

Northstowe Quarterly Meetings - HE/LPC/OPC/NTC - Feb 2024

From: Catherine O'Toole <Catherine.OToole@homesengland.gov.uk>

Sent: Thu, 8 Feb, 2024 at 15:52

To: Matthew Brown, Des Wain, Dean Harris, Ross Nicolson, Jeremy Crisp-Hihn, ellen.cox@scambs.gov.uk, Michele Eidevik-Skinner, Mihaela Stan, Cllr Natalie Warren-Green (SCambs -Longstanton), Sharon Forbes, firouz.thompson@cambridgeshire.gov.uk, townclerk@northstowetowncouncil.gov.uk, Paul Littlemore, cllr.wycherley@longstanton-pc.gov.uk, cllr.brash-hall@longstanton-pc.gov.uk, Emma Drake

Cc: chair@oakingtonandwestwick-pc.gov.uk

---

[image001.png](#) (7.7 KB) [image002.jpg](#) (84.3 KB) [5672 Northstowe Indicative Phasing Plan 2-1-2024.pdf](#) (5.4 MB) [PHOTO-2024-02-02-13-22-24.jpg](#) (379.6 KB) [PHOTO-2024-02-02-13-22-24.jpg](#) (425.9 KB) — [Download all](#)

Hi all

Please see below meeting notes/actions for the quarterly meeting. Please let me know if you have any queries.

**Meeting Attendance:**

- Homes England – Matthew Brown, Dean Harris, Des Wain, Ross Nicolson, Jeremy Crisp-Hihn, Cathy O'Toole
- SCDC – Ellen Cox, Michele Eidivik-Skinner, Mihaela Stan, Cllr Warren-Green
- CCC – Sharon Forbes, Cllr Firouz Thompson
- Northstowe Town Council – Mark Nokkert, Cllr Paul Littlemore
- Longstanton Parish Council – Cllr Andrew Wycherley, Cllr Annmaria Brash-Hall
- Henbe – Emma Drake

**Item 2: Purpose of meeting**

- Purpose of meeting reconfirmed an opportunity for the parish and town councils to meet with HE – commitment to holding quarterly meetings, hybrid set-up.

**Item 3: Longstanton Parish Council**

- Key issues raised:
  - Wilsons Bridleway – DH confirmed ongoing discussions with District and County around a refined solution, expect application shortly to vary the trigger to give more time for the best solution to be identified.
  - Visibility of borehole data – **Action: DH/COT** follow up with Arcadis and seek to arrange meeting at appropriate time.
  - Heritage centre – see Item 8.
  - Airfield road – DH confirmed the requirement for a comprehensive scheme is a Phase 3A requirement so still some way off, note: the road is a County road for existing road maintenance concerns. **Action: SF** to follow up with County highway maintenance. Review HE barriers **Action: RN/NW/JC-H. Action: EC** to raise at open space meeting with TP. MN noted this is a SusTrans route, potential to loop them in on future discussions (**DH/COT to note**).
  - Development that borders Longstanton – see Item 6
  - Phase 2 Lakes public access – see Item 12.

**Item 4: Northstowe Town Council Update:**

- Key issues raised:
  - HE land for Civic Hub – see Item 11
  - Remainder of former Urban Splash parcel – see Item 7
  - Market Hall/Central One update – see Item 7 and 11
  - Use of water park – see Item 12
  - Update on open space management – DH ongoing work on stewardship will keep town council updated and looped in on discussions once more advanced (**Action: DH/COT**).
  - Cycle link to Oakington opening – **Action: JC-H** to update.

**Item 5: Oakington Update (from FT):**

- Key issues raised:
  - Flooding in Station Road ditch – works now completed to clear this, **request DH** share photos with Parish (*attached*).
  - The Drift – awaiting approval to carry out culvert works.
  - Trees on Dry Drayton Road – to be removed and pursue planning for secondary access to house. **Action:** check comms update with NW, update FT.

**Item 6: Works Update:**

- Keys works packages:
  - WP1 upgrade to haul road and earthworks associated with Eastern Sports Hub – on-site, due to conclude Oct 24
  - WP2A Pond 5 and earthworks Phase 2C – start due April 24
  - WP2B western earthworks – discussion to involve Rampton Drift residents (**action: DH/COT**).
  - Footway/cycleway connection to guided busway – **Action: JC-H** to follow up with County regarding opening (RSA process), drop kerb is in place.
  - MN queries around lightpost near Rampto busway crossing (**JC-H** to liaise with TP). B1050 cyclepath (L&Q, pick up in open space meeting, **action: EC**).

**Item 7: Disposals Update:**

- Keepmoat on site (Phase 2B), progressing well. MB confirmed commercial unit to go to SCDC and starter homes are on track.
- Query over marketing 'promises' – **Action: ED** to check information available online.
- Currently seeking partners on Phases C2 and 2A1 (part of former House by Urban Splash Parcel). Homes England uses tender process and building leases; assesses bids based on quality and price.
- Land hub shows Phases 2A.1 and 2A.2 as sold, **action: DW** to investigate and correct this.

**Item 8: Heritage Project:**

- Key points for HE is how much of its contribution is left. Is happy for part of any remainder to assist short term storage for LDHS archive. Also suggesting that there scope for a heritage display in the civic hub.
- **AB-H** noted Parish have submitted an FOI to County, if information is forthcoming will share.

**Item 9: Community Engagement and Social Value Strategy:**

- ED thanked those that contributed to the process. Findings are being collated and the strategy drafted. ED to provide update in March to outline priorities and delivery strategy.

**Item 10: Place branding and Public Art:**

- Work ongoing and consultants appointed/being appointed. Any queries to DH/COT.

**Item 11: Town Centre and Meanwhile Use:**

- Discussions ongoing with the Council regarding civic hub location, hoping for a resolution shortly. **EC** will ensure SCDC include Town Council in Civic Hub Core Group discussions.
- Market Hall, consultants are being appointed to advise on delivery.
- Meanwhile use space (serviced hardstanding, temporary car parking, events green) – target summer, would mean planning submission in Spring (opportunity to comment). FT requested follow up on private nursery. MN requested if scope for weekly market to expand and space for meanwhile youth centre. **DH/COT** to note and progress at appropriate time.

**Item 12: Estates**

- Mill Road Orchard lease renewal – pick up offline with Oakington.

- Lakes – RN updated that *The phase 2 lakes were designed primarily as attenuation lakes for the wider Northstowe Development, but with the potential that they could be used for a variety of water sports including canoeing and swimming. Currently access to the water is not permitted, in order to enable planting to establish and water quality to be comprehensively assessed over a period of up to 2 years. We are keeping the use of the Water bodies under constant review and will continue to engage with partners via the open space working group. Whilst access to the water may be permitted in the future, it is unlikely that Homes England will actively operate any associated facility.* Arcadis have been asked to pick up public access in discussions with Anglian Water. FT queried dog friendly lakes. MN open water swimming – EC to pick up at open space meetings.
- Red and white barriers – have been filled with sand and repositioned. HE will continue to monitor. Meanwhile use will include temporary car park.

**AOB:**

- FT robots to deliver shopping – need for a drop kerb on pavement – County roads.
- MN requested update on bus discussions at next meeting. SARW road naming (COT to follow up with ED).
- Placemaking Pot – COT to provide update at next meeting following discussions with EC/MES/MS. This is additional funding beyond the s106 requirements.
- The Frequently Asked Questions page on Northstowe.com has recently been updated: <https://www.northstowe.com/fags>
- Northstowe Indicative Phasing Plan (attached as requested) – this is the latest version but please do note this is indicative only and subject to change.
- SF added to invitee list.

Next meeting: May (avoiding bank holidays and half term) or June 2024 – COT to arrange.

Kind regards

Cathy.

**Catherine O'Toole**

Planning and Enabling Manager (Large Sites – Northstowe)

Homes England | Northstowe House | Rampton Road | Longstanton | CB24 3EN | t: 01223 374008

Mobile: 07818410865



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

Twitter: [@NorthstoweTown @HomesEngland](https://twitter.com/NorthstoweTown)

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: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)



Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is One Friargate, Coventry, CV1 2GN. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

Please forward any requests for information to: [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.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







February 2, 2024  
13:12