

Market Square Project Concept Design stakeholder engagement output

22 February 2021

The following table details the questions raised by organisational and market trader stakeholders both during and immediately following two 'online' engagement sessions held on 6 and 9 November 2020. The purpose of the two online sessions was to present the key design elements of the proposed emerging Vision and Concept design for the Market Square and obtain any initial stakeholder feedback and comment. The results of the sessions have been used to inform the final proposed Vision and Concept design which will be considered by Committee on 25 March 2021 so that a proposed six week public consultation may take place from Monday 17 May to Friday 25 June 2021.

The following table details all the questions raised by organisational and trader stakeholders, structured by theme, and the corresponding answers provided by the project team.

Questions

Answers

	General	
1.	<p>The Council recently had to delay putting the project to the Scrutiny Committee due to their failure to publish a relevant report by Quarterbridge. Why did the Council fail to publish the report and when does it expect to do so?</p>	<p>The Council received a written challenge that it had failed to follow its legal obligations under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012, in relation to a report referred to in Appendix A (Market Square Project Concept Design) of the above 28th January 2021 Scrutiny Committee, agenda item 9. The basis of the challenge was that this report should have been made available as a background document to the agenda item.</p> <p>The report referred to in Appendix A of the agenda item relates to an assessment, currently being undertaken by consultants, of how the associated capital and revenue investment needs of the project could be met; and how the operational management of the outdoor market could be improved through the project. At the time of agreeing the current agenda item, this outstanding consultancy work was assessed by officers as not being directly material to the Consultation Draft Vision and Concept Design agenda item. The officer's plan was to bring it to the July 2021 Scrutiny Committee, as part of the agenda item reporting back on the Concept Design consultation and, subject to the</p>

		<p>outcome, the adoption of the recommended design and plan to go forward to the Detailed and Technical design stages of the project.</p> <p>In the interests of maintaining openness and transparency, officers reviewed whether or not to proceed with the current agenda item, and took the decision to temporarily withdraw it, pending completion and sign off of the consultant's report referred to in appendix A. Officers aim to bring this item back, together with the additional background report, to Scrutiny Committee on 25th March 2021. The Council apologises for any inconvenience or disappointment caused by this deferral decision.</p>
2.	Does the Council foresee this delay impacting the timeline or feasibility of the project?	No, the deferral of the committee paper from January to March 2021 scrutiny committee will not adversely impact the project's timeline or feasibility.
3.	The area that we are all considering is right at the centre of our city of Cambridge. It is the site of our daily market, as well as being at the civic heart of our city. The council have repeatedly said that this civic space is very important; it would therefore follow that any consideration of this paramount civic, trading and social gathering space is one that involves all of the residents of Cambridge. The commercial interests involved are those of the traders on the market; they being; the people whose livelihoods will be directly affected by any adverse changes to the aspect, configuration and	The City Council is not excluding/denying residents the opportunity to comment on the proposed Vision and Concept Design for the Market Square. The proposed Vision and Concept Design is currently being developed with input from organisations with an interest in the Market Square and with General and Sunday Market traders and representatives from the Friends of Cambridge Market,

	<p>operational arrangements for the market. These are then two groups of people directly affected by any decisions that will make changes to this area right at the heart of Cambridge. Two groups of people who are in the main excluded from this consultation. This at the same time as those of us who will be present at the Zoom presentation of the concept design for the market square are being told not to circulate what has so far been sent to us. Therefore, denying the residents of Cambridge any opportunity to consider, and consult on these proposals that will affect all of us. We are much in need of transparency with regards to these proposals, and I am not understanding why we are being gagged in this regard?</p>	<p>Cambridge Market Traders Association and National Market Traders Federation.</p> <p>Organisational stakeholder and trader invitees to the recent concept design presentations on Zoom were asked not to make the information shared public as it was still in early draft development format and so considered premature to share.</p> <p>The proposed Vision and Concept Design will now be presented to the Council's Environment and Communities Scrutiny Committee on 25 March 2021, for approval to then go out to full public consultation after the local elections in May 2021. The design will then be reviewed in light of responses received from the consultation and amended as necessary. We then intend to re-present the design to Committee for approval on 1 October 2021.</p>
4.	<p>Why is this consultation being shared with stakeholder groups only and not in the public domain? It relates to the council (public)'s proposals for a publicly-owned space, and the only commercial interests directly affected are the market traders who should be included in the consultation as their livelihoods are at stake.</p>	<p>Subject to securing Committee approval and funding to proceed with the project, the next stage will involve using the approved Concept Design to develop a Detailed Design and seek planning permission and capital funding for the associated works. This is anticipated to take place over a fourteen-month period commencing in October 2021; and will include opportunities for stakeholders, including the</p>

		public, to consider and help shape the Detailed Design. Subject to securing planning permission and the anticipated multi-million-pound capital investment funding, the Council aims to complete the construction phase of the project in the early summer of 2023.
5.	How can we be expected to make informed questions about the new concept designs when we only know a fraction of the proposed designs? What is the aim here in this process.? Isn't it to find out what we think about the design? How can we do this if we only know a fraction of the detail?	The organisational and trader stakeholder engagement sessions were organised to obtain initial stakeholder feedback and views on all proposed Concept Design options; and so help to inform and shape the emerging Vision and proposed Concept Design for public consultation. This will be considered at scrutiny committee in March. No design options were withheld from stakeholders.
6.	Is this secret process right for a top level, important civil redevelopment that will affect to the whole city?	The project development process is being managed on the principle of openness and transparency – see project webpage at https://www.cambridge.gov.uk/market-square-redevelopment which outlines the process and includes project outputs to date. Organisational and trader stakeholders have been engaged from the outset and have helped to inform and shape the emerging proposed design. Engagement of the wider public was not felt to be appropriate or meaningful until the Council had a proposed Vision and Concept Design to share for comment and feedback as part of a proposed formal public consultation process. This was originally scheduled to take place in

		February/March 2021 but will now need to wait until after the local elections in May 2021.
7.	Are you able to clarify if all 5 concepts will be put forward to the Environment and Scrutiny Committee or will there be a preferred option that will be put forward? What is the process for determining which of the 5 design concepts is taken forward to a more detailed stage to understand construction and practicalities?	The five stall design concepts have been reduced to the two most practical options, A and B in the final proposed design report that will be shared with Committee. Detailed analysis of the two options, including 'trial' testing of prototypes of each, will be undertaken if the project is given permission to proceed to the next stage.
8.	When the report is published will this be flexible to further improvement?	Subject to securing Committee approval and funding to proceed with the project, the next stage will involve using the approved Concept Design to develop a Detailed Design and seek planning permission and capital funding for the associated works. This is anticipated to take place over a fourteen-month period commencing in October 2021; and will include opportunities for stakeholders, including the public, to consider and help shape the Detailed Design.
9.	I attended a workshop at the beginning of this year at the Cambridge Hotel, and I noted that Joel Carre said that there were no funds available to implement many of the ideas that we discussed. I would be interested to know how funds have now been found to fund the extensive design work undertaken by the Mace Group overseeing the project, the LDA design team and specialist market consultants Quarterbridge.	Funding to proceed and undertake each stage of the project has been approved by full council, as part of the Council's Budget Setting process.

10.	<p>I think that the market is of such great importance and concern to residents of the City and the wider region that everything that is being planned will be of great public interest. I can understand that the City Council is anxious to generate more income to maintain and enhance the Market Square, and that they also want it to serve a more civic role for the community. However, here is an opportunity to create something of excellence which will serve the whole of the region and beyond and make the market a destination for everybody who cares about the quality of produce and its local character. Sadly, most recent developments in the City have been to the detriment of its unique character, for example the bland and unattractive development in the Station Square, and I fear that this may be the fate of the Market Square. This is a market which is based in history and is, in itself a marker for the City; for example, its colourful stall canopies are part of the local television news introduction.</p>	<p>The project will result in an enhanced civic space that is fit for purpose and in keeping with both the stature of the city and its historic setting. It aims to achieve increased satisfaction and use by the community with the creation of increased seating, a space to gather and an accessible single level floor surface that incorporates the existing highway into the design.</p>
11.	<p>What the Friends of Cambridge Market understand by the local plan policy no 11, 'The daily market in the Market Square and the arts and crafts market on All Saints Green will be protected, and proposals to enhance these markets and, where appropriate, create new markets will be supported.' Is that anything that undermines the viability of existing market businesses will be a violation of the local plan and as such is a contravention of the local plan. Does the project agree or disagree with our understanding of the local plan?</p>	<p>The project will transform the Market Square infrastructure and make a significant investment in the public realm to encourage dwell time, improve trading conditions and make the space more inclusive. This will make a positive contribution to the vitality, viability and diversity of the city centre; in keeping with the character of the area, in accordance with Local Plan Policy 11.</p>

12.	<p>Can the project please explain to us exactly what the project understands from this guideline in the local plan's policy no. 11: 'The daily market in the Market Square and the arts and crafts market on All Saints Green will be protected, and proposals to enhance these markets and, where appropriate, create new markets will be supported.' Please can you clarify and standardise the projects understanding of these words used in the local plan in such a way that we can understand and be certain of the parameter of the project's proposed intentions a) protect b) enhance c) appropriate and d) new markets.</p>	<p>The project will transform the Market Square infrastructure and make a significant investment in the public realm to encourage dwell time, improve trading conditions and make the space more inclusive. This will make a positive contribution to the vitality, viability and diversity of the city centre; in keeping with the character of the area, in accordance with Local Plan Policy 11.</p>
	<p>Policy and Strategy</p>	
13.abc	<p>Over centuries traditional markets have thrived on their eclecticism. Certainly, as far back as we can document, this eclecticism has included fresh produce, some of it very local, some of it from very distant parts. Markets have been gathering places for raw materials as well as finished beautiful luxury items. There will always have been people selling food for immediate consumption - for the needs of the traders as well as those coming to buy at the market. We are very lucky to have such a traditional market combining all of these aspects here in Cambridge; this is increasingly rare and of huge value. Over recent years there has been a marked increase in the number of stalls selling food for immediate consumption. This has been to the detriment of many of our more eclectic traders, those selling fresh food, and/or other goods. Over recent years the market has lost many of these more eclectic traders. Apocryphally, we understand that for many of these traders, their departure was as a direct result of being sited in too close a proximity to people cooking food. The stalls of the</p>	<p>The emerging Concept Design provides a proposed improved market layout and associated flexible/dismountable stall design options. The proposed design is not geared towards stalls selling food for immediate consumption; and there is no aim to shift the balance of trading on the market even further in the direction of stalls selling food for immediate consumption. The provision of seating in the proposed design is in response to the Feasibility Assessment findings, which identify the lack of seating as a strategic weakness of the existing market square design and current use of the space.</p> <p>The Council is conscious of the impact that a profusion of hot food traders would have on the markets, in terms of cleansing, recycling</p>

	<p>departed traders were being covered in grease etc, making it impossible for them to continue.</p> <p>Much of the emphasis of the concept design seems to be geared towards stalls selling food being prepared for immediate consumption. This is apparent in the grid of electrical provision, as well as in the new open seated area being proposed. This in a context of a proposed reduction in the number of stalls over all; making even less space and opportunity for our current much appreciated mix of traders and stalls. My question being - why are these proposals shifting the balance even further in the direction of stalls selling food for immediate consumption?</p> <p>What is the proposed balance between hot food, fresh produce and other food, and other retail stalls?</p>	<p>and the burden on utilities and infrastructure. This is why a hot food premium of £7.33 per day was introduced in 2014. We are also conscious that the markets have impressive reputations for products other than food. The challenge is maintaining and building on the reputation of our offer whilst being sufficiently dynamic in responding to customer demand.</p> <p>The hot food complement on the General and Sunday market accounts for around 16.5% of our offer per day, over the seven days. Prior to the Covid19 pandemic, the Council continued to decline many more applications than it accepted. Observer Food Monthly last year judged Cambridge Market as having the second-best food offer in the East of the country. In order to develop this reputation, it is important that we continue to maintain a standard and range that attracts visitors to the market.</p>
15.a&b	<p>The bar should be set high to achieve excellence, emphasising local producers and crafts. People travel to Saffron Walden, Bury St Edmunds and Ely because they offer more creative and extensive produce than Cambridge currently does</p> <p>Why has there been no creative thought about how to develop the market? Have farmers' markets been investigated, or research done on the now famous markets such as Borough or the very successful farmers' market at Snape Maltings in Suffolk? There is an abundance of small specialist producers in East Anglia, for example</p>	<p>Developing the market is an evolving process that is given much creative thought. The markets team are actively engaging with the Cambridge Market Traders Association (CMTA) and National Market Traders Federation (NMTF) to develop the market. The market currently offers a wealth of national and international foods; for example, coffee from Columbia, fresh fish from Great Yarmouth, artisan Spanish produce and local</p>

	Suffolk Gold cheese, who could be attracted to Cambridge if it built a reputation for excellence	cheeses. A weekly market is held on Sundays specifically for local produce and awareness is promoted via a variety of methods to reach different sectors of the community; from social media, to local radio and advertisements on the park and ride service.
16.	When the stakeholders presentation to the traders said that the new market would hopefully still be a seven day a week market, did they mean that the seven days a week market would be filled with the regular seven days a week markets that are using the market at present: the six day general market and the Sunday local produce, arts, crafts and collectables market, or were they including the 'visiting markets' the presenters were talking about in the citywide stake holders meetings also as being included in this reference?	The presenter's remark in relation to the seven day a week market was his own and does not represent a policy change by the Council. There are no plans to divert away from the current seven day a week markets in the city centre and no planning has yet taken place for any events or visiting markets.
17.	What pandemic safeguarding has been considered?	The brief for the Concept Design is to consider its operational resilience in a post Covid19 world. The layout proposed in the Concept Design creates more space in the event of future pandemics and the flexible demountable stall design means stalls and rows can be removed if necessary, to create additional space between stalls for customer queueing or dwelling.
18.	Given our increased understanding of the value and health benefits of fresh food and being outdoors, both highlighted by the Covid19 crisis, why do anything that would undermine the viability of our	A key aim of the project is to enhance the seven day a week market offer, making the market layout/ stall design and associated facilities, including seating, more attractive

	existing traditional and outdoor market, with its great variety of stalls offering quality fresh ingredients?	and accessible for market users/ visitors; and thereby helping to sustain and enhance the economic viability of the existing market offer.
19.	Are you aware that Cambridge has a wealth of traders who bring their own locally grown produce to market? And are you aware that for the bulk of these traders the only opportunity the public have, to buy this quality local produce is by coming into our traditional market?	Yes, the Council is aware that Cambridge has a wealth of traders who bring their own locally grown produce to market; and that the outdoor market provides an important outlet for local residents to buy this local produce. In response to the impact of Covid19 restrictions on the market and trader businesses, the Council has been supporting traders to develop and use digital platforms as an alternative means of marketing and selling to customers.
20.	This raises the further query as to what might be the rationale for undermining the viability of our eclectic traditional market when there is a wealth of daily evidence of long queues of people waiting to buy this variety of fresh food ingredients from our market stalls? Are you aware of the fact that during the first lock down, when the supermarkets had shelves empty of fruit and vegetables our market traders made sure of having an abundance of fresh food ingredients? These were available at the market stalls; traders also made daily deliveries to those who were vulnerable and/or shielding and not able to come into the market?	Yes, the Council has pro-actively worked with and supported these traders to be able to continue to trade during lock down; allowing them to trade from specified locations with appropriate Covid19 health and safety security measures in place.
	Infrastructure	
21.a&b	It will be important to have Police Community Safety input on this too	Police stakeholder input has been sought prior to the proposed Concept Design being

	<p>The police emphasised to us the advisability of getting their early input on avoiding antisocial behaviour</p>	<p>finalised and presented to committee for approval to go out to public consultation.</p>
<p>22.</p>	<p>We are surprised that in these days of health and safety it is not thought necessary to have a more extensive water supply.</p>	<p>New water sources are proposed, as part of the concept design, for access to the general public, market stall traders and for events. These would consist of:</p> <ul style="list-style-type: none"> • operational fountain taps - adapting the existing historical fountain, reconnecting it to the water mains and restoring/adding four working taps for the use of market stall owners and the public. <p>This would require listed building consent as the fountain is listed.</p> <ul style="list-style-type: none"> • water tap water supply - A new water tap providing a water supply to market stall owners and the general public. <p>The dual function offers the possibility to fill a bottle but also to drink water directly from the tap. The tap is vandal-resistant and can be used 365 days a year.</p> <ul style="list-style-type: none"> • fishmongers tap and drain – plan to provide a tap adjacent to permanent fish mongers stall for predominantly their use only.

		<ul style="list-style-type: none"> events water supply – to provide an in-ground water supply that can be accessed for events such as events toilets.
23.	There is an existing oil sump for waste oil. Please include this as well as one of the rubbish systems.	The design will review all market related waste management needs, including the disposal of waste oil.
24.a&b	<p>Rubbish being put underground would be a huge improvement to what we have now, but it is crucial that the detail of what will be successful or not is paid great attention to if it is not to be closed down as in the case of the Chesterton Road underground rubbish site</p> <p>The space that is being allocated to the rubbish on the concept design proposals would not meet the volume of rubbish now accumulating on the market. Therefore, please can we have an extensive survey done to look into this issue and underground compactors installed to meet the demand of waste disposal that exists? Rat infestations also need to be prevented so please can this be taken into account?</p>	Colleagues from the Greater Cambridge Waste service are providing expertise to the project in this area.
25.	Isn't the fountain listed and doesn't the fact that it is sinking need addressing?	Yes, the fountain is listed. A survey of the physical condition and integrity of the fountain and other underground structures will be undertaken at the next stage of the project (RIBA Stages 3 and 4 Spatial Coordination and Technical Design).
26.	What (if any) evidence is there to justify the consultants' distinction between "shopping" and "university / tourist" traffic?	"Shopping" and "University" are merely labels to distinguish between two primary pedestrian traffic routes through which the square receives visitors from. The names derive from

		<p>the parts of the city they geographically relate to: “shopping” for the Petty Cury/ Market Street. side of the square and “University” for the traffic relating to King’s Parade, Senate and Colleges. Regardless of exactly who makes up these traffic routes, shoppers, tourists, students, etc., they are mostly formed because of the two long sides of the square that are the space’s main corridors, simply by size (length and width), and pick up and deliver traffic across the square. The important note here is not the distinction between the two types of traffic but the utilisation of the long sides of the square as two main corridors off of which, it is best to situate the entrances into the market by rotating the stall orientation. In this way we can open up more and shorter routes into the market from the square’s two main “arteries”.</p>
27.	<p>What is the basis for claiming a difference between “fragmentation” and “cohesion” when the only fragmentation is in ownership, between County-owned highway and City-owned public space?</p>	<p>The difference referred to in this instance is in relation to the perception of the space by a visitor to the square. The rather wide tarmacked road around the market fragments the space in three parts: a periphery of sidewalks separated from the island of a market in the middle by a moat of a road around it. The key point here is visual perception and experience of the space one is navigating and not ownership, as that is</p>

		neither immediately visible, known or necessarily of interest to the visitor.
28.	People are always asking me to use the loos. Please can we have some toilets for the public?	The recently upgraded Lion Yard toilets are considered to be in reasonable proximity of the market square and include disabled access provision. A Changing Places toilet is also available on the lower ground floor of the Grand Arcade car park.
	Construction Phase	
29.abcd	<p>Where will the market stallholders go while the works are carried out? This is an absolutely vital question which needs urgent consideration (as highlighted by the City Council's former Director of Planning, Peter Studdert, in relation to previous proposals for the market: "Where were the traders going to go? The logistics of finding space for them somewhere in the city was mind-boggling" - interview in <i>Cambridge Agenda</i>, November 2004)</p> <p>How long will the physical redevelopment work take? Where will the market go when this is happening?</p> <p>There was no discussion of how trading will continue during construction, which was the showstopper for previous City Council CEO Rob Hammond, who told us he had tried hard to solve the problem</p> <p>The Friends of Cambridge Market have also asked me to ask you about the transitional stage of the redevelopment in so far as where</p>	This is recognised as a key planning issue, which the Council is actively considering; and will be engaging with traders over, as part of the next detailed planning stages (RIBA Stages 3 and 4). The aim is to accommodate traders with reasonable alternative market pitch provision while the redevelopment construction work takes place.

	would they have to go to do their market shopping? Please can you keep the market close by to the Square on Peas Hill....and can the project do the redevelopment in sections for the least amount of disruption to shopping /business?	
	Events and Wayfinding	
30.	Why wasn't any of the evening life ideas shared with the traders please?	The discussion at the second organisational and market trader stakeholder Zoom presentation meeting covered 'evening life' ideas, due to a question received from one of the attendees.
31.	Are there any plans to highlight the heritage/history of the site? E.G boards telling the story of the medieval market through to present?	A key aim of the project is to conserve and enhance the Market Square's heritage value. This will include opportunities to inform and interpret it to visitors in an engaging and meaningful way, including through digital media.
32.	The Friends are concerned that the whole of the south side of the square will be cleared off for weekend events as happens in Spitalfields Market, London. Can you please reassure us that this is not the long-term objective of this project?	A key aim of the project is to create a flexible space, which can be used for events and activities, while still accommodating a seven day per week day-time market. The proposed concept design layout incorporates a large area of open space in front of Guildhall, which would be available without the need to move stall infrastructure for small events and activities during the day and evening. It would only be for larger evening events that stalls would need to be moved, but this is subject to demand for such events.

33.	How long would it take to deliver, install, set up and take down such a stage?	This would be achievable by setting up from midday the day prior to the event, to be ready for a midday start on the day of the event. If the event were then to run through the day and finish by 10pm. All of the staging would be taken down overnight and cleared by the following morning.
34.a&b	<p>People are worried about the impact of the events on residents</p> <p>Can you please take into account, the high noise levels of some of the events and the impact on residents</p>	The use of the Market Square for evening and night-time events will be managed in accordance with planning and licensing statute and policy, including the areas of public health and safety, environmental noise and operating hours.
35.	<p>It was suggested at the traders meeting that the events would be night- time film and opera. Whereas, at the CWSH meeting this suggestion was expanded to including visiting markets. German and French market, that have solid structures. Huts and the like. These can't be put up and taken down in an evening and they will have to go on the square because it's not permissible to trade in the road. Now where are these visiting markets going to go? The only place is on the actual market where the regular traders trade. MAM do this in Spittle fields and Covent Garden and it has killed both traditional craft and artisan businesses that operated there.</p> <p>1. Where will these visiting markets will go?</p> <p>2. Are you thinking of solid structure markets like using German markets in huts?</p>	The discussions at the organisational and market trader stakeholder Zoom presentation meetings were not following a set script and so a broader discussion around possible future events in the Market Square was able to take place. No detailed market research or planning has taken place yet for any events or visiting markets. This will be done as part of the next detailed planning stages (RIBA Stages 3 and 4 Spatial Coordination and Technical Design).

	<p>3. If you are using structures other than the stalls, how long will it will take to erect them to allow for trading after the regular market?</p> <p>4. it possible for the regular market to be able to function properly with them being there on the square for the duration of the peak period and will this be stopping the regular market from operating?</p> <p>5. If they do displace the regular market, how will those businesses survive without access to the peaks period takings? E.G Christmas and Summer, on which their businesses depend?</p> <p>6. Are you aware in other markets these displacement markets kill the regular market. E.G Covent Garden and Spittle Fields. How are you going to avoid this happening?</p> <p>Can the project please tell us where the seasonal visiting markets would be put on the market square and how this would work with the present regular traders trading hours and their positions? Would the regular traders be displaced as a result of these seasonal markets?</p>	
	<p>Market Stalls and Layout</p>	
<p>36.a&b</p>	<p>What consideration has been given to renovating and improving the existing stalls?</p> <p>I have some very strong feelings about some of the proposed changes (particularly the possible loss of permanent fixtures and structures which would mean that I would be unable to trade and</p>	<p>It is felt that whilst the existing stall infrastructure is very robust, it no longer meets the needs of a modern operation and an investment in a more flexible design would be of benefit outside of the trading hour of the market. This would provide flexibility to reconfigure the space to be able to support a</p>

	ultimately would lose my business -- gazebo style pop up stalls are only really suitable for the food traders	diversity of other city centre civic space uses. There are no gazebo style pop up stalls being proposed.
37.a&b	How many stalls compared to current market? What is the difference in the number of stalls (including food and other caravans and trailers) between these proposals and the current situation?	There are currently 99 stalls on the market. The proposed design and revised layout will reduce the number to 94.
38.	What do the traders think about square stalls?	Engagement so far (both on the ground and in online events) suggests that there is general acceptance of the design direction. It is felt the proposed re-design is an improvement in size and structure of the existing principle and not a departure from it.
39.	Working with fixed shape market stalls is very difficult for fruit and veg stalls. We have 20 years of experience doing up to 40 Farmers markets per week in London. The markets we struggle with most are Cambridge, Venn Street and Broadway market which have fixed shape market stall set ups. We use Zapp and French market umbrellas and our own tables at all other markets. Venn street we stopped because of the problem with a fixed stall shape, at Broadway we now at Broadway we now pay for four pitches and we still struggle for space. A successful market for us requires a minimum of 6mx3m but many are 9, 12, or 15m x 3 or even 6m. We are only hanging on at Cambridge market in the hope with the redevelopment a decent Farmers Market could be run on a Sunday preferably using an open area where stall holders can set up their own stalls. Hopefully we will still be trading at Cambridge next year as much to our disappointment it is our worst performing market and	The industry standard for trading pitches is 3m x 3m, usually operating from demountable gazebos. This is larger than the existing offer of 2.4m x 3.4m stalls, increasing value for traders who may currently occupy multiple stalls and increasing traders' retail frontage, providing better trading conditions.

	labour shortages may mean it will be the next market we stop attending.	
40.	Large stalls have permanent furniture 7 days a week e.g. tables, display stands, walls, and lighting. This furniture must stay on the market, it's not possible to bring it and set it up every day. Where will this furniture be stored if the stalls are becoming removable?	A recent review by the Council's Corporate Health and Safety team concluded that all items pertaining to trading (other than basic stall infrastructure) must be removed from the market outside of market trading times, due to the public liability obligations of the Council. We provide a stall framework from which traders may operate, other items are the legal responsibility of traders. However, current storage opportunities are being identified.
41.	The food stalls need solid structures on which to work for health and safety reasons	Traders need to bring their own counters and tables.
42.	How would the proposed stall types provide for double stalls (e.g. the fish stall, the pick-your-own) including those which need customers to be able to come into and move through the stall?	The ideas for new stall designs incorporate stalls being joined together to create larger pitches.
43.	The proposed layout has more corner stalls than the current layout. This means more stalls charged at the premium rate. Is it fair to force more traders in, to the more expensive stalls and thereby create more competition for the standard rate stalls?	There are currently 49 premium stalls (49.5% of overall market stalls). The proposed layout has 47 premium stall locations (50%).
44.	What is the height of all the options?	The minimum head clearance under the eaves for both options is the same as the current stalls, at 2.1m. The modular stalls reach a total height of approximately 2.8m at their ridges and the frame approximately 3m at their peaks.

45.abc	<p>I am worried that the stalls aren't sturdy enough for lasting well. Do you have any ideas around this problem?</p> <p>Option 1 2,3,4,5 - What is the life duration of this type of stall?</p> <p>Is the Council aware of the criticism that some market traders have levelled at the project, in particular the proposed use of temporary stalls? How will the Council respond to these criticisms?</p>	<p>The proposed market square concept design identifies two stall design options. Both options adopt a demountable stall frame design, formed from the universal Kee-Klump tubular steel structural system, as currently used on the existing Cambridge market stalls and on many other similar markets around the world. Both proposed design options will be securely anchored to the ground with ground sockets. The Kee-Klump frame system is made from hot dip galvanised components with high resistance to the elements and general durability. The lifespan for both in terms of structure is quoted by the manufacturer of being 30 years.</p> <p>We will produce prototypes of the two proposed design options, which will be tested for their structural integrity and wind resistance, using appropriate industry standard testing methods and invite traders to trial them to see how they perform in a 'real world' setting, including the efficiency and effectiveness of their demountable functionality.</p> <p>The tarpaulins would depend on the exact material chosen and the choice will be very guided by aspects of durability. For comparison, this would be exactly the same as with the current set up or with any typical</p>
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		market stall that employs tarpaulins for covers.
46.a&b	<p>Is the central corridor between stalls wide enough?</p> <p>Some traders use multiple neighbouring stalls - 3 in a row, duplex etc. How would this work in relation to the central corridor?</p>	<p>The primary corridors are 3m wide, which meets the most generous standard for markets and can even fit vans driving down them. In the case of the central axis, where the fountain is, the overall width is 11.8m but and never less than 3m from the front of the stalls facing the axis. The arrangement of multiple stall occupancy would work in the same way it does now and the relationship with the corridors would remain the same. The only change is that the corridors are overall more generously sized.</p>
47.	<p>Can the various options allow for different configurations? E.G for different types of market events in the day time?</p>	<p>Yes, the options offer flexibility for differing layouts.</p>
48.abc	<p>Option 1,2,3,5. Where will the rainwater run off to from the canvasses?</p> <p>If, we have double stalls, how can we protect the stock from the rain, without hanging up-side sheeting across the whole 2 stalls, thus dividing up the stall functioning and display?</p> <p>Where will the water run off to?</p>	<p>There are only 2 options: modular and frame. The modular stalls will have tarpaulin gutters attached to them where necessary to carry and direct the water to the old and the new channels (see proposed water drainage diagram in the concept design report). The frame option will only allow water down the vertical posts in the centre (exact detail to be confirmed at later stage) from where it will be directed to the surface channels like in the modular option.</p>

		In the modular option with folded tarpaulin gutters between neighbouring stall roofs where necessary and in the frame option no water can flow between stalls due to the design of the roof and all water will be directed vertically down the posts in the centre (exact detail to be confirmed at later stage).
49.	<p>People use the stalls as toilets at night. Has this been a consideration in the designs? How will these new options prevent this happening.? How can this be designed into the redevelopment of the market stalls?</p>	<p>Anti-social behaviour at night on the square has been considered and has been addressed in two principal ways amongst smaller details. The removal of all trader furniture/ materials at end of day trading together with maintaining open sight lines through stall frames and improved lighting/ CCTV will minimise risk of possible hiding/sheltered areas that facilitate such activity; this, together with maximising opportunity for public use of space in evening/ night, legitimises the occupation of the square and invites the general public to use it in an effort to control anti-social behaviour by de-marginalising the perception of the space.</p>
50.a&b	<p>Option 1,2,3,4,5 - Setting the designs in this format at this angle and perspective, is challenging for the stakeholders to imagine the market options in the flesh. Please can you supply us with real life examples of these options from a street level perspective?</p> <p>Please can we see all the options from the street level? It is really hard to imagine what they will look like and this is crucial isn't it?</p>	<p>The proposed Concept Design report offers new visuals for the two selected options. There are no real-life examples of these designs as they are unique and do not exist. We propose to build prototypes of the two stall options in the next phase of the project to allow testing to take place by the traders.</p>

51.	Any chance of trialling a stall?	There are plans to build a prototype in the next phase of the project, RIBA Stages 3 and 4 Spatial Coordination and Technical Design.
	Weather Impacts on Design	
52.abc	<p>The wind rose and wind funnelled direction diagrams are meaningless without commentary. Does the proposed layout have any advantages over the present in terms of wind resistance?</p> <p>High Wind Rose – The wind corridors between the buildings will still exist. Isn't there some way to shield the stalls on that end of the market from these wind's? Some kind of barrier at the end of wind corridors? During gales and storms these are seriously strong winds that already shake and move the existing sturdy stall frames. Stall frames must be strong to take the afore-mentioned storms and strong winds I am very concerned that the wind will affect the stalls facing the Guildhall just as much as the way they are facing now, I.E West, so please can you kindly explain what you think is an advantage more clearly?</p> <p>My only question is 'will the 90 degree change in the orientation of stalls be a benefit or not?'. If I understand the diagrams correctly, then the wind will, after that change in orientation run down between the stalls and that might create a wind tunnel effect. On the positive side it will mean that the predominant wind will then not be straight into the faces of the stallholders, the main beneficiaries being those on the outside of the market directly opposite the rear of Great St Marys church</p>	<p>The advantage of the layout is not in terms of wind resistance. Stalls will be as resistant to the wind as the current ones and there is no intention to provide stalls that cannot hold up to the local weather conditions. The new orientation is just more aligned with the prevalent wind direction allowing the wind to flow down the primary corridors exposing only ends of rows to it and ventilating the market from hot food smells.</p> <p>Wind corridors exist in every urban environment as streets and spaces between buildings. It is very difficult to put any kind of barriers in urban wind corridors, as they would need to be the size of the street that wind is coming down and the height of the buildings that bound it on either side. Any such barrier would have a significant impact to the urban setting and would be found to be unacceptable in the context of the Listed I and II buildings and the general heritage setting of the square.</p>

		<p>The rows of stalls are not expected to create a considerable wind tunnel effect or at least not nearly of the same magnitude of the one created by the buildings around the square. This is mostly due to the size of the stalls, their openness, and the proportions of the width of the corridors to the height of structures.</p>
	<p>Weather Impact on Stalls</p>	
<p>53.a-j</p>	<p>How do you think option 5 origami roofing will fare in the high winds of 40 mph gusts and if not very well, will the market have to be closed in high winds? Also, with the rain on the origami roofing because I can't see how it will run off?</p> <p>I think the wind will pick the origami roofing up like a kite, have you thought this through please?</p> <p>Option 1,2,3,4,5 - What wind speed can the stalls cope with?</p> <p>What wind speed can the proposed stalls withstand, and how will they be secured?</p> <p>What wind speed can the proposed stall types withstand?</p> <p>Will the stalls have a maximum safety wind operational level? And if so, what is this?</p> <p>How is this a better wind proof arrangement?</p>	<p>The proposed design aims for the market to be safe to operate during all trading hours and weather conditions. If the "origami" roofs do not perform well when prototype trial tested in subsequent stages, they will either be adjusted to do so, or the option will be discarded. Currently it is envisaged that their wind performance would be the same as any roof.</p> <p>There are only two options: modular and frame. The stalls are expected to perform as well as, if not better than the existing stalls with further testing to determine their wind resistance to be carried out in subsequent stages.</p> <p>The ground anchors have the same diameter as the tubes of the frame and they are cast into blocks of concrete that are buried under the market floor. Exact dimensions are to be determined at the next stage through</p>

	<p>Would the market have to be closed for to be safe?</p> <p>How large are the ground anchors?</p> <p>Will the wheels be secured into the ground to stop the stalls moving about in gusty high winds?</p>	<p>structural calculations, but the intention is for them to perform well in keeping the stalls firmly grounded in all conditions.</p> <p>Other parts of the frame will be secured into ground sockets.</p>
	Hot Food Trading	
54.	<p>I think that fast food stalls should form part of the market but currently leave a great deal to be desired. How do they meet minimum hygiene requirements? Street food is increasingly popular and maybe provision for food vans should be included, not in the Square, but on the periphery.</p>	<p>Traders have to follow all food and health and safety legislation and comply with good hygiene practice. The markets team are currently re-visiting policies in this area in conjunction with the CMTA and NMTF.</p>
55.	<p>If someone were to fall, on the stall or behind the sheeting and were to fall up against one of the temporary tables holding boiling oil and dislodged the temporary table spilling the oil and it were to contact the gas burners, this would produce a fire ball wouldn't it? But if the boiling fat were on a firm permanent structure with protective sides, this would avoid this wouldn't it? The only safe proposal is for the food stalls to go in fixed, solid and lockable stalls with sanitary counters, equipment, sink, taps and drains isn't it?</p>	<p>This is an extremely specific set of events leading to a fireball - cooking food in any circumstances poses risks, it is about managing in a reasonable and safe way. Markets across the world operate successfully from demountable stalls, and these stalls will be more structurally sound than gazebos. Suitable storage areas for traders are being investigated as part of this project.</p>
56.a&b	<p>What will be done to ensure that hot food stalls are clean and safe, including providing them with fresh water and drainage?</p> <p>Are you going to put in adequate drainage for the food stalls?</p>	<p>The food stalls will not be fixed with permanent infrastructure. In addition to the new water sources proposed in the design, self-contained handwash modules are a practical option. This is how many markets operate around the country with a number already in use at Cambridge.</p>

57.abc	<p>Is there any consideration regarding proper ventilation for those hot food traders in the plans?</p> <p>Are the food stalls going to have filters and flues to take the toxic fumes away?</p> <p>What will be done to prevent fumes and pollution from hot food stalls affecting other stalls?</p>	<p>Mechanical extraction is not feasible in an outdoor setting. The proposed new stall layout is more aligned with the prevalent wind direction and by grouping food stalls together, wind direction will carry fumes away and have less impact on other types of trading. New water sources and drainage are being proposed in the new design along with works to the surface of the square that will be suitable for food stalls to trade from.</p>
	<p>Food policy and future strategy</p>	
58.a-i	<p>Is there an option of using the space of Peas Hill - thinking in terms of fast food area?</p> <p>Will hot food stalls be separate from other stalls, and if so, where will they be?</p> <p>Are you going to put all the food stalls together?</p> <p>Where would the hot food stalls be?</p> <p>What provision will be made within the layout for traders who have their own permanent or towed stalls (food caravans, butchers, Coffee Mobile, others?)</p> <p>What about the food vans that are permanently parked on the market?</p>	<p>The markets team is currently investigating other suitable hot food locations within the city centre. We will explore the opportunity of using the available day and evening space to accommodate mobile units.</p> <p>We will need to review the feasibility of accommodating these businesses in the proposed new market layout and stall design; and if not feasible, exploring alternative options to allow them to continue to trade, either on the market square or elsewhere in the city centre.</p>

	<p>We currently have 2 caravans trading in the square. Where would they be in your proposed layout? Shelly and Sarah's and the Thai van?</p> <p>Where would the tea caravan, fish stall and Tai Food stall be put? How would this affect the Van of Life and Van of Death in the evening?</p> <p>The stall area near Rose Crescent looks closer than now I imagine students (and former students like myself) would be concerned by these institutions being affected in the evenings</p>	
	<p>Central Area</p>	
<p>59.a-i</p>	<p>Felt the proposed central seating area needs to be wide enough to accommodate people congregating around the table and chairs and shopping/queuing at the stalls or this could obstruct the flow through that area</p> <p>More seating needed. Like to sit outside and have coffee. Good to have table to meet up and talk</p> <p>People need different height seating depending on their needs</p> <p>Older people or those with disabilities use the arms of a chair to help them get up from a seated position. Fixed chairs are good in practical terms but are not helpful for either wheelchair users or pushchairs/prams</p>	<p>Feedback on the proposed central seating area will be fed back to the consultancy team for consideration in the next detailed planning stages (RIBA Stages 3 and 4 Spatial Coordination and Technical Design).</p>

	<p>The long central tables, while a nice idea, will actually stop the flow of movement round the market and create heavy pinch points that aren't healthy, given Covid19 will be with us now indefinitely</p> <p>The seating won't work for families with small children as they need to be sitting next to each other to support the youngsters as I see them doing on the standard picnic benches we now have.</p>	
	<p>Operations</p>	
<p>60.abc</p>	<p>Who would be responsible for the setting up and taking down of stalls, bearing in mind that many stalls are used by different stallholders on different days of the week, and a wholesale changeover from Saturday to Sunday, and Sunday to Monday?</p> <p><u>Option 1,2,3,4,5</u> How long will it take to set up and break down the stalls. How many people will it take? Who is going to do it? How much will it cost to do this each time? Will the traders be given an unrealistic amount of time to breakdown and setup in, as happens on other close to failing inoperable markets. I have had first-hand experience of this?</p> <p>Do the stalls have to be packed away every night even though evening events will only take place a few times a year? And who has the responsibility of packing away the stalls? How long, and how many people, would it take to set up and to take down each of the suggested types of stall?</p>	<p>For practical purposes the council may advocate keeping a core number of stalls erected. This semi-permanent solution could allow for some stalls to be left set-up overnight but with the flexibility for the entire square to be cleared when required. However, we also need to consider our objectives for the project which are:</p> <ul style="list-style-type: none"> • to create an improved design and layout to maximise the ability to use the space for other activities at times when not being used for General and Sunday Market • to enhance the overall visitor experience of the space and; • to consider the anti-social behaviour impacts of fixed or semi-permanent infrastructure left in situ <p>Complete clearance of the square may only be deemed necessary for larger evening</p>

		<p>events, but this will be subject to demand and such events are not expected to take place on a weekly basis.</p> <p>Council staff will be brought in to dismantle the market as part of any pre-event organisation. No planning has yet taken place for any events or visiting markets.</p>
	Look and Feel	
61.a-e	<p>Given the stripey awnings are a crucial part of the iconic, traditional heritage of Cambridge Market and needs retaining as such, where is there room for the retention of this within these options?</p> <p>Option 1,2,3,5, Do we see anything of the roof from ground level thus retaining the iconic heritage of the stripey awnings?</p> <p>The designs appear bland and out of keeping with a historic market; can they not be amended to include the traditional colour stripe roofs?</p> <p>This is a market which is based in history and is, in itself, a marker for the City; for example, its colourful stall canopies are part of the local television news introduction</p> <p>Option 1. The suggestion of a possible wooden roof on these stalls takes the design far away from the retention of the market iconic heritage that is so popular with the public. Is it wise to destroy this heritage?</p>	<p>The striped stall canopies date back to the 1960's. The proposal aims to refine the existing colours into hues, that achieve an improved visual synergy with the more natural palettes of the surrounding architecture, but without depriving the stalls of their colourfulness and will be explored further during the next detailed planning stages (RIBA Stages 3 and 4 Spatial Coordination and Technical Design).</p>

	Access	
62.a-h	<ul style="list-style-type: none"> • There needs to be more focus on access for the less able • The fountain and layout of the stalls as they are now cause obstacles for the visually impaired • Uneven pavements are bad enough, but the cobbles are a nightmare for self-propelled wheelchair users • Feel proposed 25mm height of kerb was fine for wheelchairs • Visually impaired need colour differentiation between road and pavement • Visually impaired can't see difference in height levels. Images were shared during meeting of Kings Parade, where the pavement and road merge in a slope at the edge and of St Andrews Street by Metro Bank, where there is no obvious place to cross the road • Vans parked on pavements or in walkways are a constant issue • Need clear crossing points to ensure visually impaired can navigate the space 	<p>Feedback received following consultation with Disability Panel. This has been fed back to the consultancy team for consideration as we plan for the next detailed planning stages (RIBA Stages 3 and 4).</p>