Follow Up Questions

Cambridge East Community Forum, October 2026

Question 1: Response to questions received via email prior to the Forum as well as at the Forum raising concerns about environmental impact, aquifer protection, and compliance.

Response: GCPS/City/SCDC: Mission Street will be invited to present at the next CE Forum on 10 March 2027.

The applicant is required to have a Community Outreach Strategy in place prior to commencement to completion.

Action: GCPS will provide a written statement for the Forum webpage setting out the developer's environmental responsibilities, and how this will be monitored.

Update in respect of the implementation of the approved development at Land South of Coldham's Lane (23/04590/OUT).

Environmental protection matters were considered in considerable detail as part of the planning application at Land South of Coldham's Lane (reference 23/04590/OUT) and were central to the assessment undertaken by both the City Council, the Environment Agency, and the Council's Environmental Health officers. Planning permission was only granted following the imposition of a comprehensive suite of planning conditions and Section 106 obligations designed to manage risks associated with contamination, groundwater protection, surface water quality, landfill gas, construction impacts, and long-term environmental monitoring.

The officer report to the City's Planning Committee which can be found here: Here specifically notes that the Environment Agency accepted that planning conditions could be used to minimise, monitor and remediate potential groundwater pollution arising from the development, alongside Section 106 monitoring contributions. Similarly, the Council's Environmental Health Team accepted that permission could be granted subject to conditions and monitoring arrangements relating to contamination, remediation, and gas emissions.

Since planning permission was issued, a number of pre-commencement and early-phase conditions relating to environmental protection have been discharged following the submission and review of technical information by the applicant and consultation with

relevant specialist consultees. Those approvals are publicly available on the Council's planning website. Those that relate directly to contaminated land can be found here:

Condition 45 (Field Trialing Strategy) - 23/04590/CONDA: 23/04590/CONDA | Submission of details required by condition 45 (field trialing strategy/schedule) of outline planning permission 23/04590/OUT | Land South of Coldhams Lane Cambridge Cambridgeshire

Condition 46 (Field Trialing Verification) - 23/04590/CONDG: 23/04590/CONDG | Submission of details required by condition 46 (Field Trialing - Completion/Verification), Parcel A of outline planning permission 23/04590/OUT | Land South of Coldhams Lane Cambridge Cambridgeshire

Condition 47 (Site Wide Foundation Works) - 23/04590/CONDH: 23/04590/CONDH | Submission of details required by condition 47 (site-wide foundation works and ground improvement works (strategy) - Parcel A) of outline planning permission 23/04590/OUT | Land South Of Coldhams Lane Cambridge Cambridgeshire

Condition 48 (Foundation Works Details (Northern Strategic Earthworks and Building 3 only)) - 23/04590/CONDM: 23/04590/CONDM | Submission of details required by condition 48 (foundation design and ground improvement works) of outline planning permission 23/04590/OUT | Land South of Coldhams Lane Cambridge Cambridgeshire

Condition 49 (Contamination) - 23/04590/CONDF: 23/04590/CONDF | Submission of details required by condition 49 (Contamination - Site-Wide Scheme of Investigation), Parcel A of outline planning permission 23/04590/OUT | Land South of Coldhams Lane Cambridge Cambridgeshire

Condition 50 (Remediation Strategy) - 23/04590/CONDJ: 23/04590/CONDJ | Submission of details required by condition 50 (site-wide remediation strategy) of outline planning permission 23/04590/OUT | Land South of Coldhams Lane Cambridge Cambridgeshire

Condition 51 (Remediation Detail (Northern Strategic Earthworks and Building 3 only)) - 23/04590/CONDN: 23/04590/CONDN | Submission of details required by condition 51 (Remediation Detail) of outline planning permission 23/04590/OUT. | Land South of Coldhams Lane Cambridge Cambridgeshire

All other conditions that have been discharged that do not relate directly to contamination can also be found by searching for 23/04590/OUT on the Council's website:

Here

The discharge of those conditions does not remove the developer's obligations. Compliance with approved remediation, monitoring and environmental management measures remains mandatory throughout the construction process and beyond where required by the permission.

In addition, a number of the controls are ongoing in nature, requiring monitoring, validation, reporting and, where necessary, further mitigation as development proceeds. This includes matters relating to contamination management, groundwater protection, landfill gas control, construction environmental management, and wider environmental safeguards secured through both planning conditions and legal obligations.

The permission includes a framework of approved mitigation measures, monitoring requirements, review mechanisms, and regulatory oversight specifically intended to identify and address any issues should they arise during implementation. Relevant statutory bodies also retain their own regulatory powers where matters fall within their respective remits.

Question 2: Request that SCDC commence consultation on Public Space Protection Order (PSPO) at Newmarket Park & Ride

Action: SCDC: South Cambridgeshire District Council Environmental Health Team are expecting to open the consultation in early November – once open – the details of the consultation will be shared on the Cambridge East Forum webpage. LEAD Louise Lord

The following has been shared via other communication channels: A public consultation on the proposed PSPOs for Newmarket Road launches today (9 November) with a deadline of Monday 7 December, giving residents, businesses and Park and Ride users the opportunity to have their say on the plans.

A link to the Newmarket Road consultation is Public Spaces Protection Order - Newmarket Road... | South Cambridgeshire District Council

- If you would prefer to complete a paper survey – email engage@scambs.gov.uk or call 01954 713 000 to request one.
- The consultation period runs from 9 November to 7 December 2026.
- All responses must be received by 11.59pm on Monday 7 December.

Question 3: Request for Land Trust to provide statistics on use/ rental income generated from use of Jubilee Square at Marleigh

Action: Land Trust: to provide requested information. Lead: Land Trust:

Currently, the only regular user of Jubilee Square is the Friday Market. We are looking into changing our license to increase the use and variety of options available to residents and surrounding communities.

Question 4: Why are there no solar panels on the houses at Marleigh?

Action: Hill: Will Berry advised that some homes do have solar panels. He agreed to provide a written response on how many homes have solar panels and why it is that not all homes have solar panels. Lead: Will Berry

Solar PV panels are being provided on all phases of Marleigh. On phases 1 and 2, there are solar panels provided on 136 houses as well as both apartment blocks comprising S1, Block R1, and the Hangar Building. The solar panels have been positioned discretely so that for many properties they are not visible from the street. Further PV panels will be included on Phase 3, and the exact quantity is yet to be determined.

Action: GCPS: To provide information on environmental credentials of houses at Marleigh: Lead Philippa Kelly GCPS *are currently compiling a summary in response to this question which will be provided as soon as possible.*

In line with the requirement of the outline planning permission (S/2682/13/OL – condition 28 – compliance with Sustainability Strategy) a Sustainability Strategy was submitted and approved as part of the Phase 3 reserved matters application ref 23/04930/REM to demonstrate the scheme is designed as an exemplar new community in accordance with the aspirations of the Cambridge East Area Action Plan which whilst carrying little weight in decision making is indicative of compliance with Policy SS/3 of South Cambridgeshire Local Plan 2018.

The below is taken from the approved strategy:

“As part of the strategy, The potential for CO2 savings from solar PV was been assessed using the Governments approved SAP: 10 (Standard Assessment Procedure) methodology. This SAP methodology considers UK solar irradiance data, collector pitch, orientation and over-shading to determine the expected annual energy yield.
It has been assumed that a total array of 110 kWp installed capacity will be installed to the site to dwellings with the optimum solar access. This system would be expected to generate 90,568 kWh per annum. A PV installer shall need to be appointed at the detailed design stage to provide a PV design and a roof plan showing the array will be provided once this is confirmed. The PV

arrays will be installed to the dwellings and/or apartment blocks with the optimum solar access as determined by the specialist Consultant."

The approved strategy contains additional sustainable construction measures including:

- Fabric improvement beyond Building Regulations Part L 2021,
- Low energy lighting,
- Air source heat pumps (ASHP) for houses,
- Exhaust air source heat pumps for apartments,
- A full TM59 overheating assessment has been carried out on the proposed development, including apartment blocks. It is noted that some market housing apartments are single aspect however, none of the affordable housing units are single aspect. Several methods of mitigation are used to overcome this, which are satisfactory and pass the TM59 test.
- Provide water efficiency measures to enable 100 litres/person/day.

It is considered that the submitted approved details suitably addressed the issue of sustainability and renewable energy. Subject to conditions, the proposal is compliant with South Cambridgeshire Local Plan 2018, Policies CC/1, CC/3 and CC/4, the Greater Cambridge Sustainable Design and Construction SPD 2020 and the approved Design Code.

One of the conditions, Condition 28 concerns solely with Solar panels:
Prior to the installation of any solar panels and/or photovoltaic cells, full details including type, dimensions, materials, location and fixing shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be undertaken in accordance with the agreed details unless the local planning authority agrees to any variation in writing.
Reason: To ensure that the appearance and location of the PV panels are appropriate to the locality in accordance with Policy CC/1 and HQ/1 of South Cambridgeshire Local Plan 2018

The developer has just submitted the details of this condition for discharge to the local planning authority for Phase 3 and can be viewed online using the public planning portal How to view and comment on planning applications and reference 23/04930/COND28

Question 5: What collaboration is happening between developers to ensure effective delivery of cycleways? Could you look at teamwork when it comes to the cycle path along Coldhams Lane?

Action: Bellway Homes: David Fletcher advised that Bellways are aware of the need for key connectivity along Coldhams Lane and are looking to have conversations with Hill and Homes England to address this. Feedback to be provided at the next Forum. Lead David Fletcher – feedback for the next Forum.

Question 6: Request for information on numbers of trees to be removed at Springstead Village

Action: Bellway Homes: Some trees are to be removed as part of habitat mitigation - further information to be provided.: Lead: David Fletcher

Under the approved consent for RMA5, there was a requirement to remove some lower grade trees and hedgerow adjacent to the public right of way. The removal of the vegetation in this area was approved as part of the RMA5 application and subject to consultation with the tree officer and ecological officer, and the works were overseen by a qualified ecologist. Substantial new tree and hedgerow planting is proposed within RMA5 to compensate for this loss, and the applicants are fully complying with the Biodiversity Net Gain requirements for the site.

Question 7: Can you drop the kerb on the bike path on Coldhams Lane?

Action: GCPS and Bellway Homes: to provide a written response to reasons for this issue and to consider how this issue can be fixed Lead: Rebecca Ward

Bellway Latimer has discussed and agreed this amendment with the Highway Authority. Whilst this is not a requirement of planning approval on the site, Bellway Latimer is happy to make this amendment as a gesture of goodwill and to ensure improved cycle connectivity.

Question 8: Can you Invite CPCA to explain planned changes to bus routes which will affect East Cambridge?

Action: GCPS/City/SCDC: to invite CPCA to next Forum on 10 March 2027. Update: CPCA have confirmed their attendance at the next Forum.