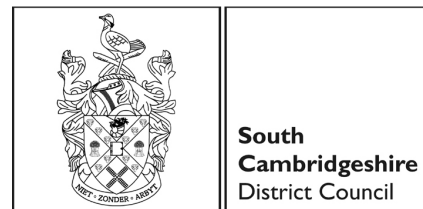


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22 January 2015

To: Chairman –Tim Wotherspoon

Members of the Northstowe Joint Development Control Committee – Councillors Brian Burling (South Cambridgeshire District Council), Ed Cearns (Cambridgeshire County Council), Barry Chapman (Cambridgeshire County Council), Lynda Harford (South Cambridgeshire District Council), Bill Hunt (substitute for Peter Hudson (Cambridgeshire County Council)), David Jenkins (Cambridgeshire County Council), Alex Riley (South Cambridgeshire District Council), Hazel Smith (South Cambridgeshire District Council) and Douglas de Lacey (substitute for Edd Stonham)(South Cambridgeshire District Council))

Dear Councillor

You are invited to attend the next meeting of **NORTHSTOWE JOINT DEVELOPMENT CONTROL COMMITTEE**, which will be held in **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 28 JANUARY 2015** at **2.00 p.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
JEAN HUNTER
Chief Executive

South Cambridgeshire District Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA SUPPLEMENT 2

5. Northstowe Phase 2 Consultation responses

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Agenda Item 5

Cambridge Water

- Cambridge Water currently has available water resources to supply the Northstowe development overall, however the existing network will require reinforcement when certain trigger points are reached:
0-3000 dwellings: no network reinforcement, local off-site and on site mains required only.
- 3001+ dwellings: Coton booster upgrade and trunk main reinforcement, reinforcement to be completed and commissioned before the 3001st connection is made.

Rampton Parish Council

- Design and Access Statement:
Concern was expressed about the inadequacy of 1.5 car spaces per residential unit, particularly where housing density will be highest.
- Environmental Statement:
There were no immediately contentious items. In common with other similar documents and statements it was suggested that all parties – planners, developers and builders agree to some items being auditable so the approved planning documents have a degree of mandatory compliance for ‘desirable common sense’ items.
- Arboricultural reports:
The reports were considered thorough with as many trees as practicable being retained.
- Construction Environmental Management Plan
In the dust and inspection proposals there is no mention of the busway and cycle route requiring special consideration. The dust management plan should limit dust generation during commuting hours (or provide adequate dust suppression spraying). Other items mentioned were the lack of inclusion of amphibians and reptiles in section 6.4 which only specifically mentioned mammals and birds, and the apparent lack of consultation with neighbouring villages when unexploded ordnance is being detonated on site.
- Economic Development Strategy
The Parish Council feel there should be more consultation with local businesses. The “forum” process that is linked with Northstowe development should also involve local businesses.
- Energy Strategy
The issue of wind power (16 medium or 5 large turbines) must be resolved *before* the main development starts..
The assertion in the Energy review that Heat Pumps are a ‘rejected’ option seems flawed. It is accepted that air sourced heat pumps can be noisy and increase possible neighbour conflicts, but ground sourced heat pumps (GSHP) must be considered as usable.
The assumptions about the area of roof top solar PV assumes the same (26%) area usage on both residential and commercial property. As much of the commercial property could have flat roof area the percentage value should be higher.
- Flood Risk Assessment and Drainage Strategy.
The final proposals presented should contain descriptions of an auditable drainage system maintenance programme both in and downstream from Northstowe.
- Framework Travel Plan / Transport Assessment.
The Parish Council wish to see an upgrade to commuter cycleway standards for the whole Cottenham/Rampton/Northstowe route.

The Busway crossing point into Northstowe at the end of Reynolds Drive should be flattened and be given a request bus stop similar to the one at Fenstanton Lakes. The flattening of the crossing should also include the provision of access restrictors for anything other than cycles.

Cycle rack stations should be equipped with suitable charging points.

The assumptions about travel options seem to imply a reduction in the number of cycle journeys.

- Health Impact Assessment
The Parish Council fully support the early provision of a Community Development worker
- Stakeholder and Community Engagement
There is no mention of security or policing. Good open views and the absence of concealed areas that encourage loitering and/or crime must be built into the design fabric. The recent request that the floor areas of houses be allowed to drop below the recommended guidelines suggest an element of 'building on the cheap'. All houses should be built with adequate security measures as standard.
- Sustainability Statement
It is important that some (not all!) of the sustainability aspirations (and others) are made auditable, and marked as such in the final proposals.
- Town Centre Strategy (incl retail assessment)
The proposal are interesting, but rely heavily on the developments ability to attract suitable businesses.
- Utilities report
Would like to see the main electricity supplies going into the development underground rather than on pylons/post.
- Waste Strategy
Cost cutting may result in the higher density areas of the town having refuse bins as permanent pavement litter.

Swavesey Internal Drainage Board (additional comments)

Recommend the following condition:

'The proposed development (Northstowe Phase 2) shall not be occupied until such time the Land Drainage Solution (LDS) within the Swavesey Drain system is completed, unless otherwise agreed in writing by the local planning authority. The LDS shall include the installation of a pumping station, to the prior agreed specifications of the local planning authority, at Webb's Hole Sluice, unless otherwise approved in writing by our respective authorities.

Reason: To prevent the exacerbation of flooding and pollution in the water environment by ensuring the satisfactory disposal of treated foul water drainage from, and to ensure the integrity of, the Utton's Drove Sewage Treatment Works in accordance with Policies NE/10 and NE/11 of the adopted Local Development Framework.

Swavesey Parish Council

- Future maintenance of attenuation ponds and swales:
The Council expressed its concerns over proposals for Anglian Water to maintain these ponds and swales. A question was also raised as to how funds for the maintenance in the future are to be raised.
- Southern access road, from Hattons Rd B1050 into Northstowe. Surface water run-off from this road would be managed at a 1:100 year event flood risk.
The Council is concerned that this is not a high enough capacity.
Concern was also raised that the water flow west, from the new road, would flow into existing drainage ditches alongside the existing Longstanton Bypass and onwards in

to the Swavesey catchment at a much faster rate. How is this flow to be managed to ensure it does not cause additional problems through the Swavesey catchment?

- Ramper Road. Ramper Road has always suffered from rat-running to avoid the A14. Ramper Road is only just wide enough for two-way traffic and not in a condition to take an increase in traffic use. Could measures be considered to ensure that Ramper Road and roads through Swavesey and Over and not adversely affected by Northstowe development?

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