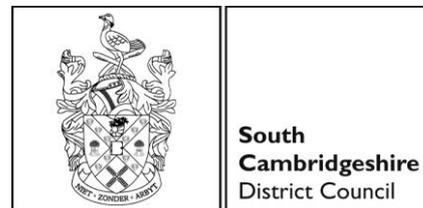


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Thursday 27 January 2022

To: Chair – Councillor Pippa Heylings
Vice-Chair – Councillor Henry Batchelor
All Members of the Planning Committee - Councillors Dr. Martin Cahn,
Peter Fane, Geoff Harvey, Dr. Tumi Hawkins, Judith Rippeth,
Deborah Roberts, Heather Williams, Dr. Richard Williams and
Eileen Wilson

Quorum: 3

Substitutes Councillors Nick Wright, Sue Ellington, Grenville Chamberlain,
if needed: Mark Howell, Dr. Shrobona Bhattacharya, Graham Cone,
Dr. Claire Daunton, Anna Bradnam, Brian Milnes and Jose Hales

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Council Chamber - South Cambs Hall** on **Friday, 28 January 2022** at **10.00 a.m.**.. **A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

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
Liz Watts
Chief Executive

The 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

	Pages
4. 20/02171/OUT - Northstowe Phase 3A Rampton Road, Longstanton	1 - 24
Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local	

centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved. Application is accompanied by an Environmental Statement and involves works to/affecting existing Public Rights of Way.

Exclusion of Press and Public

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 4



Report to:

South Cambridgeshire District
Council Planning Committee

28 January 2022

Lead Officer:

Joint Director of Planning and Economic
Development

20/02171/OUT – Northstowe Phase 3A Rampton Road, Longstanton, Cambridgeshire (Northstowe, Longstanton and Oakington Parishes)

Proposal: Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved.

Applicant: Homes England.

Key Material Considerations:

Principle of development

Amount, use, indicative layout, and scale parameters

Access and transport

Housing delivery

Social and community infrastructure, including education

Environmental considerations

Cumulative impacts

Financial obligations / Section 106 and

Other matters

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: An extension of time has been agreed until 28 March 2022 to allow completion of the Section 106 agreement.

Application brought to Committee because: The proposal is a large-scale development of strategic importance.

Officer Recommendation: Delegated approval, subject to conditions and s106 agreement.

Presenting Officer: Paul Ricketts, Principal Planning Officer (Strategic Sites Team)

Amendment/update report – Phase 3A application

Further Consultation Responses – Oakington and Westwick Parish Council

Additional comments received relating to Phase 3A. Requests conditions on any planning consent in line with recommendations included in previous submissions. Summarises the following matters of importance:

Flooding Oakington and Westwick suffer from serious flooding issues and as part of the S106 agreement for Phase 2, the Applicants agreed to provide additional storage upstream of Oakington to help reduce the flood levels in Oakington Brook as it passes through the village. Concerned that there has been no progress on this issue. The amount agreed was £400k with a trigger point of completion of 2000 dwellings in Phase 2 - likely to be at least five years off. Expected an additional amount of funding (or equivalent direct works by the applicant) to be provided in Phase 3a to provide sufficient funds to construct a reservoir of adequate capacity to store run-off from the 10 sq.km catchment in the 1 in 200-year storm (plus 40% CC allowance).

Requests the construction of a reservoir at the beginning of building work on Phase 3A and agreement of a fund for a long-term maintenance agreement.

Officer note – This is addressed in Section 7(f) of the report. The applicant has submitted a Flood Risk Assessment (FRA) that provides for an attenuation pond (assumed to be the reservoir referred to by the Parish Council). A planning condition (no. 36) has been recommended which requires that no development shall commence until the associated surface water infrastructure works have been completed. Recommended Condition 38 (Surface water management and maintenance) addresses the maintenance arrangements.

Surface Water Run-off Concern over the potential of increased flood risk in the village posed by surface run-off from Phase 3A. Some 60ha of land comprising part of Phase 3A now drains westwards and southwards towards the village and is discharged into a small ditch system (Award Drain 171) which flows directly through the village to join Oakington Brook and has caused flooding of properties in the past. The ditch is maintained by SCDC and the applicants have made no long-term commitment to South Cambs District Council to contribute to its upkeep.

Since drainage is now passing through the village rather than into the Water Park, it is imperative that the mitigation measures suggested in the current application are installed before development takes place on the Oakington catchment. These measures must be included in a long-term maintenance/adoption programme for the surface water drainage system as it affects the Oakington catchment.

Requests a condition to ensure that all necessary safeguarding is in place before development proceeds on the Oakington catchment.

Officer note – See comments above

Traffic Issues – Southern Access Road East (SARE) Note Highways England's condition that the SARE be completed before 3001 dwellings are completed in Phase 3A. Highways England does not, however, indicate any preference for the route of SARE.

Strongly oppose the proposed exit of the SARE onto Dry Drayton Rd at the Business Park site. From the traffic figures provided in Homes England own assessments, this location onto Dry Drayton Rd. will generate excessive traffic through Oakington.

Planning Condition Suggestion that the proposed Southern Access Road East should link to the Dry Drayton Rd/A1307 roundabout.

Officer note – The Applicant is unable to deliver the SARE to the A1307 as this would require land which is not within their control.

Further Consultation Responses – Third Party representations

7 further representations have been received in relation to 20/02171/OUT (Phase 3A) (The correspondence can be found in full in Appendix A).

The following is a summary of the issues raised:

1. Impact of the development on the environment and biodiversity.
Officer note - this is covered in Section 7 of the report (Environmental Considerations)
2. Limitations of water supply and impact of further abstractions on chalk aquifers.
Officer note - this is covered in the Groundwater section of the report, from Para 442).
3. Impact of increased traffic, including noise pollution arising from the road/roundabout which will serve the development; noise assessment does not capture impact of properties in Phase 1.
Officer note - this is covered in the Noise and Vibration section of the report (Section 7 (j) from Para 472).
4. Consideration of a bypass around Northstowe to Willingham/Over –
Officer comment – Transport Issues are covered in Section 3, Transport.
Officer note - the County Principal Transport Officer will be present at the committee meeting and can provide a verbal update regarding the issue of a bypass around Northstowe.
5. Routing of footpaths.
Officer note - this is covered in the Public Realm and Recreational Links section of the report, from Para 367.
6. Lack of green separation between Northstowe and Oakington and Westwick.
Officer note - this is covered in Section 2 (b) Vision of the report, from Para 188.

To note:

The representation from Northstowe Town Council received 18 January 2022 has been further considered by officers. The following update is provided by way of response:

Site Hydrology Assessment: The Applicant has confirmed the acceptability of independent groundwater monitoring assessment being carried out. An additional planning condition is recommended to secure this.

Southern Access Road East: The Applicant is unable to deliver the SARE to the A1307 as this relates to land which is not within their control.

Public Transport Provision The Transport Assessment is based on the assumption that bus travel will provide a large proportion of journeys from Northstowe, and that this will be delivered by another project to CAM. Planning conditions can secure the requirement for a strategy for bus service provision.

Construction Environmental Management Plan A planning condition has been recommended which secures the requirement for a separate construction access (Condition 42 – Construction Environmental Management Plan).

Delivery Phasing A planning condition can be recommended to require the delivery of cycleways at an early stage of the development, prior to occupation of each particular reserved matters parcel.

Additional Correspondence:

Correspondence from Michael Bottomley, Senior Planner, Tibbalds Planning and Urban Design Ltd, on behalf of Applicant (memo dated 25 January 2022).

Writes to set out main comments in respect of the published committee report (addressing factual inaccuracies/omissions), along with minor corrections and clarifications.

Points of clarification/amendments to committee report:

Para 35: The Parameter Plans referred to should all be V4.

Paras 569 – 575: Due to an editing error these paragraphs were included in error and should be deleted from the report. Replacement paragraphs as follows:

The submitted Sustainability Statement and Energy Statement demonstrates that the proposed new development will:

- a) Minimise carbon emissions through the approach to energy use
- b) Minimise water usage and flood impacts
- c) Provide a sustainable approach to waste and materials and resources
- d) Provide for a high level of accessibility by sustainable travel modes

- e) Provide substantial amounts of high-quality green infrastructure
- f) Develop sustainable new buildings;
- g) Create a cohesive community and culture;
- h) Support the local economy; and
- i) Be an exemplar for health and wellbeing. 500.

The statement proposes that all non-residential dwellings over 1,000 m² will achieve at least BREEAM 'Very Good' with key public buildings (education and inpatient healthcare), where applicable, to achieve at least BREEAM 'Excellent' with an aspiration of achieving BREEAM 'Outstanding'.

The submitted Energy Strategy has proposed an approach using the Energy Hierarchy of Be Lean (considering energy efficiency measures) and Be Green (introduction of low and zero carbon energy generation) and has been used against current Part L 2013 of Building Regulations

Annex B - Heads of Terms: Ongoing work in respect of the Heads of Terms post dates this document.

- It is no longer an intention to expand the primary school to 7FE.
- Contributions have been agreed for community building/heritage annex contribution; swimming pool contribution; additional school contribution and SARE provision.

Annex D – Proposed planning conditions. The Applicant has reviewed the draft conditions and has confirmed the acceptability in principle. Further discussion will be required with officers in respect of the precise wording. In accordance with the report recommendation, the final wording to be agreed in consultation with the Chair and Vice Chair of Planning Committee prior to the issue of the planning permission.

Para 52 – An Ecology addendum to ES has also been submitted.

Para 233 – The site densities are illustrated in figure 6.32 of the Design and Access statement, and not the parameter plans.

Para 234 – Final sentence: 'It is considered that the proposed development has been developed at an appropriate density and scale to maximise the development potential of the site, in accordance with Policy H/8'.

Para 239 - The trigger for review of the need for the SARE is 2,000 homes, with delivery prior to occupation of 3,001 homes.

Para 256 – Due to an editing error this paragraph was included in error and should be deleted from the report.

Para 257 – Delete reference to park and ride facilities.

Para 270 – The Bar Hill improvement to be secured via s106 obligation, not condition.

Para 273 – To clarify, the proposals show the new Mill Road as a green route/linear park for non-vehicle users (e.g., walking, cycling and equine users)....Mill road is not proposed to be a route for equine users.

Para 283 – The SARE is to be secured via s106 obligation (subject to monitor and manage approach)

Para 284 - The local busway goes through the centre of Phase 3A.

Para 286 – Due to an editing error this paragraph was included in error and should be deleted from the report.

Para 298 – To clarify, this phase will provide nearly 1800 jobs and over 8ha employment land including take up of the secondary mixed use areas.

Para 342/346 – To clarify, the provision of gypsy and traveller sites is not required by site specific policies and is not being proposed as part of the development.

Para 352 – Potential expansion of one of primary school to 4FE no longer required by County and not part of proposals.

Para 353 – Additional private early years sites to be secured via s106.

Para 357 – A community building of up to 342 sqm GIA is proposed and to be secured via s106

Para 365 - The overall POS provision greatly exceeds policy requirement (67.6Ha provided v policy requirement of circa 32.9Ha).

Para 372 – Private nursery sites to be secured via s106

Para 388 – The agricultural land total includes 78ha of BMV agricultural land - the rest is poor.

Para 425 - The archaeological investigation report has been provided following the works and there are no changes to the ES conclusions.

Para 435 – The s.106 agreement does not deliver off-site farmland bird mitigation. This was delivered under Phase 2, which provides some credits for Phase 3A. Additional land has been purchased which will allow for the rest (ES chapter 7 para 7.4.71).

Para 440 - Badger baiting surveys have already been undertaken and the report provided to the Council's Ecologist in April 2021, who confirmed that this issue was resolved.

Para 485 - ES chapter 10 para 10.4.15 advises that the groundwater is known to be shallow in areas where superficial River Terrace Deposits are present. During construction of infrastructure and foundations in these areas, groundwater control may be required.

Para 523 - The buffer was increased to 30m all around the Military Lake.

Proposed planning conditions – amendments

Condition 10 - For each defined key phase

Add the following within (b) after Housing Delivery Statement including an affordable housing delivery statement, add 'a self and custom build housing delivery programme'.

Condition 12 - Reserved matters requirements

Add the following –

- n) Details of Junction design, layout, sections and details of carriageway, footway, cycleway, underground services and drainage
- o) Details of crossing points of pedestrian and cycleways to the surrounding area
- p) Details of the layouts of bus stops and mobility hubs (to accommodate e-bikes, pool cars or other on demand transport options)
- q) Landscaping, tree planting and ecological features
- r) Management, phasing and implementation of the proposed works

Condition 31 - Water efficiency - reword

Notwithstanding the information contained within the Sustainability Statement (July 2021), no part of any Development Parcel containing residential development, pursuant to this outline permission, shall commence until a scheme detailing water conservation and management measures for that particular Development Parcel has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail water efficiency measures sufficient to ensure that potential consumption of potable water by persons occupying a new dwelling does not exceed 110 litres per person per day. Each Development Parcel shall thereafter be implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority. The scheme shall include a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) or successor document.

For all non-residential development, the scheme shall include a water efficiency specification, based on the BREEAM Wat01 Water Calculator or successor document, demonstrating the achievement of 2 credits for water efficiency (Wat01).

REASON: There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use by incorporating practicable water conservation measures in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and NAAP policy NS/21, the Greater Cambridge Sustainable Design and Construction SPD 2020, and the aims and objectives of the NPPF.

Condition 39 - Groundwater monitoring and water conservation for the military lake

For i) add 'with an agreed baseline.'

iv) after recharge, add 'groundwater'.

New Condition - Travel Plan

For the avoidance of doubt, the Travel Plan submission will identify a package of measures consistent with the aim of reducing reliance on the car, and should include (but not be limited to) providing information on / promoting the use of alternative modes of transport, by:-

i) The appointment of a travel plan co-ordinator,

- ii) The establishment of targets for modal shift,
- iii) The details of measures to be employed to achieve the identified targets,
- iv) Mechanisms for ongoing monitoring and review of targets and travel plan measures,
- v) Details of additional measures to be investigated / implemented in the event that the identified targets are not met.
- vi) Public transport information and ticket details;
- vii) Cycle provision, showers and lockers and associated infrastructure in workspace;
- viii) Walking and cycling initiatives;
- ix) Improving overall links to public transport infrastructure within Northstowe and to adjacent villages;
- x) Opportunities for alternative modes of transport and management of site operatives during construction; and
- xi) including binding methods of delivery, review, and monitoring of the measures in the Travel Plan (including the requirements of this condition).

REASON: To ensure the satisfactory functioning of the development, to promote the use of a range of modes of transport and minimise the use of the car in accordance with Policies S/2, S/3, CC/1, HQ/1, TI/2, TI/3 and TI/8 of the South Cambridgeshire Local Plan 2018 and Policies NS/1, NS/10, NS/11 and NS/27 of the NAAP and the aims and objectives of the NPPF.

New condition - Public rights of way

No development shall commence, apart from enabling works, until a Rights of Way scheme has been submitted to and approved in writing by the LPA. The scheme shall include provision for:

- a) the design of public rights of way routes and their surfacing, widths, gradients, landscaping and structures;
- b) any proposals for the creation, diversion and closure of public rights of way and alternative route provision

REASON: In the interests of the amenity and safety of the public in line with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

New condition - Longstanton Road

As part of the Reserved Matters submission for Strategic Engineering Elements relating to the use of Longstanton Road as a greenway the following shall be submitted for approval by the Local Planning Authority:

- i) Tree protection details in accordance with BS5837:2012 (or succeeding or replacement legislation)
 - ii) Details of hardsurfacing for cycleways, pedestrians and equine access (including sections and materials)
 - iii) Details of new landscaping and ecological implementation
 - iv) Details of drainage mitigation
 - v) Details of associated structures (e.g. seats, artwork positions, signage and heritage information boards)
 - vi) a timetable for implementation
- b) The scheme shall be implemented in accordance with the agreed timescales and retained thereafter.

REASON: To ensure that the proposals for access are appropriately delivered and promote sustainable modes of transport, mitigate the noise impact and deliver a high quality environment associated with infrastructure delivery in accordance with Policies LP/1, CC/6, CC/8, NH/4, NH/6, TI/2 and TI/8 of the SCLP and Policies NS/1, NS/10, NS/11, NS/12, NS/17, NS/21, NS/23, NS/24, NS/25 and NS27 of the NAAP and that the design of streets and other transport elements and in accordance with the aims and objectives of the NPPF.

Appendix (A)- Written submissions received from Third Parties

1. This Appendix includes a number of submissions relating to Phase 3A, Phase 3B and both applications. Paragraph 2 is a submission relating specifically to the Phase 3B application, with Paragraphs 3 and 4 relating specifically to the Phase 3A application. Paragraphs 5-9 are statements regarding both the 3A and 3B applications.
2. On 11 November 2021, South Cambridgeshire District Council Democratic Services received a written submission objecting to 20/02142/OUT (Phase 3B) from Dan. The written statement was as follows:

"Quoting a comment from the Planning Officer - "The council's own noise specialists have reviewed the information and are satisfied with the data submitted and the assessment of the impact carried out which includes the back garden of a property on Grenadier Drive which is equally close to the entrance to Phase 3b (and adjacent to the site) as Peppercorn Drive and this is considered equally valid as a noise monitoring location."

My concern relates to the increase in traffic noise from the road/roundabout which will serve the development. It will increase traffic at the junction as well as disrupt the flow of traffic, therefore adding to the noise pollution.

I am concerned about the noise assessment and do not believe that the monitoring conducted fairly captures the impact on properties in Phase 1, who are closer to the roundabout at the front of 3B. (It is also unlikely that the properties that neighbour the roundabout are aware of this planning application as, to knowledge, no letters were issues to these addresses with that information nor were there any notices near the properties)

Properties in the hammer head of Peppercorn Drive are ~35 meters from the roundabout and the noise monitoring location is on Grenadier Drive is ~135 meters with dense housing able to act as a sound barrier.

Therefore simply cannot be a fair comparison or valid assumption that this noise monitoring location fairly captures the impact on P1 properties, especially given the roundabout is proposed to move closer to the P1 properties as part of this application. I believe more consultation is required to assess and overcome the impact of development on noise pollution both whilst the development is in progress and once the development is complete.

I also share concerns raised by others that the B1050 is a through road for other villages, such as Willingham, and is predicted to push close to capacity. Consideration for a bypass around Northstowe to Willingham/Over would prevent further developments in neighbouring villages from also putting more pressure on that bottleneck.”

3. On 12 November 2021, South Cambridgeshire District Council Democratic Services received a written submission objecting to 20/02171/OUT (Phase 3A) from Hugh Venables, a resident of Northstowe. The written statement was as follows:

“Northstowe Phase 3a Planning submission

Hugh Venables

Northstowe Phase 1 resident (from 2017)

The Phase 1 plans will be good when they are completed, but there seems to have been little consideration for the decadal scale nature of the project and the period between residents moving in and the completion of the construction. Phase 2 has addressed some of these issues, such as early implementation of cycle paths but every effort should be made to allow people to safely and easily choose low carbon and healthy transport options from the point of residents moving onto site. This is a key period where people will develop habits, personally and as a neighbourhood, which are likely to persist.

Phase 3 renewable energy and efficiency targets should be ambitious now, but also have waypoints to reassess them as technology, costs and priorities change, rather than creating an inertia against change through long timescale planning decisions, as can be seen in Phase 1. Several residents have already retrofitting solar panels, as new houses are built without them.

Many valuable wildlife habitats have formed within the construction area for Phases 1&2, with Phase 2 becoming something of a temporary nature reserve, with multiple schedule 1 and red-listed species breeding, including Avocet. This was in neither the prior environmental surveys nor plans for completed development, and was often not well monitored by ecologists, with some negative consequences. Again, within-construction phase thought and effort needs to be improved.

A reassessment point, between developers, planners and ecologists, of seeing what nature has done for itself would allow for a greater continuity of species that have moved onto the site. In some cases there may be a reduction in costs if natural processes have largely achieved the desired effects. In Phase 1 an area of pre-development fallow land was very rich in invertebrates, especially butterflies and grasshoppers, but was completely dug through for wildflower seeding, breaking almost every invertebrate lifecycle on site. Leaving some patches undisturbed would have been very valuable. Willows were also cut down in April on one side of the lake and planted on the other to match plans, to no net gain.

The draft Biodiversity Supplementary Planning Document from the Greater Cambridge Local Plan has two paragraphs about the construction stage, which is far short of what is needed for the decadal-scale plans in the area, included Phase 3a.”

4. On 12 November 2021, South Cambridgeshire District Council Democratic Services received a written submission objecting to 20/02171/OUT (Phase 3A) from Paul Searle, a resident of Oakington, on behalf of himself and fellow Oakington residents Patricia Few and Dorothy Hughes. Attachments to the submission were also provided; the statement and subsequent attachments were:

There are two objections/observations to which this Notice applies. They are both in respect of application number 20/02171/OUT.

No 1 - Routing of footpaths

This relates to the location of the proposed new footpaths shown on page 32 of the "Landscape Strategy Part I". The plan shows two new footpaths converging on, and joining, the end of Oakington Footpath 168/6. Footpath 168/6 runs between the points marked "A" and "B" on the plan attached marked "1927 OS Map", along the edge of an old field boundary.

The course of the original footpath is shown on the attached plan, in conventional manner, as crossing open fields as it went from Croft Lane to the Mill. It is marked as "Footpath to Mill". There were no houses or gardens on either side of the footpath at that time.

For practical purposes the original footpath was outside the built up area of Oakington.

The original footpath ceased to have any destination when the current Northstowe development site was taken over as an RAF Airfield at the time of World War II. Where the footpath crossed on to the airfield (on the northern boundary of what is now Lowbury Crescent), from that point to the Mill, it was extinguished. The remaining footpath then ceased to have a meaningful destination.

Footpath 168/6 is effectively a disused footpath. The current alignment of footpath 168/6 is now along the backs of several properties and gardens. It no longer crosses open spaces or fields. It is no longer on the same alignment as shown by the original footpath on the 1927 OS Map.

The planning permission for the development of Lowbury Crescent was granted by Cambridgeshire County Council on 18th December 1961 under reference c/61/798. See copy attached. It contained a condition, at number 4, which required the existing footpath traversing the site to be diverted in accordance with the route shown on the plan accompanying the application. The accompanying plan is no longer available. A request to Cambridgeshire County Council for a copy of the Footpath Diversion Order has been made. The reply stated no such footpath diversion order was made pursuant to that condition.

Page 28 of the landscape strategy has a heading "Green assets and Links". The general thrust of the commentary is that all footpaths and the like should run through open land and be of a pleasant and commodious nature. This is agreed. However attaching these new footpaths to the existing Footpath 168/6 will rather negate the good intentions of the developers. The footpaths will narrow down to a footpath approximately 1 metre wide where they meet the end of Footpath 168/6 at point "B" on the 1927 OS Map. They will continue down this narrow enclosed footpath to the point where it exits onto Croft Lane, Oakington.

In the event of a future Covid-19 type lockdown, then Footpath 168/6 will not be able to accommodate a 2 metre social distancing gap, or even a 1 metre social distancing gap.

In order to implement the intentions of the Developer, we are of the view that the new footpaths proposed by the Developer should join the Developer's new proposed footpath that runs down the "green belt" that lies between Lowbury Crescent and the future housing of Northstowe to the point where it connects to the Oakington to Longstanton Road. This proposed alignment is shown (approximately) by the green line on the attached plan.

The new footpaths will then be similar in nature to the original footpath that existed before the war; that is traversing open spaces.

No 2 - The green belt between Northstowe and Oakington

We support The Oakington and Westwick Parish Council's objections, and in particular Objection 4 as to the lack of width of the green separation between Northstowe and Oakington and Westwick.

COUNTY PLANNING DEPARTMENT

TOWN & COUNTRY PLANNING ACTS

DETAILS OF DEVELOPMENT APPLICATION

Applicant	Messrs. Crown & Cox Ltd., Tennis Court Terrace, Cambridge.	L.P.A. Ref.	C/61/798	A	
	Description	Erection of 10 dwelling houses.	L.A. Ref.		11075
			Date Rec'd.		23.10.61
			Grid Ref.		4164
Location	Part O.S.P. 35, Longstanton Road.	Parish	OAKINGTON		
PREVIOUS APPLICATIONS to develop this land: C/60/518; C/55/589			Map 117(5) Reg.		
Other related files:			Repeat/ Renewal		
AMENDMENTS & Date received:				B	
COMMITTEE & Date: Plans/Rural/County 13. 12. 61.		Notice sent 18. 12. 61.		C	
Decision: Part/Approved/with conditions/Refused/Deferred/Withdrawn					
MINISTRY Action: Appeal lodged/Sect. 15/'47 Reference		Date		D	
Hearing/Site visit for written reps.		Date			
Decision: Part/Allowed/with conditions/Dismissed			Date		
Direction under Sect. 25/'54 / Compensation			Date		
NOTES:					

CAMBRIDGESHIRE COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACTS,

PERMISSION TO DEVELOP LAND SUBJECT TO CONDITIONS.

To **A.O. Cole, Esq., A.R.I.B.A., M.Inst.R.A.,**
51 Newnham Road,
CAMBRIDGE.

The Cambridgeshire County Council hereby permit you to develop land situate at **Pt. O.S.P. 35, Longstanton Road, Oakington, by erection of ten dwelling houses for Messrs, Crown & Cox Ltd.,** in accordance with **19th October 1961 amended by plans received 11th & 13th December 1961** the proposals set out in your Application dated and shown on the plan(s) submitted therewith subject to the Conditions set out below.

This permission is granted subject to due compliance with all statutory provisions, byelaws and regulations in force in the area and nothing herein shall be regarded as dispensing with such compliance.

The Applicant is invited to read the notes printed on the back of this form.

Conditions

1. The accesses shall be laid out and constructed to the satisfaction of the County Council as Highway Authority.
2. A live planting scheme, which shall previously have been submitted to and approved by the Local Planning Authority, shall be carried out within 12 months of commencement of the development.
3. The development described in the application shall be commenced not later than 10th March 1963.
4. The existing public footpath traversing the site shall be diverted in accordance with the route shown on the plan accompanying the application.

The reasons for imposing these conditions are as follows:—

1. To ensure the free flow and safety of traffic.
2. To enhance the amenities of the proposed development.
3. To ensure that if the development hereby approved does not take place during this period, permission can then be given for the development of other land, so that the housing requirements of the area can be met without granting permission for more development than is suitable having regard to the size and character of the village and the capacity of the services available.

Shire Hall,
Castle Hill,
Cambridge.

P.T.O.

Date of Issue **18th December 1961.**

CHARLES PHYTHIAN
Mc
Clerk of the County Council.

This decision does NOT constitute approval under the Byelaws relating to new streets and buildings.

CONDITIONS (Contd.)

5. The submission and approval of detailed plans showing the treatment of the forecourt including boundaries.

REASONS (Contd.)

4. To safeguard a public right of way.
5. To ensure that the details of the development are satisfactory.

5. On 25 January 2022, South Cambridgeshire District Council Democratic Services received a written submission objecting to both applications from David Stoughton, a resident of Cambridge. The statement was as follows:

“I write in person to raise the major issues around planning permissions and the local environment. While fully appreciating the need for new housing, this surely cannot come at the expense of further damage to the environment and biodiversity and the ensuing reduction in wellbeing for existing residents.

The well documented limitations on water supply in a permanently water stressed region must be the primary concern here. The damage caused by existing levels of abstraction to the chalk aquifers and Cam is already substantial and all councils profess to understand this as a major part of their environmental assessment process. Yet flying in the face of this reality, planning permission is regularly granted for each successive application with minimal and ineffective water conservation conditions. The cumulative effect means that damage to the water courses continues to mount.

Water Resources East is proposing plans to address the water stress through transporting water from elsewhere and creating new reservoirs. If their plans prove viable and receive backing there may, in time, be sufficient water to resume the ambitious development plans for the region. Until and unless that happens it must be the duty of councils to adopt the precautionary principle and seek to avoid the, in this case quite probable, eventuality that irreversible damage is caused to the environment reducing the quality of life for all it's residents and leading as a consequence to long term depopulation, rendering such developments redundant.

Please consider the full context in which this decision is to be taken. The immediate impact may be small but the cumulative impact of many of granting permission for each successive application is disastrous.

Thank you for taking care of our environment.

Yours faithfully, David Stoughton”

6. On 25 January 2022, South Cambridgeshire District Council Democratic Services received a written submission objecting to both applications from Fiona Goodwille, a resident of Cambridge. The statement was as follows:

“I am writing to express my strong opposition to the granting of planning permission for further housing at Northstowe.

Nearly two years ago, the Environment Agency requested that the Council should seek the water company's assurance that it can meet the needs of growth without causing deterioration of the River Cam. Has this assurance been received?

Cambridge Water already needs to reduce its abstraction from the River Cam by 22 million litres per day from current levels in order to achieve sustainability for the River Cam. So how does it plan to provide sustainable water supplies for further development at Northstowe?

Until sustainable water supplies can be assured, no planning permission should be granted.

Regards,
Fiona Goodwille”

7. On 25 January 2022, South Cambridgeshire District Council Democratic Services received a written submission objecting to both applications from Colleen McLaughlin, Professor at the University of Cambridge. The statement was as follows:

“I am writing regarding the water policy of your council and its destruction of the environment as well as the avoidance of planning accountability that is being engaged in. Specifically the council is approving plans to rebuild that are unsustainable in terms of the water extraction from the Cam when the council is not even fulfilling its current commitments. Cambridge Water already needs to reduce its abstraction by 22 million litres per day from current levels in order to achieve sustainability for the Cam and you are thinking of approving further abstraction. This really is unacceptable in the current world and in current policy frameworks.

Colleen McLaughlin”

8. On 25 January 2022, South Cambridgeshire District Council Democratic Services received a written submission objecting to both applications from Ghislaine Holland. The statement was as follows:

“I want to protest most strongly against the plans for an additional 5000 houses at Northstowe. The River Cam is already over used and over abstracted; the additional environmental burden that these planned households will have has not been properly researched or accounted for.

Yours sincerely

Ghislaine Holland”

9. On 25 January 2022, South Cambridgeshire District Council Democratic Services received a written submission objecting to both applications from Jannie Brightman. The statement was as follows:

“South Cambs. District Council knows that the River Cam already loses nearly half its annual flow to unsustainable abstraction for drinking water. To serve the proposed expansion of 5,000 houses to the Northstowe development, Anglian Water is proposing subcontracting abstraction for drinking water to Cambridge Water, knowing that according to the Environment Agency, Cambridge Water already needs to reduce its abstraction by 22 million litres per day from current levels in order to achieve sustainability for the Cam.

Rather than doing anything to address the existing shortfall, the proposed 5,000 new dwellings at Northstowe will only further exacerbate the existing over abstraction by another 1.32 million litres per day.

In 2020, the Environment Agency requested that 'The council (planning authority) should seek the water company's assurance that it can meet the needs of growth without causing deterioration.' However, there is no evidence that the council sought or received any such assurance from Cambridge Water.

The entire approach of South Cambridgeshire District Council to the the assessment of the environmental impacts of this development is unacceptable. The application must not proceed until the council has complied with the requests of the Environment Agency and proposed appropriate and enforceable planning conditions to minimise unacceptable environmental impacts.

I would like to register my total opposition to the provision of 5,000 more houses without proper and enforceable planning conditions. We are living in a climate emergency. Start acting like you recognise this.

Jannie Brightman”

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