

23 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 3

- 5. Northstowe Phase 2 Consultation responses**
- Hunts Chamber of Commerce
 - Issues raised at Exhibition (answers removed)
 - Northstowe Business Brief Oct 2014

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Agenda Item 5

Notes from meeting with Huntingdonshire Chamber of Commerce on 05.11.2014

- The site should not try to compete with Alconbury and should try to work in partnership with it (Speak to Urban and Civic). Alconbury will provide a lot more space than Northstowe for businesses as Alconbury is aiming to allow companies to provide all facets of their operations on the same site.
- Northstowe could provide flexible space for smaller, maybe start up, businesses that need 100 – 200m² of floorspace. There is a strong demand in the Cambridge area by small businesses of this size. These businesses need the ability to expand on a site.
- Will be hard to make Northstowe an enterprise zone if Alconbury doesn't grow. At present the government isn't promoting enterprise zones anyway.
- It is important that the employment uses are phased so that they don't harm the surrounding areas.
- There is plenty of office space in Cambridge but a lot of it is vacant because it is old and doesn't have high speed internet. We need to ensure that Northstowe has the latest high speed internet otherwise it won't be able to attract business and will be out of date.
- Need WiFi availability not just within buildings but also outside of buildings.
- It is very important how the employment site looks as this affects the image of potential businesses. Many businesses won't locate onto a site where there are MOT garages with old cars sprawled along forecourts. If the employment site does accommodate uses like garages then there needs to be space for the cars to be stored internally.
- Other incentives for businesses would be low cost buildings, for example those where energy costs are low. It is important to explore the possibility of having central boilers to serve numerous buildings so that costs are reduced.
- Employers like sites that their employees can easily access. This means that adequate parking is important but so are extensive cycle routes as many employees will cycle numerous miles to work if they can do so safely. Cambridge office space suffers from congestion and paying for parking.
- It is important to ensure that deliveries to retail stores can happen behind shops to ensure that there is limited disruption. Anglian Square in Norwich is a good example of this.
- A central area for goods to be delivered for employment uses will help ensure that congestion from lorries is reduced.
- In the United States roads are constructed with gravel next to them so that services can be replaced without disruption to road networks.

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ISSUES RAISED AT EXHIBITIONS

Heritage

- The Officers' Mess is due for retention, possibly as a primary school. I see no point in making that statement unless the County Council has inspected it and agreed on this usage (which seems unlikely).
- The guardroom would make a characterful setting for a pub.
- The water towers are an eyesore which will be a constant temptation for dangerous activities and which will become steadily more rickety.

Rampton Drift

- The plans show that it is to be surrounded, with virtually no separation, by "up to 3-storey high" properties. One of the edges is due to have a busy road running alongside it. How are these changes going to enhance their current environment?
- Some street lighting was connected to the main barracks power and since that was turned off this lighting has not functioned – in spite of repeated requests by myself to the HCA;
- I believe that some of the roads are not currently adopted;
- The site is surrounded at the rear by high chain link fencing;
- A management company maintains all the green areas and the play area. Since I have no doubt that the play area will be used by other Northstowe residents, the only equitable solution would seem to be to dissolve the management company and have the green areas and play area maintained by the future Northstowe Town Council.

Green Space

- Can the HCA provide a detailed breakdown between the following:
 - Green Areas for school playing fields;
 - Formal recreational areas (e.g. sports pitches);
 - The current play area which is part of Rampton Drift;
 - Total area of new play areas (e.g. LAPs, LEAPs);
 - Informal recreational areas;
 - Areas covered in water or potentially covered in water;
 - Green areas which are part of Longstanton Conservation Area (i.e. Long Lane and the areas to the South of it).Without this breakdown it is hard to make sense of what is going on.
- There seems to be inadequate car parking arrangements for sports fields.
- There does not seem to be adequate informal recreational space.
- If the HCA wishes to purchase the St Michael's fields, that is up to them. But those fields are part of the Longstanton Conservation Area because they are a vital part of the character of Longstanton and have no place within Northstowe. The community of Longstanton requires a total commitment from the HCA to preserve our village's Conservation Areas.

Drainage

- How would the drainage scheme have coped with the flood event on 8/9 August?

- Explanation of the telemetry with attenuation ponds – how is it decided when water will discharge into the Beck brook on the other side of the CGB. How often is the ‘valve’ opened or is this entirely tied to the water level in the brook. I understand that 48 hours is the maximum time flood water will be held in the reservoir and that the release is related to the water level in the brook. Is this correct and is there anything else we should know?
- Confirmation that ponds on Dry Drayton road will be built when the second southern access road east is built and when that will be?

The Town Centre

- There seems to be inadequate provision for parking for non-residents of Northstowe who will surely wish to go there to shop.
- No mention of a Town Park.

Highways

- Can we have a Willingham bypass please, and what is the status of it?
- B1050 Earith Rd north of Willingham is uneven breaking up and unsuitable for HGVs.
- Can the B1050 cope in terms of traffic flows. We need a dual carriageway around Longstanton on the bypass there.
- Please do not pave shared paths with tarmac as this encourages cyclists to go too fast past walkers. Gravel surface would be better.
- What is the impact of construction on the B1050 traffic?
The B1050 roundabout with the access Road to Northstowe will not cope and there needs to be two lanes on the slip road onto the A14.
- Isn't 400m to a bus stop too far?
- Construction haul road – will it be built on the exact alignment of the future primary road or will this construction route be indicative and decided as part of the CEMP?
- Is the bridge over the new road for the horse riders only or will pedestrians be able to use it?
- The farmer whose land will be used to build the B1050/southern access to the new roundabout on the B1050 would like to discuss its access road onto the roundabout.
- Confirmation of date of closure of Airfield road, and confirm emergency vehicles will be the only motorised vehicles allowed along it?
- How do you get to Rampton Drift?
- What is the timing of the closure of the road between Rampton Drift and Longstanton?
- What is the width of the green separation between Rampton Drift and the houses surrounding it and also between Longstanton and Phase 2?
- A plan showing the primary and secondary road layout along with the greenways would be helpful as the plans only show the primary roads and busway at present, or the greenways on their own.
- Congestion on the B1050 and Bar Hill junction capacity with the A14 works
- Timing of the A14 works and access road and Phase 2?
- Timing of school completions and catchments?
- General questions about drainage and the improvements to Longstanton and Oakington resulting from the ponds on Hattons Road and Dry Drayton Road
- An average of 1.5 parking spaces is not sufficient.
- The Southern Access Road (West) is scheduled to start construction in 2017. We need a condition (which I have not yet seen) that says that no Phase 2

houses can be occupied until the SAR(W) is fully commissioned (in addition to the condition that the A14 upgrade must be completed).

- What are the proposals for tree planting to mitigate traffic noise from the SAR?
- The Airfield Road is due to be closed, because the SAR will be laid straight across it. But the more I read the words, the less clear they seem. What arrangements for crossing the “haul road” and the SAR are to be made for pedestrians, cyclists, horseriders, buses and emergency vehicles? Sometimes I’m told there will be pelican crossings. Sometimes I’m told a bridge. Sometimes rising bollards.
- Rampton Road runs from All Saints’ church to Rampton Drift, but also services other properties. Exactly where and at what point in the Phase 2 build-out schedule is this road to be closed?
- Wilson’s Road is shown as having a flyover over the SAR. What capacity will that flyover have and can it handle the agricultural machinery that currently uses Wilson’s Road?
- Long Lane is an important local feature. It lies just South of the Barracks site and is part of the Longstanton Conservation Area (and the natural boundary between part of Longstanton and the Phase 2 site). The proposal is, I think, to make it available for cyclists and pedestrians. I have no problem with that, but it is essential that its rural character is preserved. No tarmac. No motor bikes or cars.

Contamination

- The site will need ordnance and dangerous contaminants (e.g. heavy metals, aircraft fuel, mustard gas and perhaps worse) removing. More information is needed on how these activities are to be carried out.

Utilities / Community Facilities

- What will happen to Willingham Health centre when lots of people move to Northstowe?
Answer,
- Will there be enough fresh drinking water to serve the site?
- Can we ensure that the proposed place of worship remains as a place of worship?

Economic

- The employment space in phase 2 is that set out in the planning statement (page 12) with limited B1 space – we therefore assume that phase 3 will pick up the balance of the 20ha (5ha on phase 1 and hence the major employment area will be phase 3?)

Landscaping

- Can we use garden centres to sponsor roundabouts or roadside verges with flower arrangements?

Phasing

- How will phase 1 relate to Phase 2?
- Start and implementation dates – for the road 2016-2019, for the housing, from 2018, for phase and duration of phase 2: 2016-2025?
 - What will the start and implementation dates be for primary and secondary schools in both phases and their catchment areas?

Other Issues

- Could 16 medium-scale or 5 large-scale wind turbines end up being located “in the immediate vicinity” of Northstowe.
- Phase 2 needs a burial site. Local parishes already have a serious shortage of burial spaces.

Minutes from Meeting with City and South Cambridgeshire Chamber of Commerce on 20 October 2014

- Requested one hard copy of economic developments – now printed and dropped off by Nicole Kritzingner.
- Questions over transport in particular the A14 upgrades.
- How much infrastructure will be in place before occupations? Infrastructure should come first.
- Fibre optic needed to the door is essential for business.
- Lack of affordable housing harms businesses in Cambridge.
- Storage required to all new houses and there is a need for decent room sizes.
- Questions over who keeps hold of the freehold of the industrial land. There is a need for cheaper rates.
- Suitable premises are the most important factor, with access being second most important factor.
- What are the priorities/requirements for eco businesses in setting up, why should they come to Northstowe? Is this the best commercial group to attract?
- Agri-tech is a growing industry.
- Should seek to attract oversea investors.
- Find businesses that have outgrown their premises.
- Diverse mix of businesses required.
- Retailers come second to B Uses, as retail follows business and dwellings.
- Need for nursery/pre-school places.
- Recommended that SCDC goes to the Huntingdon Business Group on the 5th November.

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