

**Quarterly Northstowe Update Meeting - Town and Parish Councils, County & District  
Councillors and Homes England**

Wednesday 12<sup>th</sup> October 2022 @ 11.00am (Northstowe House and Teams)

**Attendees:**

Dean Harris – Homes England (DH) (HE)  
Emma Brown – Homes England (EB)  
Becky Allen – SISK (BA)  
Carla Bros Sabria – Northstowe Town Council (CBS)  
Ellen Bridges – South Cambridgeshire District Council (EIB)  
Michele Eidevik-Skinner – South Cambridgeshire District Council (MES)  
Maddie Davies – Arcadis (MD)  
Cllr Firouz Thompson – Cambridgeshire County Council (Cllr FT)  
Cllr David Reeves – Oakington Parish Council (Cllr DR)  
Cllr Andrew Wycherley – Longstanton Parish Council (Cllr AW)

**1. Apologies**

Northstowe Town Clerk

**2. Corrections (from previous meeting minutes)**

*From:*

Longstanton Parish Council's (LPC) main concerns related to water levels in Phase 1 lake. Requested that Homes England monitor water levels in Phases 2 and 3 and make data publicly available.

*To:*

LPC's main concerns relates to water table drop caused by Phase 1 activities that has caused structural damage, failure of a well and collapse of ponds, of which Kingfisher pond is one example and that this is situation is not further exacerbated by Phase 2 & 3. Requested that Homes England monitor water levels in phases 2 and 3 and make data publicly available.

**3. Meeting Chair**

- Cllr Firouz Thompson to chair the meeting
- Thanks to Cllr Cheung Johnson and Cllr Alex Malyon who have stepped down from their roles as District Councillors. We send our thanks for their hard work and wish them well for the future.

**4. Review of actions from the last meeting**

- Oakington Tomato farm – EB to summarise and circulate to interested parties
- Amend notes on Phase 1 ground water point (Addressed in point 2 of these minutes)
- Longstanton Road – to be discussed in main agenda (Point 9 iii)

- Cllr FT – cycleway, no update (feedback last May/June from all parish councils, waiting on feedback of requirements, Oakington have feedback, Longstanton not confirmed). Local Cycle Walk Routes, nothing for Longstanton Oakington.
- Cllr FT - TIIP Plan – check whether the current routes are the right ones, and whether new ones needs to be put forward (Active Travel Strategy)
- Wilsons Bridge and B1050 (and cones) – Becky SISK/Cllr FT caught up on Monday (10<sup>th</sup>) and discussed
- EB/EB – Open Spaces Meetings, EIB to invite Niki from HE – EB has forwarded Niki’s details to EIB
- MB to pass on Town Council concerns to Urban Splash when meeting with administrators (completed)

#### **5. Update from Longstanton Parish Council**

- Continued concerns on groundwater in the village
- Concern around completion of infrastructure (SAR)
- Concern around Antisocial Behaviour
- Communication to residents – who is to do this and when/how – add this as an agenda item for future meetings.

#### **6. Update from Northstowe Town Council**

- Concerns around Antisocial behaviour in Northstowe
- Northstowe Delivery Group – set up
- First meeting with HE regarding a future market, looking into a timeline for a market starting on a regular basis in Spring. Potentially market starting sporadically from January
- Warm Hubs discussion – working group starting to discuss this. HE to be involved.
- Northstowe TC hosting a Christmas event in December.
- HE to look into any offering for Warm Hub? Or Northstowe Secondary College
- County works started on Phase 1 to link with Park and Ride to Longstanton (works to be completed before Christmas)

#### **7. Update from Oakington & Westwick Parish Council**

- EB to send Tomato Farm report onto Parish Council
- Oakington Airfield Road – DH, HE proposals are longer term and would related to Phase 3a works, 3a isn’t being progressed as there is a JR end of November. There has been some low level progress from people highlighting waste/clearance of things from the site.
- DH reached out to Tam Parry on condition of Oakington Airfield Road, short term works would be undertaken on potholes etc.
- Becky – confirmed crossings are not operational yet (Pegasus?)
- Cllr FT – After SISK works complete, someone to look into potholes as a short term solution? Minimum amount of work done to retain the surface (CCC to action?)
- Someone from O&W to meet a transport officer (CCC) on site and discussion condition of road?
- Water supply feedback. DH – we have contact with Cambridge Water, not something HE can lead on. Would need to be Water Resources Management Plan or Strategic Planning. We will get MB to feedback on this comment.

- Stephen Moore – Bus Routes 5/6 changes – CllrFT parish council meeting with Stagecoach on this on Monday, No longer accessing Over, Willingham and Swavesey, City6 won't serve Oakington now.
- DH – HE have had contact with stagecoach regarding use of future busways through the site. Additional services of the guided buses.

## 8. Update from Homes England

### *Development Phases*

- **Central One** – considering tenders. Partner has been selected – Into contract early 23. Planning - Spring/Summer 23. Construction starts later 23. Market hall early deliverable. Four year build programme.
- **Phase 2a Inholm (Urban Splash)** – HE at an agreement for the Inholm properties to be completed, will be completed by the end of 2022.
- **Remainder of Phase 2a** - HE will be retendering for a new development partner for the remainder of the US site (design/balance may change)
- **Phase 2b (Keepmoat)** – Starting on site early 2023
- **Phase 3a Judicial Review** – hearing end of November. Grounds relate to the environmental impact of drinking water abstraction from chalk aquifer other side of Cambridge.
- **Heritage Annex** – Started this week. Ground breaking 20 Oct. Open Spring 23
- Started discussions with CCC colleagues on second stage of the education campus

### *Infrastructure*

- Wilsons Road Bridge – County Council Highways to agree to adopt, then diversion of existing bridleway to new bridleway will be undertaken. Remedial works have been required. SISK undertaken investigation works.
- Had a bus test of the bus way last month with Stagecoach on the onsite Phase 2 bus routes.
- Cllr FrZ – Sewage pipes for the school? Timeline? - BA – drainage works network is currently being completed.

### *Community Development*

- HE have supported Northstowe Arts Heritage Lottery Funding application in relation to the heritage annex (repurposing pottery – mosaic/sculpture)
- Lake naming went well – successful positive feedback. Lake Naming – announced names, liaising with Anglian Water moving forward
- Community development officer – Kathryn departed in Summer 2022, Michele Eidevik-Skinner started in September 2022.

### *Hydrology (Maddie Davis – Arcadis)*

- SISK have nearly completed the lakes, soft landscaping to be completed
- HE have circulated a note on the aquifer. MD variety of geology through the site, SISK have put in a clay liner, there will always be a minimal water level of 2m, their main purpose is for water attenuation. Pond is a sealed unit.
- Phase 2 is designed for holding surface water run-off.
- HE to share monitoring details from our new Multi-Disciplinary Panel.
- Community engagement on this is a concern from Longstanton Parish Council

- MD has produced a report on management of water moving forward which will be circulated within the next month or so.

*Invite for Homes England to meet with LEGG (Longstanton Environment and Groundwater Group) to provide reassurance on protection of groundwater by activities on Phases II & III*

- HE are happy to attend sessions of this nature, but have concerns doing this in the absence of Phase 1 developer.
- HE requested more information on LEGG (Please send info over to EB)

*Point 9 moved here - Communication, partnership & engagement (Chris Standish – Homes England)*

- HE bringing in someone to assist with comms strategy
- HE to share the details of our comms strategy once complete.
- CS – genuine engagement with community.
- Cllr FT – Networkers groups attendance by HE? ‘Connectors Group’

## **9. Further Points of discussion:**

Longstanton Parish Council:

### (i) Inholm – Urban Splash status

HE have reached agreement with administrator to complete 43 homes on peninsular – to original spec/quality. Back on site and to complete before end of year. Once this is done – HE will be free to remarket rest of site.

### (ii) Phase 2 Unity lake description of its role (balancing pond, water amenity) and water source(s)

Work is nearing completion save for some landscaping. The primary function of all lakes in the water park is surface water attenuation. But their presence enables other benefits as they can be enjoyed by people and wildlife. They have been designed to facilitate swimming and water sport – but practicalities of how this will work have not been worked through. This will be formalised through management arrangements which we will be devising once works complete and will then be putting in place.

The source of water is rainwater from a fairly extensive catchment within phase 2 (sports hub/development parcels/roads etc) – lined/sealed system – lakes designed to retain water at a permanent level – with flood storage capacity over and above this.

### (iii) Update on Longstanton Road – cycling provision discussion from last meeting

As stated at the last meeting significant works to Longstanton Road are not part of the existing infrastructure contract. Homes England has installed crossings and prevented through traffic – but that is it save for some tidying up/litter picking etc.

There is a requirement to convert Longstanton Road to a greenway but this is part of 3A (subject of JR) and some way off. In the meantime it is highways maintainable by the County Council – normal pothole reporting process etc.

(iv) Update on status of remedial work on SARW and latest view on opening date

Sections of footway cracked. Options for remedial work being looked at as we speak. Will then need to be implemented. No specific date for opening but intention is to open as soon as practical after remedial works undertaken.

(v) Plans to deal with Anti-Social behaviour and a report from HE on the stolen dumper truck over the Bank Holiday weekend including any lessons learnt actions – follow up actions

This is responsibility of US – has been reported to them and in discussions.

(vi) Hydrology:

*Description of the monitoring of water levels presently in place on Phase II & III and open access to these records:*

Monitoring ongoing. But we're in the process of refining/extending monitoring.

We're required to agree a monitoring scheme with SCDC in relation to Phase 3 and our intention is to agree an arrangement that we'd then voluntarily extend to Phase 2 (and include historic data). This will effectively make records public.

Our position is that there is limited value in sharing raw data without commentary and interpretation – in any case retendered multidisc can't progress until new consultant team in place.

*Invite for Homes England to meet with LEGG (Longstanton Environment and Groundwater Group) to provide reassurance on protection of groundwater by activities on Phases II & III:*

HE are willing in principle. Mandate and make up of group? SK has said he'll facilitate. Limited value without including L&Q given Wallingford report etc.

Town Council:

(I) locations for noticeboards across phase 2, what would HE's preference be?

Initially school – then town centre/park (Central One/Keepmoat?)

(II) burial grounds; what are the plans?

Required to produce a scheme but not for some time – 1250 occupations on Phase 2. To date investigations have not identified any land suitable.

(III) land allocated for swimming pool - what are the plans/options to be considered?

Land safeguarded within education campus. HE to part fund via Phase 3 OPPs (£2.3m) – staged payments from 2000 occupations – therefore some way off. Next stage is a swimming pool strategy to be produced by SCDC.

9. AOB

- FAQs from forum – DH/EB to have some thought into this
- Links to Phase 3 for ground water – Attached to this email.