

Northstowe Quarterly Meetings - HE/LPC/OPC/NTC

From: Catherine O'Toole <Catherine.OToole@homeengland.gov.uk>  
Sent: Mon, 12 Aug 2024 at 13:54  
To: Jason Beredicc, NavenCastelino, Paul Littlemore, Cllr Mgalia, townclerk@northstowetowncouncil.gov.uk, frouz,thompson@cambridgeshire.gov.uk, cllr,brash-hall@longstanton-pc.gov.uk, chair@okingtonandwestwick-pc.gov.uk, Mhamed Stan, cllr,delemare-lyon@longstanton-pc.gov.uk, Cllr Natalie Warren-Green(SCambs - Longstanton), Cllr Henry Batchelor (SCambs - Linton), Cllr Tom Bygott(SCambs - Longstanton), LPC Clerk, cllr,moore@okingtonandwestwick-pc.gov.uk, cllr,wycherley@longstanton-pc.gov.uk, Michele Edevik-Skinner, ellen,cox@scambs.gov.uk, Sharon Forbes, Anne,Ainsworth@s  
Cc: Matthew Brown, Jeremy Crisp-Hill, emma, Dean Harris, Andy Wycherley, Niki Wagstaff

image001.png (3.7 KB) image002.jpg (84.3 KB) image003.jpg (465.9 KB) image004.jpg (4.2 MB) image005.jpg (4.3 MB) [Download all](#)

Hi all

Thanks all who were able to attend this meeting. Below is a summary of the meeting and key actions (including some post meeting notes where relevant). If you have any queries please let me know. I will send round diary invites for future meetings shortly (please see note under AOB).

Meeting Attendance:

- Homes England – Dean Harris, Jeremy Crisp-Hihn, Cathy O’Toole
- SCDC – Ellen Cox, Michele Ekdvik-Skinner, Mihaela Stan
- CCC – Sharon Forbes
- Northstowe Town Council – Mark Nokkert, Cllr Paul Littlemore
- Longstanton Parish Council – Cllr Andrew Wycherley
- Oakington Parish Council – Cllr Steven Moore, Cllr David Reeves

Item 2: Actions from last meeting

- Borehole data has recently been shared by HE – Cllr Wycherley confirmed this had been received.
- Airtfield Road/Longstanton Road – DH confirmed this remains a County maintained road and the greenway conversion is still some way off in the development timeframe. Confirmed the elephant gates are to be reset. Note: the gates can be opened by HE Estates, for example for Santa. AW advised that County need access for maintenance purposes, pick up with HE Estates. **Action: COT/DH to speak to Estates re: access for County.**
- Stewerston – DH confirmed a consultant had now been appointed. Options to be considered include management company, a Trust, Town Council or a combination of approaches. Criteria being considered include affordability, sustainability and simplicity (user experience). Response to MN query, DH confirmed would look for local representation in this process.
- Cycle link to Oakington/Guided Busway – do intend to open this, in the road safety audit process. Likely to open towards the end of the year.
- Station Road drainage ditch – confirmed this has been resolved.
- Trees on Dry Oxyton Road – majority removed. Oakington PC aware of gas main and the requirement for Cadent to attend site prior to finishing off works.
- Western site earthworks – confirmed Rampton Drift residents have been looped in on this.
- Marketing ‘claims’ – HE have contacted Keepmoat about the concerns raised. MB is currently dealing with this as a higher level. Post meeting note: KM marketing now resolved and website updated.
- Land hub – DW is actioning this.
- Civic Hub Core Group – EC was to ensure this included NTC. Confirmed this is now being done through the Delivery Group.
- MN query around the meanwhile use workshops, planned in June? HE working through this with C&C (following the collaboration agreement). **Action: DH/COT to keep NTC updated on meanwhile uses.**
- SF raised a query she had received around marketing on Phase 2 and bus stop location. Post meeting note: resolved with KM via email.

Item 3: Longstanton Parish Council

- Key issues raised:
  - Groundwater – see previous item.
  - Anti-social behaviour – see item 8.
  - Wilsons Bridgeway – aware of approved application to vary the trigger. DH advised any updated design needs County agreement.
  - Airtfield Road – see previous item.
  - Paddocks – DH confirmed RSK/Estates are looking at this. MN raised some Facebook comments that this would be dedicated for Northstowe residents? DH confirmed it is within HE ownership and the Northstowe Masterplan as open space, the management of it may change as the development progresses (not intended to be intensively used, for example as a play area, due to heritage interest) but open to all. Note: AW confirmed Paddocks are within Longstanton Parish (see attached).

Item 4: Northstowe Town Council

- Key issues raised:
  - Recruiting a market manager and an Assets/Estates manager.
  - Future bus link road and opportunity to open the cycle lane (within Phase 2C between Phase 1 and the Rampton Greenway) – DH confirmed still being advised no for health & safety reasons (due to ongoing construction) but will feedback to capital works to reiterate the desire for this to open when practical. **Action: DH/COT to feedback to capital works colleagues.**
  - Cycle barriers (red & white temporary plastic barriers) at the school – DH confirmed Estates have no current plans but we do agree there should be a better solution. **Action: DH/COT to raise with Estates colleagues**, NTC understand that the Council has powers to enforce against bad parking **Action: EC to provide contact to HE.**
  - MN advised live consultation around powers enforcement. MN shared link: [CPT: Policy Consultation | Consult, Cambridgeshire \(engagementhubs.com\)](#)

Item 5: Oakington & Westwick Parish

- Key issues raised:
  - Busway cycle link – see item 2
  - Anti-social behaviour – dangerous driving. See item 8.
  - Plans for Phase 3A – DH advised HE are looking at bringing the first phase forward alongside Phase 2 as it has a different housing offer (more housing than apartments) compared with the more urban feel of the town centre area in Phase 2, this means the two phases shouldn’t compete with each other and it is a way for HE to achieve acceleration.
  - Planning application for residential development between Oakington and Northstowe at Manor Farm Close (post meeting note: reference 24/02384/OUT). DH confirmed this application is nothing to do with HE/Northstowe.

Item 6: Homes England

- Key issues raised:
  - Collaboration Agreement – DH explained currently working on development proposals, expected to take circa 3-4 months. HE remains the master developer, parcel developers are Keepmoat and Capital & Centric, if all goes through responsible for circa 3,000 homes, Broad split is the town centre parcels are C&C, and the edge parcels are Keepmoat. Confirmed that proposals must be in accordance with the existing planning permission(s) and should deliver acceleration.
  - PL raised concerns that giving one housing developer a lot of land could compromise acceleration, and always risk of another Urban Splash. DH confirmed the Collaboration Agreement is a phased draw down of land and that acceleration is something HE can look at when determining if/when further land parcels are released. HE also exploring early delivery of Phase 3B.
  - EC suggested looking at smaller parcels within the town centre. DH confirmed that C&C are looking at phasing the town centre.
  - Feedback on HE announcements: residents would appreciate more focus on what it means for people’s everyday life. **Action: DH/COT to follow up with commis,**
  - Community Forum (11th Sept) – desire for Keepmoat and C&C to attend, along with TOWN (proposed co-housing developer).
  - Design Code and BMX track consultation. Feedback from this group on design code was a desire to see innovation and a variety of design. MN queried if there had been enough feedback from young people on the BMX track – DH confirmed have received helpful feedback and are looking at the options ahead of an application submission.

Item 7 Capital Works

- Eastern Sports Hub works on-site – contractor currently constructing a crossover on the southern access road, there is an associated footpath closure. Due to complete August 12th. Query raised over cycle access at this point. Post-meeting note: cycle path reopened (please see attached photographs).
- ESH primarily level raising (circa 20 weeks of works).
- Phase 2 West clearance and earthworks – likely to start Sept.
- Phase 2C land raising currently underway – circa 18 weeks.
- Oval deck – to be transferred back to Estates shortly for them to complete resurfacing work.

Item 8 Estates

- Concerns over anti-social behaviour on the southern access road (Oakington & Westwick – it is dangerous driving). HE are reviewing site security and looking at installing portable CCTV cameras in this location. Post meeting note: Estates are actioning this and are setting up CCTV coverage in this area. The access to the roundabout itself has been blocked off using the red & white barriers.
- BW at SCDC is coordinating a multi-agency response meeting. **Action: EC to check on progress.**
- DR suggested looking at traffic calming measures. PL noted that the police do have a duty to deal with this. AW suggested that all Councils should attend the local policing meeting, request HE also attend. **Action: Councils to advise HE on local policing meeting.**

AOB

- In the future, meetings to be held first Thursday of the relevant month (remain quarterly).
- Next meeting: 3rd October 11:30-1:30.

Kind regards

Cathy,

Catherine O’Toole

Planning and Enabling Manager (Large Sites – Northstowe)

Homes England | Northstowe House | Rampton Road | Longstanton | CB24 3EN | t: 01615 242 5929

Mobile: 07818410865



Homes  
England

Web: [Northstowe.com](https://www.northstowe.com)

Twitter: [@NorthstoweTown](#) [@HomesEngland](#)

Northstowe House | Rampton Road | Longstanton | CB24 3EN

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people’s lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: [info.gov@homesengland.gov.uk](mailto:info.gov@homesengland.gov.uk)



Please forward any requests for information to: [info@homesengland.co.uk](mailto:info@homesengland.co.uk)

**CONFIDENTIALITY AND PRIVACY**  
This message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please reply to this e-mail highlighting the error to the sender, then immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment.

For information about how we process data and monitor communications please see our [Personal Information Charter](#).

OFFICIAL









