

Appendix D: Submissions received from Longstanton Parish Council, Oakington and Westwick Parish Council and Homes England

Longstanton Parish Council:



Longstanton Parish Council

Longstanton Village Hall, 24 High Street, Longstanton, CB24 3BS
T: 01954 782323 E: clerk@longstanton-pc.gov.uk
Parish Clerk/Proper Officer: Mrs Libby White CertHE PSLCC

4th August 2020

By Email and Post

The Partnerships and Sustainable Communities Team
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
CB23 6EA

Dear Sir/Madam

Community Governance Review of Longstanton and Oakington and Westwick

Following the meeting of Longstanton Parish Council held on 13th July 2020, I have been asked to provide Longstanton Parish Council's response to the second round of consultation for the Community Governance Review of Longstanton and Oakington and Westwick.

Having considered the three maps provided by South Cambridgeshire District Council, detailing the proposed boundaries, Longstanton Parish Council believe that the best option for both Longstanton and Northstowe is Map A. However, they have the following comments:

- The boundary of Northstowe Phase 3B should NOT be with Over Road, but the field boundaries as indicated by the red line marked on the enclosed annotated map. It is the belief of Council members that this is the boundary as understood and accepted (as much as it can be) by residents when viewing planning applications over the last 13 years. At no point was it shown that the boundary would be with Over Road.
- This boundary with being along the fields, will include green space between Northstowe and Longstanton and deter creep into more of Longstanton's green space which the village has been subjected to. Parish Councillors would like it noted that they are extremely unhappy about the constant 'creep' of Northstowe which is eating away at the green separation promised through outline planning.
- Finally, members wish to register the Parish Council's most sincere disappointment that Longstanton is losing some of its residents, i.e. Rampton Drift being enveloped by Northstowe and over 30 homes on Station Road, as Northstowe cuts off the parish north of the busway.

I trust the above is clear, but should you have any questions, please do not hesitate to contact me.

Yours faithfully

Libby White CertHE PSLCC
Parish Clerk/Proper Officer





Longstanton Parish Council

Longstanton Village Hall, 24 High Street, Longstanton, CB24 3BS

T: 01954 782323 E: clerk@longstanton-pc.gov.uk

Parish Clerk/Proper Officer: Mrs Libby White CertHE PSLCC

15th September 2020

Community Governance Review of Longstanton and Oakington and Westwick

Submission from Longstanton Parish Council

Q1. Please indicate your one preferred option.

As per the letter dated 4th August 2020, Longstanton Parish Council believe the best option for both Longstanton and Northstowe residents is Option A. The letter from 4th August is attached as appendix 1 with the map with amended boundary as appendix 2.

Q2. Should a new civil parish for Northstowe be called 'Northstowe'?

Yes.

Q3. If you don't think it should be called 'Northstowe', please explain why and tell us what you think it should be called.

Not applicable.

Q4. Should a civil parish for Northstowe be a:

Town Council – Northstowe has been described as a 'new Town' for many years and it seems sensible to give it the title Town Council from the beginning

Q5. How many people should be elected to govern as part of this new local governance arrangement for a new civil parish for Northstowe?

11 councillors would be sufficient for the time being until the population increases to warrant a further CGR to increase the Cllr numbers.

Q6. When should the new civil parish take effect? The next scheduled District Council elections are in May 2022. However, an election could be held in 2021 alongside the County Council and Combined Authority mayoral elections.

2021

Q7. If elections were not to take place in 2021 an unelected caretaker council (shadow) could be established. If you opted for elections in 2022, would you support the establishment of an unelected caretaker council (shadow)?

No opinion

Q8. If you selected Option A or B, do you think it will be necessary to create wards within Northstowe (phases 1, 2, 3A and 3B) for these options?

Yes – but not initially viable. LPC understand that it is during the CGR that wards need to be set up, therefore, is it possible that all wards are set up but not functional?

Q9. If you selected Option C, do you think Longstanton Civil Parish should be warded to reflect the 1,000 potential new homes to come forward as part of Phase 3B plus any others likely to come



forward in other parcels (Digital Park and Endurance Estates) in addition to those already occupied in the Bloor development, west of the B1050?

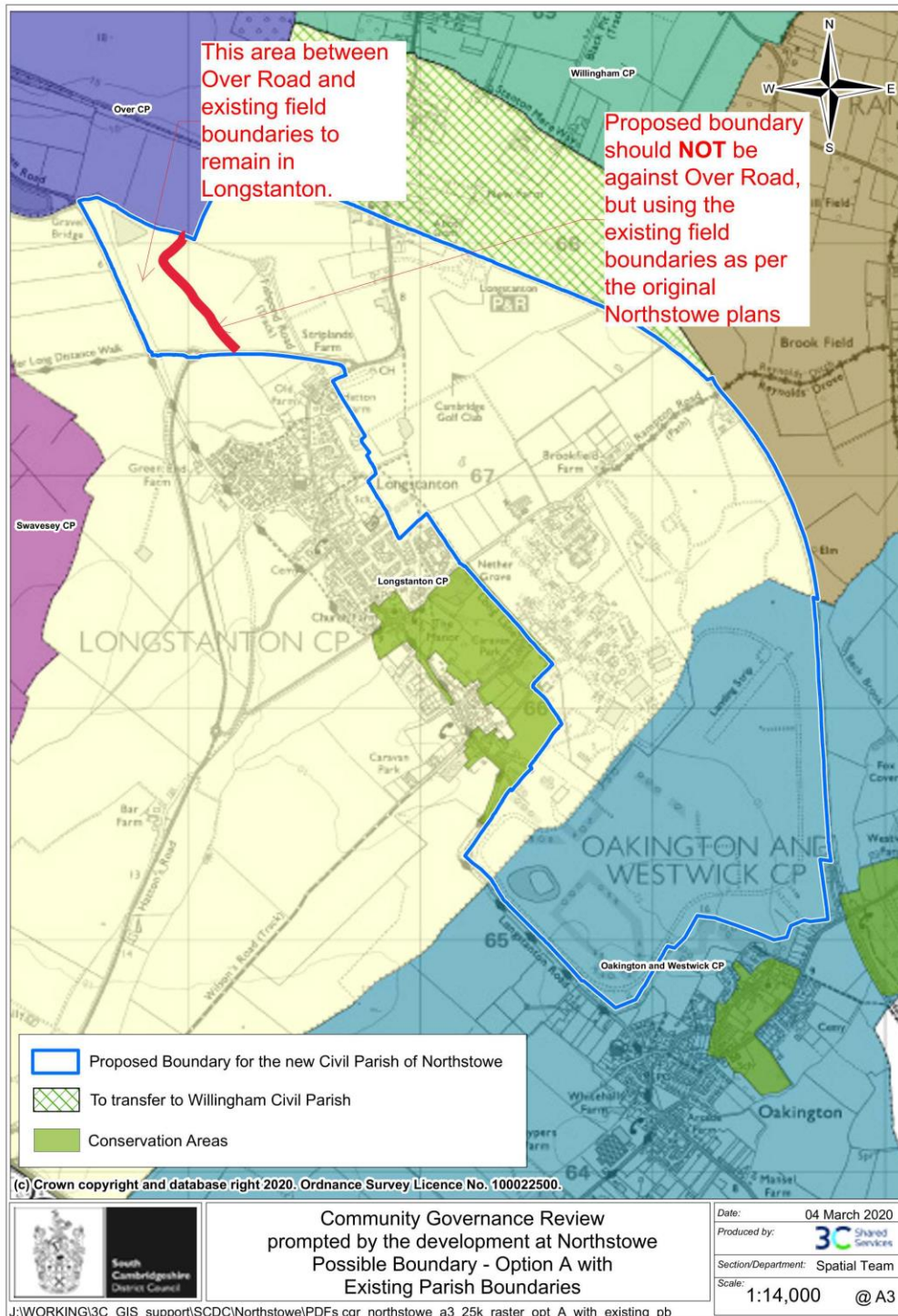
Not applicable, I did not select Option C

**Q10. Do you think there will be knock-on effects of any of the options that will need to be addressed?
Tick all that apply.**

- Transfer and management or custody of property – though there is no property from any of the existing Councils to transfer, there may be the transfer of property from SCDC to the new council i.e. Pavilion, Community Facilities (if this is going to the new Town Council)
- The setting of precepts for new parishes
- Provision with respect of functions, property, rights and liabilities

Map A

Larger scale maps are available to view on the Council's website (www.scambs.gov.uk/cgr-lown) and printed copies can be supplied on request.



Oakington and Westwick Parish Council:



Oakington and Westwick Parish Council

4 Meadow Farm Close, Oakington, Cambridge CB24 3AS

T: 01223 232398 E: clerk@oakingtonandwestwick-pc.gov.uk

Clerk: Mrs Laura Lawrence

Partnerships & Sustainable Communities Team
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne
Cambridge
CB23 6EA

24 August 2020

Dear Sir/Madam,

Community Governance Review of Longstanton and Oakington & Westwick

Oakington & Westwick Parish Council considered its formal response to the second consultation of the Community Governance Review at its meeting held on 17 August 2020.

The Parish Council resolved to submit the following response:

'Oakington & Westwick Parish Council support the creation of a new Parish for Northstowe. All three options are acceptable.

We would object to any new proposal which would extend Northstowe Parish to the South.

Oakington & Westwick Parish Council would be willing to engage in discussions relating to any potential impact of the new governance arrangements on custody, of property, functions, rights and liabilities.'

As you can see there was no preference for any of the three Options A, B or C. Therefore, I have been unable to submit this response online or by using the paper submission form.

I hope that the resolution is clear but please do not hesitate to contact me if you have any questions.

Yours faithfully

Laura Lawrence
Clerk
Oakington & Westwick Parish Council



Oakington and Westwick Parish Council

4 Meadow Farm Close, Oakington, Cambridge CB24 3AS
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Clerk: Mrs Laura Lawrence

Partnerships & Sustainable Communities Team
South Cambridgeshire District Council
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CB23 6EA

15 September 2020

Dear Sir/Madam,

Community Governance Review of Longstanton and Oakington & Westwick

Oakington & Westwick Parish Council considered its formal response to the second consultation of the Community Governance Review at its meetings held on 17 August 2020 and 14 September 2020.

The Parish Council resolved to submit the following response to the submission form on 14 September 2020:

Question 1: Option A

Question 2: Yes

Question 3: N/A

Questions 4 to 8: No opinion

Question 9: N/A

Question 10: No opinion

Additional comments:

'Oakington & Westwick Parish Council support the creation of a new Parish for Northstowe. All three options are acceptable.

We would object to any new proposal which would extend Northstowe Parish to the South.

Oakington & Westwick Parish Council would be willing to engage in discussions relating to any potential impact of the new governance arrangements on custody, of property, functions, rights and liabilities.'

I hope that the resolution is clear but please do not hesitate to contact me if you have any questions.

Yours faithfully

Laura Lawrence
Clerk
Oakington & Westwick Parish Council

Homes England:

Community Governance Review of Longstanton and Oakington and Westwick

#289

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 15, 2020 11:09:26 AM
Last Modified: Tuesday, September 15, 2020 2:25:54 PM
Time Spent: 03:16:27
IP Address: 80.6.181.113

Page 1

Q1

Yes, I have read the information provided

Please confirm you have read the information available on our Community Governance Review webpage before completing the form.

Q2

Name

Emily Jones

Q3

Email address

emily.jones@homesengland.gov.uk

Q4

Postal address, including postcode

Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

Q5

Respondent skipped this question

Are you a resident of:

Q6

Option A: Upload

Parish boundary - Option A with boundary amendments.jpg (158.3KB)

Q7

Respondent skipped this question

Option B: Upload

1 / 3

Community Governance Review of Longstanton and Oakington and Westwick

Q8

Respondent skipped this question

Option C: Upload

Q9

A

Question 1: Please indicate your one preferred option

Q10

Yes

Question 2: Should a new civil parish for Northstowe be called Northstowe?

Q11

Respondent skipped this question

Question 3: If you don't think it should be called 'Northstowe', please explain why and tell us what you think it should be called

Q12

Town council

Question 4: Should a civil parish Northstowe be a:

Q13

Question 5: How many people should be elected to govern as part of this new local governance arrangement for a new civil parish for Northstowe?

Circa 20

Q14

2021

Question 6: When should the new civil parish take effect? The next scheduled District Council elections are in May 2022. However, an election could be held in 2021 alongside the County Council and Combined Authority mayoral elections

Q15

Respondent skipped this question

Question 7: If elections were not to take place in 2021 an unelected caretaker council (shadow) could be established. If you opted for elections in 2022, would you support the establishment of an unelected caretaker (shadow) council?

Q16

Yes

Question 8: If you selected Option A or B, do you think it will be necessary to create wards within Northstowe (phases 1, 2 ,3A and 3B) for these options?

Community Governance Review of Longstanton and Oakington and Westwick

Q17

Not applicable, I did not select Option C

Question 9: If you selected Option C, do you think Longstanton civil parish should be warded to to reflect the 1,000 potential new homes to come forward as part of Phase 3B plus any others likely to come forward in other parcels (Digital Park and Endurance Estates) in addition to those already occupied in the Bloor development, west of the B1050.

Q18

Respondent skipped this question

Question 10: Do you think there will be knock-on effects of any of the options that will need to be addressed? Please tick all that apply:

Q19

Please provide any additional comments / feedback relevant to the process

Further detail of potential knock-on effects and overall boundary issues are outlined in a separate written response, which will accompany this survey response.

In relation to question 8, although it is likely that wards will be required, it should be noted that the number of houses (and therefore future population) on each of the phases within Northstowe will vary substantially.

Clare Gibbons
Greater Cambridgeshire Shared
Planning

(by email only)

15th September 2020

Dear Clare,

**Homes England response to the SCDC Community Governance Review of
Longstanton and Oakington and Westwick.**

I write further to the response submitted as part of the SCDC Community Governance Review online survey, submitted 15th September 2020.

Homes England are seeking to deliver a high-quality town at Northstowe with a range of important public assets (water park, green spaces, public realm, community buildings etc). A key part of the vision for the town is to ensure that these assets are maintained and protected in perpetuity, continuing to reflect this high quality environment, and provide longevity for the community. Homes England are fully aware of the importance of having appropriate management and maintenance arrangements in place, and as such have undertaken extensive work in this area and costed accordingly as part of the scheme.

Parish boundaries:

To ensure an integrated town, Homes England envisage the range of public assets and communal spaces to be managed and maintained collectively within Northstowe, on a town-wide basis. We feel this is integral to the identity of the town, which is distinct from neighbouring communities. Fragmenting this process could lead to disjointed and complex management arrangements, and ultimately compromise residents experience.

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#MakingHomesHappen

Emily Jones
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Appendix A illustrates the variety of open space and sports infrastructure across the town. This open space will be accompanied by a range of community infrastructure, commercial buildings and public realm.

The masterplanning of Phase 2 and 3 has been undertaken to support a 'one town' experience, reflecting the desire for an integrated and well-connected place. In their current form, neither Option A, B or C support this aspiration for Northstowe.

The preferred option for Homes England is one that supports a comprehensive approach to stewardship with parish boundaries contiguous to development to maintain the town as whole. Homes England has therefore proposed boundary amendments to Option A to include the land adjoining Oakington ('Oakington Edge') and the Longstanton Paddocks. A supporting map outlining proposed Parish boundary has been submitted to accompany this response (Appendix B).

These two areas form a fundamental part of the Northstowe town and are included within the proposals outlined in the Area Action Plan (2007). Phase 3A for example has been deliberately designed to maintain the distinction between the town and the surrounding villages, using the 'Oakington Edge' to provide appropriate 'breathing space', whilst linking the communities. All assets, particularly green spaces on the edges of the development, will serve residents across Northstowe and in surrounding communities. Retaining the town as a whole, in keeping with how it was planned and designed, will enhance the distinct identities of Northstowe, Oakington and Longstanton, and best support the interests of these communities. If newly drawn boundaries of Longstanton and Oakington & Westwick extend into Northstowe, the distinct identities between these communities will be undermined.

With regard to Option C, the phase 3B masterplan includes a range of high-quality pedestrian and cycle links into Phase 1, and connecting through to key infrastructure in the town centre. There are however limited direct connections from Phase 3B southwards towards Longstanton, demonstrating its functional relationship with the wider Northstowe town, as opposed to surrounding communities. Phase 3B has been designed to complement the existing phases of Northstowe, with residents likely to use community facilities and open spaces in Phases 1 and 2 in particular, as opposed to those of Longstanton. We therefore consider that Option C does not adequately reflect the physical or functional nature of the town, and does not enhance the identity of Northstowe or surrounding communities.

It is vital that administrative functions of the new town underpin the extent of the development, to optimise service provision and strengthen the identity of future residents. There are many advantages to aligning the functional, administrative and stewardship boundaries of a new town, some of which include:

- comprehensive service provision;
- a strong local identity;
- clear role and function of governance arrangements;
- the efficient management and maintenance of assets, and;
- a consistent experience for residents across the whole town.

The separation of these interlinked functions across multiple boundaries and spatial areas will dilute the identities of both Northstowe and the surrounding villages, and create disparate governance and management arrangements. These are unlikely to be economically efficient, or provide clear and transparent arrangements for residents to

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engage with and benefit from. The separation of functional and administrative (Parish) boundaries is likely to cause discrepancies in resident experience, both in terms of the quality of assets and infrastructure, resident charges to support ongoing management and sense of community. It could also cause complexities over Parish precepts, in terms of how this is collected, and who benefits from the services and functions it is spent on.

Implementing a stewardship approach in the context of fragmented administrative and functional boundaries is unlikely to yield optimal results, and is likely to lack the strong leadership and transparency required to deliver services effectively and engage residents in a meaningful way.

Proposed approach to stewardship:

To accommodate the range and strategic nature of the assets, a comprehensive approach to stewardship is needed. As part of this; Homes England are progressing a comprehensive piece of work relating to stewardship. Whilst not yet completed or approved; the proposed approach supported by the Northstowe project team follows a Trust model; likely using an experienced provider (examples include the Land Trust, Wildlife Trust etc.). This model would support a simple and transparent approach to stewardship, whereby assets are adopted by the Trust and maintained to a high quality. A Trust has the flexibility to respond to the amenities at Northstowe, and could include other built facilities as required, with the ability to grow as the town develops. The Trust would work within formal partnership arrangements with other adoption bodies as appropriate, to ensure a joined-up approach across the town.

Trusts are a proven successful model for stewardship of communal areas in major new developments.

This model would take a similar form to that currently used by the Wildlife Trust at Cambourne, to manage the strategic open space surrounding the town. It will however manage a more diverse range of assets, as opposed to just green spaces.

We are continuing to progress more detailed work in this area and will be closely monitoring the outcome of the Community Governance Review.

Benefits of Trust model for stewardship:

A strategic approach to managing facilities across the whole town is required, to avoid differences in the experience of residents across the development. In delivering against this objective, there are a number of significant benefits that a Trust model for stewardship can offer relative to the management and maintenance of assets over a Parish or Town Council alone. These are set out below:

- A Trust model could provide a comprehensive and overarching body to tie together management arrangements, as opposed to having multiple and disparate bodies and providers managing individual elements.
- A Trust model can make use of an existing trusted provider, with significant experience and a track record on similar towns such as Northstowe. Such a provider will bring experience of managing multiple contracts and high value

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assets to ensure quality is at the forefront and be able up to manage assets immediately. This could also support the coherent management of the town centre, which is more complex and likely to need specialist input from experienced provider.

- A Trust could more efficiently make use of local service providers, where relevant, and provide economies of scale across the town as a whole.
- As the build out of Northstowe is due to take around 30 years, a Trust could provide additional flexibility to ensure the stewardship approach is able to respond to the increasing assets on site and needs of the emerging community.
- The changing economic environment over the last 15 years has led to financial constraints on District, Parish and Town Councils, and subsequent movement away from traditional adoption due to ongoing financial responsibilities. The costs and risks associated with the set-up and ongoing management will be incurred by the Trust as opposed to the Town or Parish Council. A Trust would also enable the Parish precept to be used to fund other things.
- Trusts are often charitable in nature or operate as not-for-profit; which could assist in securing grant funding or benefit from tax breaks.

Governance arrangements to support stewardship:

Due to the significant scale, nature and range of assets being delivered at Northstowe, it is crucial that strong governance arrangements are in place to bring together the right expertise and represent a range of stakeholders. Accountable and transparent governance of the stewardship body will be key to supporting a vibrant community and reflecting local ambitions.

As part of a Trust model, bespoke governance arrangements could be set up to oversee the range of assets within the town, and support representation from a range of stakeholders, including the existing community, SCDC, and the new Parish or Town Council and future residents as the town develops. The Parish or Town Council could have an active role within the wider Trust, and form a key part of the governance structure required to manage and maintain assets. The approach to governance could also directly contribute to placemaking and wider community events and complement existing activities.

Funding:

Homes England are committed to a transparent and accountable approach to stewardship, and will ensure a sustainable financial model to support the high quality management of assets. The Trust will likely be supported by a variety of incomes, which could include a resident charge, endowment, and potential revenue from income-generating assets in the town centre and elsewhere. More detailed modelling work will take place to further understand the costs associated with the set-up and operation of the proposed stewardship approach.

Community engagement:

Homes England has a strong track record of community engagement as part of the wider planning process. The approach to stewardship will build on this, working with the community as the proposals for stewardship develop. This will include engaging future residents as the community grows. The identity of the town will be crucial to residents' experience and fragmenting this could lead to disjointed and complex management arrangements, and ultimately compromise this experience.

Conclusion:

Trusts are a proven model for managing community assets in new development in a successful and sustainable way. A Trust model for stewardship can combine the right expertise to manage the range and diversity of assets to benefit the community in the long-term. Within this model, the Parish or Town Council could still form a key part of the governance arrangements and support the town as it grows. A collective approach to asset management will ensure the town remains coherent, and that the interests and identities of the communities are enhanced.

Homes England, as master developer of Northstowe, believes that the boundaries of any new administrative body should reflect the boundaries of the Northstowe development area as illustrated in appendix B.

Yours Sincerely,



Emily Jones
Planning and Enabling Manager
Homes England

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Appendix A: Open Space provision within Northstowe (Source: Landscape Strategy to support the Phase 3A outline planning application)

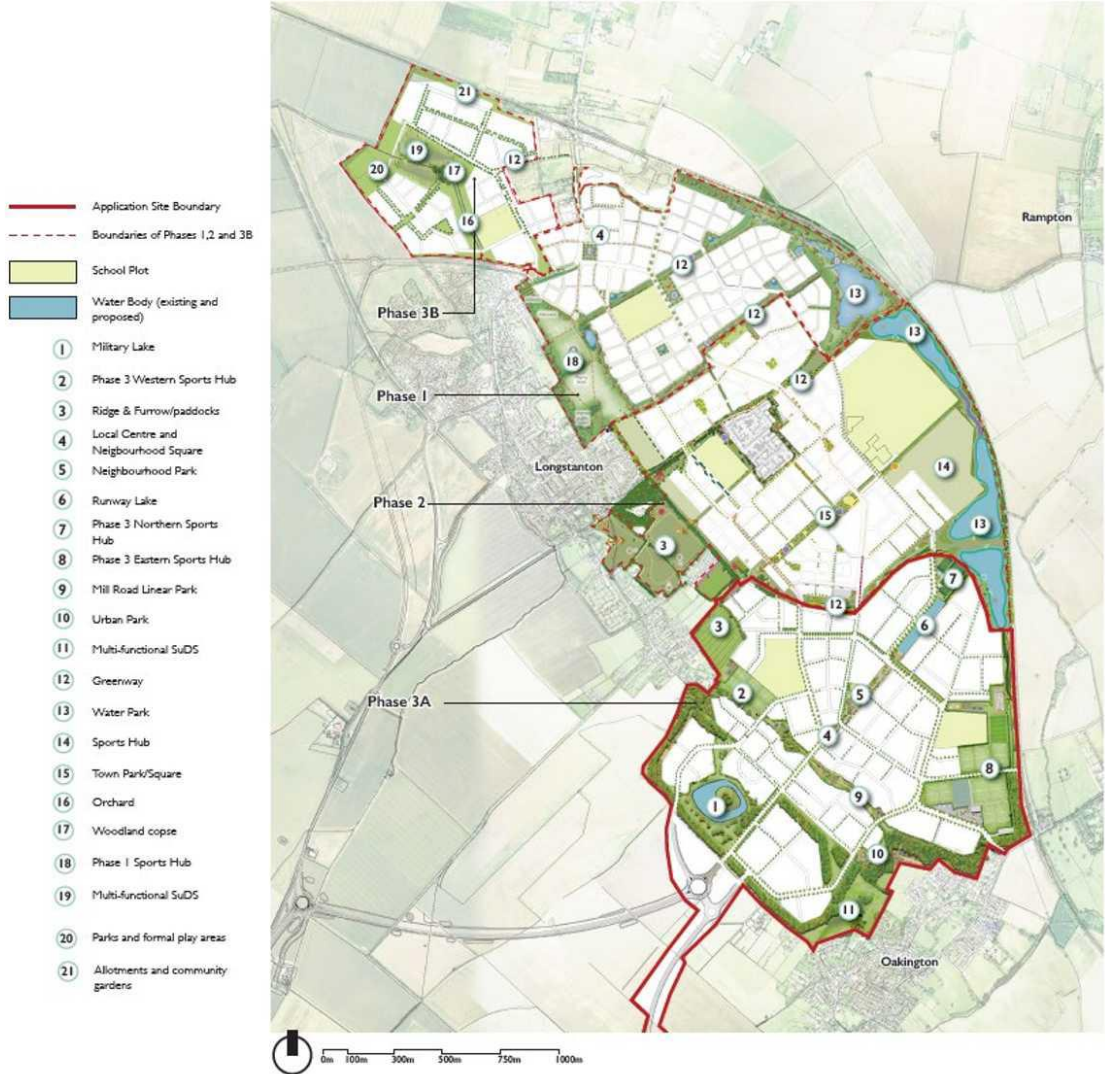


Figure 1.3 Open Space Provision - Wider Context

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Appendix B: Homes England preferred parish boundary option: Option A with boundary amendments to include Oakington Edge and Longstanton Conservation Area.



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