

Northstowe Quarterly Town and Parish Council Meeting

Hybrid meeting 3 July 2025 @ 2.30pm – Northstowe House and Teams

Meeting Attendance:

- Homes England – Dean Harris, Sophia Dudding, Mo Ismail
- SCDC –Liz Davy
- GCSPS – Luke Mills, Sophie Main
- CCC –Sharon Forbes and Tam Parry
- Northstowe Town Council – Cllr Jason Benedicic, Cllr Joe Birr-Pixton
- Longstanton Parish Council – Cllr Andrew Wycherley

Apologies:

- Cllr Luis Navirro - CCC;
- Cllr Natalie Warren-Green - SCDC;
- Julie Brown - HE estate manager;
- Cllr Henry Batchelor - SCDC;
- Mihaela Stan - SCDC
- Michele Eidevik-Skinner - SCDC;
- Mark Nokkert - NTC;
- Ann Ainsworth – SCDC;

1. Review/update of actions from the last meeting:

- Cycleway connection to the guided busway;- HE has received the safety audit recommendations from CCC and will need to draft a formal designer's response for onward discussion with CCC and CGB. It is anticipated amendments to the CGB will be required, i.e. Speed limit adjustments, signage, pedestrian crossing improvements and that appropriate licences / agreements / funding provisions will need to be in place to facilitate the works ahead of opening.
- Early Action Application update; - Hybrid planning application is currently under consideration by the LPA. A couple of meetings have been held with the LPA officer (LM) to address amendments/improvement required by the LPA. LM confirmed that HE and the LPA officers have had discussions around potential amendments and the decision is expected to be issued by the end of July.
- Monitoring Boreholes in phase 1 – HE has received the list of information required from Urban & Civic to obtain the work authorisation permit to implement the monitoring of Boreholes in phase 1, HE's consultant Arcadis is preparing the list of information and will review the Public Liability Insurance requirements. **Action: SD** to request a standard template work authorisation permit from U&C, and will email Cllr AW to request the historic logs of the boreholes in Phase 1.

- Occupation Counts - 51 more occupation since last update in April 2025.
Action: HE will add a new item to the agenda to update the relevant S106 trigger requirements in relation to the occupation counts.

Phase 1 Newbuild total: 1460 - 26 more
 Phase 2 Newbuild total: 157 - 25 more
 Northstowe Newbuild total: 1617 - 51 more
 Northstowe Overall Total: 1716 (this includes properties in Rampton Drift)

2. Update from Northstowe Town Council

- NTC is recruiting for a new clerk. The current clerk- Mark Nokkert, has handed in his resignation. His final date leaving the TC is not confirmed and will be updated in due course.
- NTC is also hiring an Asset and Estate Manager.
- NTC has received the preliminary in principle acceptance of the bid for operation/management of the Unity Centre in phase one.
- NTC is continuing to work with Urban & Civic, County Council and others on announcing and managing the phase 1 surfacing works.
- NTC raised questions regarding **traffic lights** at the new junction including 1) whether the traffic lights are needed when they have prolonged red light and more incidence of non-compliance driving; 2) when the fallen traffic light pole will be replaced.

HE confirmed that the traffic lights are needed at the junction due to the fact that larger vehicles cannot pass should they meet at the junction. The long reds are partly due to a problem caused by the broken pole – meaning a pedestrian/cycle green has to be included in every cycle of lights. HE confirmed they have requested a quote for the repair work which will enable the pedestrian/cycle call function to be reinstated as originally intended, and will update on the timeframe of the repair work when a response is received. **Action: HE** updates at or before the next meeting on the timeframe of the repair work.

3. Update from Oakington PC – **No Update.**

4. Update from Longstanton PC

- Solar Farm planning application – the entrance has been changed as the PC requested which is great. LM confirmed that the planning application has only just been received by the LPA and is currently under review for validation.
- NHBC Skills Hub Construction Access – the PC raised a question on if the construction access through Rampton Road conflicts with the condition attached to Phase 2 outline permission requiring no construction access through Longstanton.

HE and the LPA confirmed that as NHBC Skills Hub is a standalone full planning application it is outside the phase 2 outline permission and it is not bounded by the attached Construction Environment Management Plan condition. SP indicated that the NHBS skills Hub will only require a short construction period (roughly two weeks) and stated that the LPA has required further information in relation to construction traffic and the future skills Hub daily traffics to understand the impact. **Action: SP** will update on the vehicle movements data after receiving it.

- Paddocks works (including installation of benches) – the PC has no concerns if the works don't constitute a planning violation. **Action: DH** will send LM a plan showing the location of benches, and **LM** will review and confirm if the works comply with PMP. DH also confirmed the paddocks have recently been 'topped' to reduced weed infestation. **Action: HE Estates** to try and improve ongoing consultation and engagement in future.
- Half Marathon Route – some Longstanton residents objected to the Half Marathon route and questioned if HE knows anything about this. HE confirmed that not aware of this. **Action: HE** will investigate this and report back.
- Gratitude for Niki Wagstaff (the former HE Northstowe Estate Manager) being exceptional in the way she's handled the PC's requests and the speed she's come back with things. So the PC would like to recognize and thank her for the work she's done, and hope that it continues.
- Note: HE to share Terms of Reference and expand the meeting invitation to Willingham Parish Council. **Action: HE to invite WPC.**

5. Homes England Update

1) Update on development partners

- Town and Keepmoat both presented their schemes at the June Community Forum. Planning applications are respectively scheduled to be submitted in August and September 2025. Town will also hold a Public Engagement Event at Tap&Social 4 -8pm on 10th Jul.
- C&C - Strategic partner looking at housing on Phase 2A and the north part town centre. Looking to submit the reserved matter application early 2026.
- Phase 3A KP1 Design Code was submitted to the LPA on 1st July. The LPA confirmed that as this is a condition discharge application, no consultation of the adjacent PCs is required, however will expand the consultation to the PCs of the adjacent villages.

- Phase 3B (1,000 homes) is currently going through a tender process, the winning developer will be responsible to bring forward the whole phase. HE is likely to announce a new development partner who will bring forward phase 3B late 2025/early 2026.

2) Works update

- CR Macdonald work – western site preparation works including level changes and site clearance around Keepmoat sites, the final bit work is expected to be completed in September 2025.
- Greenfisher work; -works on Eastern Sports Hub. The ground preparation work has been completed. Subcontractor – is currently laying out the sports pitches (please note: 18 month settling in period) and BMX track construction is due to start soon with the contractor currently mobilising on site. HE are looking to open the BMX track as soon as available (target September 2025), this will be subject to a satisfactory safety audit being received and is on the basis that the surrounding landscaping will not be completed, the thinking for this is we want to avoid a facility being in place but not accessible. The outdoor gym is installed but waiting for health and safety check before it can be accessed.

Cllr JB raised a question regarding the previously discussed stewardship which will be used to maintain and manage the sports pitches/equipment. HE confirmed that in the interim period HE Estates will be responsible for the maintenance and management responsibilities. HE currently going through the internal approval process for the stewardship proposal, after the approval, it will become the vehicle to deliver maintenance of strategic infrastructure including open space.

- Cognition work; - pond 5 and 2C preparation works. 2C land raising work completed in June 2025. Quotes requested for opening the cycleway alongside the busway (between Phase 1 and Rampton Road greenway) on a temporary basis. This will be kept under review as this is the next Keepmoat parcel – all agreed health & safety is the primary consideration.

3) Social Value projects -

- Northstowe Learning Community received the best Education Project at the East of England Property Award;
- CR Macdonald delivered 100 Hi-vis security vests and 100 the children books to local schools.
- Activation Fund Applications – One application was approved for setting up Park Junior Run.

- C&C agreed to sponsor Northstowe Youth Hive AGM and BBQ Event.
- Keepmoat agreed to sponsor Northstowe Running Festival Northstowe Male Cricket Club.
- Martin Bacon Academy students are invited to visit NHBC Skills Hub in Histon.

AOB:

- TP updated transport work CCC recently undertook including 1) design work finished for cycle route from B1050/A14 to Northstowe Avenue; 2) Wilson Bridleway alternative design work – Review undertaken which will reduce the proportion of hard surface as part of the route, after finalisation of the design work will consult with HE; 3) noted new Signage changes near Willingham, **Action: LD** will investigate and update;
- SP provided an update on Bellway planning application, which is adjacent to Phase 3B. Amended plans are expected and a fresh re-consultation of the application will be sent out in due course.

Next meeting 2 October 2025 @ 2.30pm