

Appendix D2 – Rampton Drift Representations

Rampton Drift Residents Company broadly supports the prospect of being part of the new town and welcomes the additional facilities that will come in its wake. However, it has advanced some concerns as listed below: in respect of the following:

	Comment	Response
1.	Housing immediately adjacent to Rampton Drift should not exceed two storeys	Agreed by HCA. The amended parameter plans indicate that buildings on the east and south sides of Rampton Drift will have no more than 2 storeys, and this will be supported by a condition. In addition, the HCA has agreed to also ensure buildings to the north are no more than two storeys.
2.	Parking is an enormous concern for residents, especially given that it is already a problem in Rampton Drift. There is inadequate car parking provision. .	The applicant has proposed 1.75 spaces per unit which has been agreed by Cambridgeshire County Council.
3.	Rampton Drift needs to retain access to Longstanton until residents have full access to the Southern Access Road.	Access to Rampton Drift throughout construction of Northstowe has been assured by the applicant, and will be secured through a condition.
4.	Also need a clear route out of Northstowe to the north to enable access to Longstanton.	This will be provided through the consents granted for Phase 1, further supported by detailed work on Phase 2, and secured through a condition.
5.	Rampton Drift sewers should be connected to Northstowe's sewer network at an early stage in Phase 2.	The HCA has committed to do this.
6.	Residents need safer access to the busway. Access to the busway cycle path is currently via a very dangerous crossing.	The County Council is carefully considering this, and the recommended requirements for the S106 Agreement include a contribution for an improved crossing.

		Further work to take place.
7.	Rampton Road should be classified as a road and have appropriate street lighting installed.	Rampton Road will be major greenway for use by cyclists and pedestrians. There will be lighting appropriate to its use.
8.	Concerns that the site level of Northstowe is being raised, and could result in flooding issues for Rampton Drift	The Environment Agency has confirmed that the scheme provides adequate flood risk protection. It concludes that the raising of the land can be accommodated without harming property in Rampton Drift.
9.	Phasing should ensure housing is built out from Rampton Drift rather than towards it, and the phasing of building works should be given due consideration.	A detailed phasing scheme will be conditioned. This point is supported by all parties.
10.	The planning authorities need to resolve whether or not Rampton Drift is part of Northstowe. At present the residents of Rampton Drift are having to privately negotiate with developers.	The Council's Community Engagement Officer will work with the Rampton Drift Residents Company to facilitate effective liaison with the HCA. The position of Rampton Drift will be considered in the Boundary Review for Northstowe.
11.	The maintenance of Rampton Drift green spaces should be taken over by Northstowe.	This is a practical request, and can be taken forward after Northstowe Town Council is established.
12.	Rampton Drift should be fitted with fibre-optic cable at the same time that it is laid for Phase 2.	The HCA has agreed to provide fibre to the door for Rampton Drift homes.

Comments from Individual Rampton Drift Residents

	Comment	Response
1.	Requested that their roads and footpaths are adopted as part of Northstowe	Will be taken forward in discussion with the County Council and HCA
2.	Concerned about the provision of a new road near to Rampton Drift because of safety and disturbance	Safety and noise issues will be conditioned, and considered carefully at a later stage.
3.	Want to ensure that Rampton Drift is not used as a 'rat run' between Longstanton and Northstowe.	This should not be possible, due to layouts and road delivery programme.
4.	Want to ensure that they will have access to Longstanton.	See comments above for Rampton Drift Management Company
5.	Request to connect the sewers at Rampton Drift to the new network.	As above
6.	Concerns around drainage include proposed levels changes at the application site and the fact that Rampton Drift will be the lowest point in Northstowe.	As above
7.	Existing trees adjacent to Rampton Drift are considered important to ensure the scheme supports the existing environment.	Agree, and will be covered in the Landscape Strategy to be conditioned.
8.	Additional planting is deemed necessary by residents to screen Rampton Drift from the new town. The early delivery of the landscaping is considered to be essential by many residents whilst some respondents have stated that the loss of any trees should also be mitigated by a planting scheme.	Principle agreed, and detail will be covered in the Landscape Strategy.
9.	Particular concerns have been raised about the close proximity of proposed dwellings to Rampton Drift and the perceived shift from a rural setting to a suburban one.	The height of neighbouring buildings will be no more than two storeys, and further detail will be agreed at later stages.
10.	Concerns have been expressed that the lack of separation will be unsafe especially for children.	As above, safety issues will be considered carefully at a later stage.