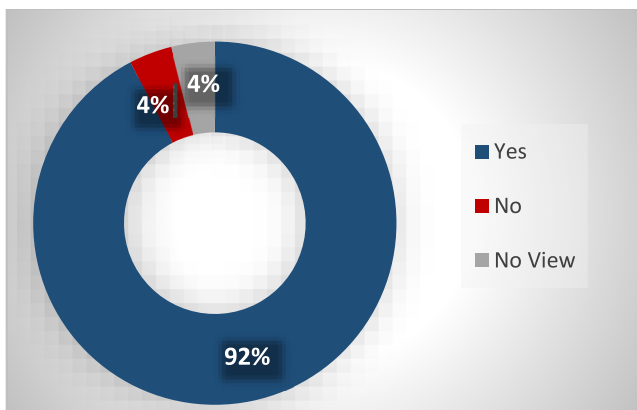
At almost 60%, the majority of those who responded are in support of the proposed design, scale and massing of the buildings. A 32% had no view and 10% don't support these proposals.

Q10: Do you support the proposed public spaces?



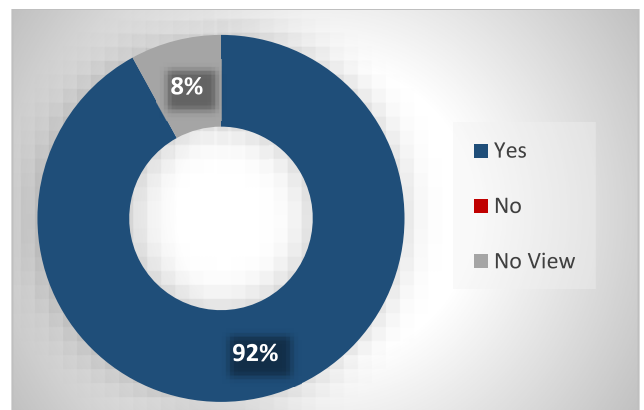
The vast majority of those answering this question support the proposed public spaces, with a small number either having no view or do not state support.

Q11: Do you support the planned improvements to on-site bio-diversity?



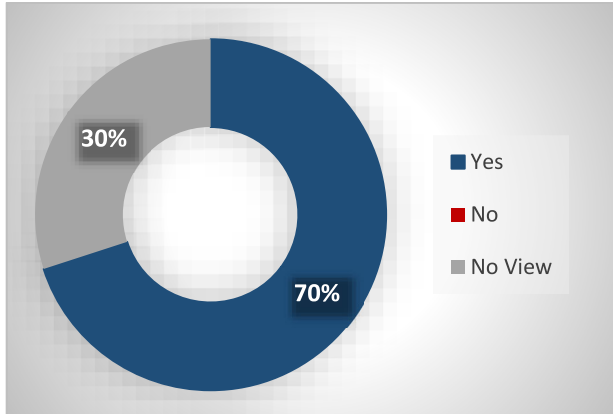
The improvements to bio-diversity is supported by 92% of the respondents, with a small percentage either having no view or weren't supportive.

Q12: Do you support the inclusion of homes within the proposals?



Also everyone who responded to this question was in support of the inclusion of homes in the proposals, with 8% having no view and no one stating no support.

Q13: Do you feel that local feedback has been considered as the proposals have evolved?



When asked if the respondents felt that the local feedback had been considered 70% said yes and 30% stated they had no view. No one answered no to this question.

5.5. Qualitative feedback

There were opportunities that encouraged open comment.

Q6: Which aspects do you particularly support and why?

The following comments were made (provided verbatim):

- Providing better local amenities
- Looks like a brilliant use of what is basically waste ground. Look forward to seeing the project completed.
- Provide much needed research accommodation
- Eco friendly, green
- Pleased to see plans for tree planning, recreation areas and reduction in height of buildings.
- Affordable housing, green spaces, roof top green spaces. There are a lot of people in jobs that have limited tenure in Cambridge i.e. University will only give you a guaranteed job for 1-3 years, which is so difficult to get a mortgage with. Rentals + affordable housing is therefore essential.
- Lowering the height of the multi-story car park is good
- integrated pedestrian & Cycling provision to a continental European standard
- Restaurants and Cafes
- The nice materials. The meanwhile use.
- Combined workspace and residential development.
- Low car dependency. Amenity space
- Like the increased biodiversity - allotments & green tops & the reduced building heights.

- Good to see plans looking to reflect emerging local plan & biodiversity SPD with 20% net gain. Inclusion of residential in planning application is also a positive & reflecting council's aims for different types of tenure.
- I like the design of the mobility hub.

The following questions:

- **Are there any aspects which cause you concern, and why?**
- **Do you have any other overall comments, including aspects that you think need further consideration?**

Received some positive response:

- *Very Exiting*
- *Everyone here today has been very helpful and informative*
- *Much improved thank you.*

However, they also raised some questions and concerns, and these have been responded to below:

Topic	Applicant Response
Public Space	
Public Spaces – Will these all be "public" e.g., Gardens paid for by residents management co?	<p>Yes. Chesterton Gardens will be a green and tranquil space in the heart of the residential quarter. There will be a choice of semi-private and quiet spaces and more open spaces for informal recreation and socialising.</p> <p>In the centre of Chesterton Gardens will be areas of equipped play, with a separate area for young children. Elements of natural play include 'fallen' logs, earth mounds and boulders for climbing.</p>
Unrealistic provision for allotment type gardening activity on roof tops.	Community growing spaces are proposed on-site, within Chesterton Gardens, in raised beds at ground level and as part of rooftop growing on top of block S20. Community growing spaces are also proposed as part of the meanwhile uses and can be relocated north of Cowley Road at later phases, the details of which can be secured via the Section 106 Agreement. These community growing proposals are considered to be deliverable and manageable in the long-term.
Provisions for private / residents to plant for leisure. How will this be managed?	As above, residents will have opportunities to engage in community growing.
Traffic, Transport, Parking	
A new access road across the railway is needed in order to facilitate the closure of the level crossing on Fen Road.	<p>There will be no motorised vehicular access to Fen Road as part of these proposals.</p> <p>As part of planning the wider Greater Cambridge area through the new Local Plan, the Greater Cambridge Planning Service is seeking to work with Network Rail and the transport authorities to explore the options as part of preparing the draft Local Plan.</p>

However, the existing pedestrian and cycle route via Moss Bank, and onward connections to the new Abbey-Chesterton Bridge over the Cam and on to the Chisholm Trail, will remain

Where will visitor's park? While some accessible service-level car parking will be provided for the commercial and residential elements of the proposals, the majority of the site's parking requirement will be concentrated within the multi-storey car park and within the basements of the proposed commercial buildings. This is considered an appropriate response to accommodate both existing and future parking demands. Both car and cycle parking has been proposed in accordance with development plan policy.

How will the site cope with the increased traffic entering & leaving this site with the already inadequate provision on Milton Road? Brookgate Land Ltd will be working within the Council's Trip Budget to ensure that vehicle trips in the peak hours generated by the development do not exceed existing levels of vehicle trips on Milton Road. This will be supported by the site's excellent public transport connectivity, through carefully managed car parking provision, high-quality cycle parking, and travel planning.

Density of streetscape - narrow thoroughfares provision for car - "mobility hub" possibly disproportionate. The proposed development has been carefully designed to priorities legibility and connectivity for pedestrians and cyclists. As above, the size and capacity of the proposed mobility hub is considered proportionate to address existing and future parking demands on site.

What is the scale of car parking provision? Has the demand been properly assessed and will demand for it be minimised by providing alternative transport modes. The proposals will comply with the Council's car parking budget for the North East Cambridge Area.

Cambridge North is already a highly accessible site with strong connections to local public transport, including Cambridge North Railway Station, Guided Busway, Chisholm Trail, Milton Park and Ride and the planned Waterbeach and St Ives Greenways.

The sustainable transport strategy will build on this and provide:

- Circa 2,500 weatherproof, cycle parking spaces, including provision for non-standard cycles.
- The expansion of existing cycle routes through the site with a new route along Station Row.
- A network of wide footways and pedestrian spaces throughout the development, with connections to existing pedestrian routes to the north, south and west.
- A Mobility Hub next to the Novotel Hotel to incorporate existing and future rail car parking and ancillary parking for the commercial buildings.
- Levels of car parking to discourage car use, with easy access to car clubs for those who need a vehicle.
- Electric Vehicle charging points provided across the site.
- Disabled parking bays near each of the buildings to help Blue Badge holders park closer to their destination.

In addition, opportunities to introduce cycle and scooter hire facilities within the site are being explored with operators.

Community Facilities

Will there be leisure facilities other than green spaces? Yes. The proposals will deliver new local amenities as well as better public spaces. The plans include:

- New shops and amenities, with opportunities for cafés, a convenience store, bars restaurants, retail, and other community facilities.
- Affordable workspaces and studios during the delivery period.
- 'Meanwhile use' to bring new spaces and activities to the site during the delivery phase.

Would be nice to see provision for Doctors Surgery etc too. There is a need for Doctors & Schools.

The proposals will deliver a comprehensive package of local benefits, including significant financial contributions towards supporting existing and new local infrastructure like health centres, schools, community centres, sports and play facilities and transport.

Community facilities e.g. Sports Hall/field, Large community hall - lacking.

The proposals will provide flexible Class E floorspace, which can accommodate a range of community facilities dependent upon local demands, and further engagement with the County Council and local stakeholders.

What attempts have been made to really link with the wider community in East Chesterton who might use the area?

Brookgate Land Ltd have partnered with Social Value Portal and will be working together to understand the overall social value that the Cambridge North development has the potential to bring to the local community in terms of new jobs and additional local spend as well as the broader social, economic and environmental value benefits.

A Social Value Statement will be submitted with the planning application in due course, which will quantify and detail how the development will deliver tangible social value enhancements.

Design

What steps are being taken to reduce light pollution (it didn't say in Dec '21)?

A lighting strategy has been prepared and the impacts of the development on lighting has been assessed as part of the Environmental Statement accompanying the planning application. The lighting strategy indicates that the proposal will comply with guidance provided by the Institute of Lighting Professionals (ILP) and lighting systems will be controlled allowing dimming at selected times and based on activities and site use. If the detailed design is developed and implemented according to the lighting strategy the effects of the proposed development on surrounding areas will not be significant.

What will the housing materials be? I would advocate use of Cambridge traditional cream brick.

A neutral colour palette has been selected to integrate the proposed buildings into their context, and link with historic and contemporary Cambridge precedents. Please see the Design and Access Statement for further details.

The proposed density - too urban even though heights have been reduced they are still too high.

Several buildings within the commercial quarter have been reduced in size and height and Brookgate Land Ltd have worked hard to ensure the proposed building heights consider the local context and appearance of the long-distance views of the buildings.

Would support solar panels & slightly higher car park to accommodate.

In accordance with Policy CC/3 of the Development Plan, the proposed development is required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low-carbon technologies. The Energy Strategy submitted with the

planning application demonstrates how this will be achieved through a fabric-first approach, with an additional 32.1% reduction on CO2 emissions through the use of roof-mounted solar photovoltaics. This will deliver a 42.1% reduction in CO2 emissions beyond the Building Regulations Part L 2013 'baseline'.

Biodiversity

Ensure planting are native species & diverse.

The detailed planting proposals submitted with the planning application have been prepared in consultation with Council Officers to incorporate a diverse range of appropriate native species. The planting proposals have been selected to enhance biodiversity and the streetscape.

Need to ensure green spaces link to create wildlife corridors.

The proposed development has been designed to secure linkages between existing and proposed wildlife corridors.

Use

There is no guarantee that the commercial buildings will not become just more offices. Space for start-ups and more housing would be better.

The proposals include for accommodation in a flexible use class which covers office, laboratory, retail and community uses. This will enable the scheme to respond to market demand over time

8. CONCLUSION

- 8.1 The consultation process has provided local stakeholders with opportunities to share their thoughts on the proposals for Cambridge North.
- 8.2 Feedback from the consultation has been positive with consultees supporting the re-development of a brownfield site and the introduction of a mixed-use community. Further benefits have also been recognised throughout, particularly the improvements to local amenities and to the public realm and the commitment to low carbon design and enhanced biodiversity on site. Most consultees also observed that the existing area does not currently provide an appropriate high-quality environment.
- 8.3 As part of the responses received during the pre-application process, comments were issued in relation to the design of the new buildings and its relationship to the local context and surrounding area. Brookgate Land Ltd have sought to address a number of these points through detailed design work, including revisions to the size, height, and position of some of the buildings in the commercial quarter.
- 8.4 Brookgate Land Ltd remains committed to engaging with the local community and stakeholders through the application process and thereafter, subject to receiving planning permission.