

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.

22-922

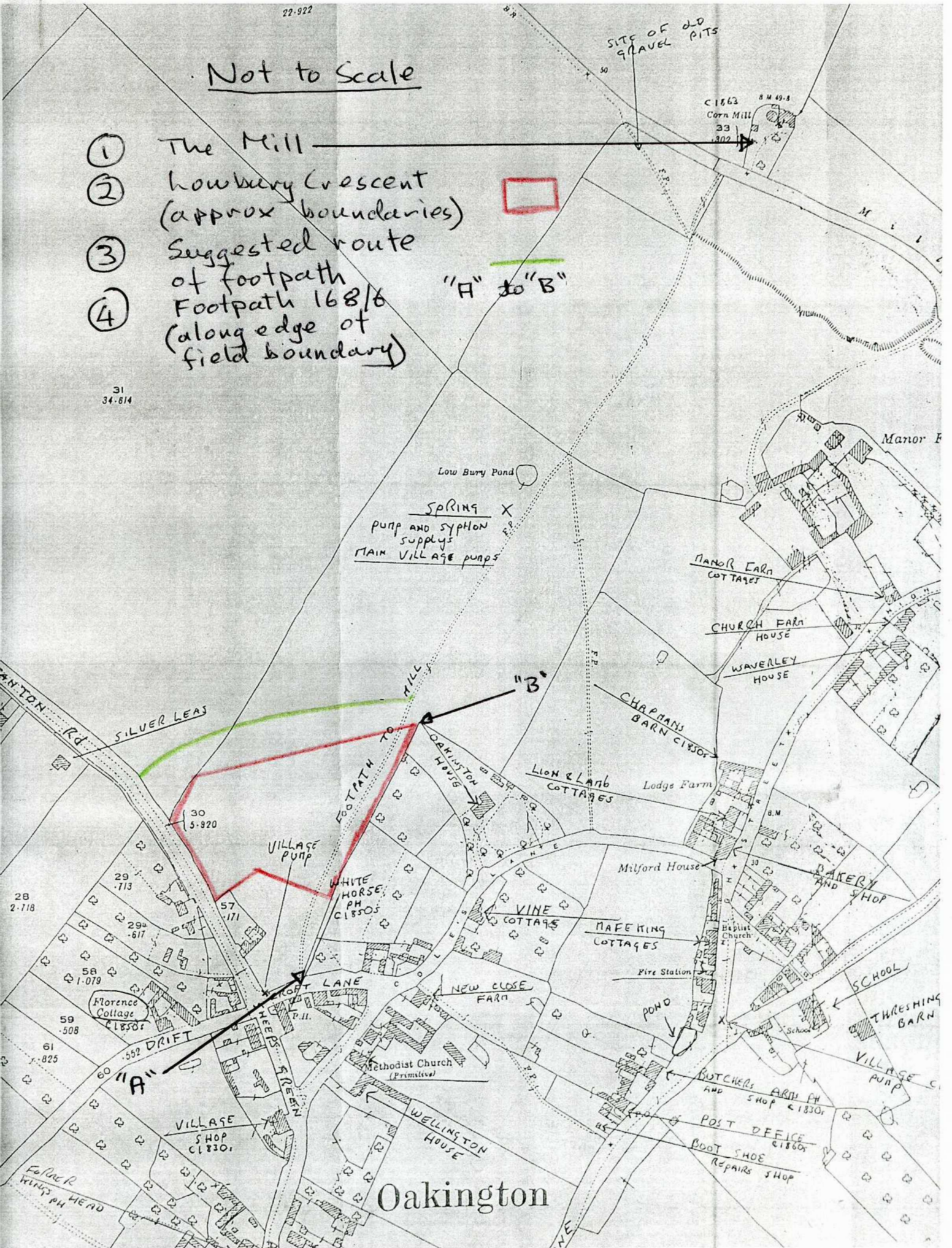
Not to Scale

- ① The Mill
- ② Lowbury Crescent (approx boundaries)
- ③ Suggested route of footpath
- ④ Footpath 168/6 (along edge of field boundary)



"A" to "B"

31
34-814



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”