

Appendix D1 - Representations

The majority of the 57 representations have been received through email. The comment sheets handed out at the drop-in events were used by the nearby villages, but there was less interest at the session in Cambridge City.

All representations received have been published on the Council's Northstowe webpage, and this appendix summarises their content.

Transport

Transport-related matters received the largest number of representations. There was particular reference to congestion at peak times in surrounding villages and on the A14 and B1050. The need for co-ordination with the A14 upgrade was highlighted by some people including that the upgrade should be completed before any phase 2 properties are occupied. Some people advocated a bypass for Willingham.

There was concern that construction traffic be carefully managed, and some questions about the long-term use of the haulage road for Phase 2.

Closing the Airfield Road is a popular proposal among a large number of residents, providing access is still available for pedestrians/cyclists/horse-riders and emergency vehicles. Some people wanted the road closed before development starts. However, a smaller number of residents like to use the Airfield Road and would like it kept open, particularly when the A14 is congested.

There were requests for improvements to public transport for Northstowe and the wider vicinity, including increasing frequency of buses. A number of residents requested a safe crossing point on the Guided Busway at Rampton Road.

The provision of a busway through Phase 2 has received support as long as the existing busway route is operated in parallel.

A key concern was that there should be adequate parking provision across Phase 2.

On the southern access road, there were requests for it to be delivered earlier, and that the roundabout is designed safely. The potential for noise disturbance from this road has been raised by a small number of residents. The width of the proposed bridge has been supported because it will allow agricultural vehicles to cross the access road.

Drainage

Some respondents are concerned that the piecemeal approach to Northstowe will not provide a comprehensive drainage scheme. Worries have been expressed with regard to the management of the drainage scheme given the history of some organisations who have taken ownership of drainage schemes in other local areas. Some representations state that the management and maintenance of any drainage scheme is as important as the strategy itself.

There was concern that the Local Planning Authority should ensure the figures and drainage modelling are accurate and take account of local flood history.

There was some concern that the Phase 2 application should not be approved until the Swavesey Drain improvements have been completed, and it has been

demonstrated that runoff from the access road will have no impact on the Swavesey Drain/Uttons Drove Drain catchment and an appropriate maintenance scheme is in place.

Some respondents requested attenuation ponds for Oakington.

There was limited concern that there will not be an adequate supply of water for new residents and also about how water extraction will affect the irrigation of agricultural land.

Green Separation between Northstowe and Surrounds, Natural and Historic Environment

The preservation of Longstanton Conservation Area was important to some people, who want it to remain under the control of Longstanton Parish Council. They were concerned that it may be used as a recreation area and could be harmed by car parking by Northstowe residents. Residents want the character of Long Lane and land adjacent to Toad Acres Park protected. It has been queried if motorised traffic could be barred from Long Lane. The provision of cycleways and pathways across the Conservation Area is considered unacceptable and should be kept to the perimeter of this area.

There is some concern that the green separation between the new town and Longstanton is not adequate. It is also considered important by respondents that adequate access and connection is provided.

Concerns have been raised that the proposal will lead to a loss of wildlife and that measures should be taken to enhance and protect biodiversity.

There has been strong support for the retention of former RAF buildings on site, although a few people do not like the water tower.

The display of historical material from the site has been supported and it has been asked if an exhibition space could be provided on the site.

The Town Centre

Most people who commented on the town centre want early delivery, at least in part, and a multifunctional centre for the community along with green space in the centre of the town.

It was stated several times that landmark buildings are important for sense of place and to encourage businesses to the area. Flexible business units have been proposed along with fast-speed fibre-optic broadband.

Early provision of essential services, like a doctors surgery, dentist and post office, is considered essential by some respondents.

A lack of parking provision is perceived to be harmful to the town centre as would the provision of a large supermarket. Free and flexible parking have been raised as a possible way to help the growth of the town centre.

There is much support for helping small businesses.

The Layout and Housing

A few residents have asked for small shops to be scattered across the town to reduce the reliance on cars, and that key facilities are also located close to bus stops.

A few people felt the density of the proposal is excessive with a lack of adequate green space dispersal.

A request has been made that the playing fields should be well overlooked. Some residents have specifically stated that houses should not back on to the playing fields. Overlooking of the proposed greenways and roadways has also been requested to assist security.

Some residents have stated that they need to know where wind turbines will be located as it is not shown on the plans.

Concerns have been raised that there is lack of provision for affordable housing. Some residents have also been concerned at the lack of housing for older residents including bungalows and care homes/sheltered housing.

It has been raised by some residents that many of the UK's new homes are too small and so controls are required to ensure acceptable standards. Overall the design of dwellings is considered important and should be sympathetic to the area.

Recreation and Sports

Residents feel that access to new facilities should be made available to those who live in Longstanton. The provision of new facilities in Northstowe is considered a benefit by some residents of surrounding villages. There is concern that there should be adequate parking at facilities.

There is some concern that a large portion of the green space is located around the edges of the proposal, and about the perceived dominance of the waterpark and formal sport areas. Residents have also stated that fewer, better-equipped play areas would be favourable to having lots of poorly equipped green spaces. A few people felt that a country park would provide a nice area for activities such as dog walking and cycling.

There was significant concern that maintenance of green spaces should be secured properly. Some Rampton Drift residents feel that the lack of green space in Phase 2 may encourage people to use their green spaces.

It has been raised by some people that the Longstanton Conservation Area should not be counted as open space for Northstowe.

The provision of allotments has been requested by a few residents.

Energy and Sustainability

Some people requested that new buildings be built to the highest standards including energy and water efficiency. It has been queried as to why there is an absence of community energy schemes and why there is no strategy for Combined Heat and Power.

There have been requests for the retrofitting of existing properties at Rampton Drift to bring these dwellings up to modern day environmental standards.

In terms of renewable energy some people felt that maximum usage of solar panels on buildings should be made. However, there was concern that any wind turbines could harm the amenity enjoyed by existing residents.

Other Issues

Queries have been raised as to how new residents will be integrated into the community and how existing residents will feel part of the new town. A S106 fund for Longstanton to improve its facilities has also been mentioned.

The phasing of the schools is a concern to some residents. The provision of a sixth form college is also considered important by a few residents.

Significant concern has been raised with regard to construction activities and how impact upon existing residents can be minimised.

A lack of burial space has been raised as a concern by a few residents.

A concern has been raised regarding light pollution and the possible impact on residential amenity and the growing of crops. Other amenity issues raised by residents include noise, pollution and dust from traffic, and overlooking.

Concerns have been expressed by a few residents about ordnance and land contamination.

Enabling small builders to provide some of the housing has been stated as preferable by a resident.