

Faith Steering Group – 24 April 2024

Attendees

Clare Gibbons – SCDC

Ellen Cox - SCDC

Rev'd Beth Cope – Pathfinder Church

Rev'd Stephen Dove – Pathfinder Church

Aparna Nigam Saxena– Hindu Samaj Northstowe

Mohammad Waris Abdullah – Northstowe Muslims

Yesim Demir – Northstowe Muslims

Josh Monterio – Emmanuel Church

Design Brief

- CG reminded the group of the work the SCDC Communities team have been doing with the Urban Design team to prepare a design brief for the Phase 1 Faith Land which has evolved further since the workshops with the faith groups.
- Highways have provided their feedback, and SCDC Communities team have sought pre-app advice from the Local Planning Authority. Luke Mills, Senior Planning Officer for Northstowe will be providing his comments next week.
- CG shared the options which are similar to those which were shared at the workshops organised earlier in the year.
- Option 1: The parking and landscaping separates the building from the residential edge, the building gains prominence along the street.
- Option 2: The parking area faces Stirling Way whilst the open space separates the building from the residential edge.
- Option 3: No parking is provided on ground level.
- All 3 options have merit, however:
 - The current key concern is providing sufficient parking. The indicative standard for an 800 sqm building is 100 spaces. This is not practical for the size of land available. Option 1 is currently proposing 15 but does allow some scope to add more spaces within this arrangement.

Update from L&Q

- SCDC has met with L&Q following them submitting a letter seeking to confirm the arrangements which will permit transfer of the land to SCDC.
- Their proposal still shows the pipe cutting across the parcel which SCDC has rejected. L&Q now need to think how this pipe would be re-routed and SCDC expect them to submit an improved proposal. It is likely the pipe will be moved towards H13. Car parking and green spaces can go over the pipe. Parcel H13 would benefit from some separation too.
- L&Q have asked for details regarding energy requirements. Given any new planning permissions will be required to reduce carbon SCDC are not proposing L&Q provides a gas supply.
- L&Q have proposed an 80kVa electricity supply, which they believe would be sufficient to serve a community building of the scale suggested by the brief, SCDC to investigate energy demands of community buildings and compare.
- L&Q also wish to start their entire programme for completing the infrastructure in June to finish off all the remaining infrastructure, including topping pavements and roads. They wish to deliver the vehicle and utility access points as part of this programme. They want confirmation of the vehicular access, the design brief suggests this is likely to be closer to H13.
- BC asked if 2 vehicular access points are possible? CG confirmed as L&Q wish to deliver the vehicle access as part of the works SCDC need to indicate where the most likely access will be and towards H13 is likely to suit all bidders – this would not, however, preclude an additional access point being considered as part of a planning application for the site.
- L&Q wish to have their compound site on the allocated land whilst the infrastructure work is completed and SCDC currently considering this.
- BC asked if the bidding process will be delayed.
- Opening the bidding process in July is now less certain as it was because we would wish to open with most variables fully controlled.
- JM asked if another site for the compound could be used? CG explained that although there is other land available this is the land free in L&Qs ownership.

- BC enquired if we know if piling is required.
- CG suggested that the site will need to be surveyed before and after and only after a site survey is undertaken will it be discovered if piling is required.
- The hope is to provide an update at the forum and the intention is to share the design brief following this.
- Some members of the group expressed the view that they would prefer greater certainty on ground conditions and land ownership, rather than entering the bidding process earlier without them.

Site Visit

- MWA has contacted Cambridge Mosque to arrange a visit but waiting to hear back.
- EC suggested in the meantime might be worth taking up JM previous suggestion of a visit to the Cambridge College chapels. JM happy to contact to arrange. Group agreed a Saturday morning would work best.

AOB

- EC updated through Phase 2 s106 funding there is now a Domestic Abuse Outreach Coordinator for Northstowe (also covering Cambourne), employed via IMPAKT Housing & Support. The officer is Denise Eardley denise.eardley@impakt.org.uk. She hopes to attend various community events.
- Residents can either self-refer or professional organisations can complete a referral [DASS | IMPAKT Housing & Support](#)
- MWA asked if it is possible for IMPAKT to provide training to key community reps/professionals to look out for the signs of domestic abuse.