

Northstowe Community Forum 14th April 2021

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Chaired by Gareth Bell, Communications and Sustainable Communities Service Manager SCDC (this is due to purdah - the period of time immediately before elections or referendums when specific restrictions on communications activity are in place.)

Phase 1 Sports Pavilion Update - Rob Dean - Development Project Manager

- Answers to the questions raised as per slide deck attached called "Issues from Questions" - note acronyms:

- o EV = Electric Vehicle
- o PV = Photovoltaic (e.g. solar)
- o STP = Subject to planning
- o ASHP = Air Source Heat Pump

ISSUES FROM QUESTIONS

- ▶ Security
 - ▶ External access to toilets has been considered but is seen as adding a potential security risk. Providing access to toilets for allotment holders has been noted as a request.
 - ▶ CCTV monitoring (or similar) will be provided
 - ▶ Car park monitoring further discussions to be held with community groups to establish requirements
- ▶ Club room
 - ▶ The area shown as 'servery' will provide space to be used as a bar area with basic fittings provided
- ▶ Changing rooms
 - ▶ The changing room size is based on 'team use' and accords with advice provided by Sport England
- ▶ Green / Sustainability
 - ▶ The car park area will include provision for EV charging points
 - ▶ PV panels will be provided to the roof area (STP)
 - ▶ Heating will be provided by ASHP installation

- Final decision on external access to toilets has not been made but there are concerns on the security access as this would mean some vulnerability.
- Design team now liaising with Jonathan Bell (SCDC Green Energy Investment Manager) to provide input from the Investment Team which in this case is predominantly Bouygues who are a multinational construction and services company. Bouygues are tasked with looking at the various options for 'Green Investment' and will be reporting back to us with their findings in the near term - probably in a month.
- Project team finalising for the outline planning application for June (Note this is the outline permission and is not a final, detailed, complete design)
- Tesla/supercharger points approach? This won't impact the planning application and the charging providers will be something to review further down the line.

Peter Campbell Head of Housing and New Build SCDC

- Question on the provision of surgery for Northstowe. The Clinical Commissioning Group (Cambridgeshire Peterborough Health Trust) were consulted on the provision of medical services and they felt initially that increasing the provision at Willingham & Longstanton surgery would be sufficient to cover for the first phase. However, they identified the need for a surgery as part of the Civic Hub in the Town Centre (phase 2). The Civic Hub will be a landmark building at the centre of the town. We did start last year with a launch building however COVID hit and many of those involved were pulled off into other priorities and the project lagged. We are arranging a relaunch of the project with the stakeholders and we will work up the design of the civic hub and hope to submit the planning application in March 2022. Likely the Civic Hub will not be ready before 2024. In meantime we will work closely with CCG and others to ensure we have the services for local residents.
- Long waits in Longstanton, could they open in the afternoon to alleviate demand? - Recently

since end of pandemic there has been a general upswell in demand for people to see GPs, in pent up demand or issues they put off during lockdown, so there has been an increase in demand as well as a big increase in people with mental health issues. This is a national issue and not restricted to local surgeries. Suggest we see that die down nationally and see if we still have this issue locally.

Northstowe Residential Travel Survey - Prajina Baisyet - Travel Plan Plus Project Manager, Cambs County Council

- Residential Travel survey results - as per slide

Residential Travel Survey

- Focus on commuting pre- and post-COVID-19
- Changes in travel behaviour – walking and cycling
- 741 households
- 155 responses = 21%
- 76% were within 25-44 age groups
- 2 adults (82%) and children under 18's (39%)

- Car Ownership stats - as per slide

Car Ownership	2019	2020	2021	
			Standard Vehicle	Electric Vehicle
1	54%	45%	48%	6%
2	42%	49%	40%	1%
3	-	2%	1%	-
4	-	-	1%	-
No response	3%	4%	11%	92%

- Residents largely using private cars, children being largely home-schooled during this period. Post covid, increase in those driving alone, walking and cycling more than before.
- 35% bus voucher, 34% Decathlon vouchers taken up
- Free bike servicing - local supplier now does this between this year have serviced 122 bikes from July this service will be held on the Green
- 1-1 cycle training provision available
- Northstowe cycle hub located alongside the Park and Ride and Northstowe bike shelter opposite Pathfinder school with child seats and bookable via Bizbikes app. Currently subsidised for Northstowe residents at £2.50 for half a day.
- For more details contact northstowe@smartjourneys.co.uk
- Question - not currently post Covid Answer = once lockdown restrictions
- E-bikes - is there a weekly pass - A - something we can consider
- Lots of bikes parked in what look like Cycle lanes - any plans for signage - this is not for Prajina to review.

Stagecoach Update - Darren Roe - Interim Managing Director Stagecoach East

- All set in 2019 with big service uplift, £5.2m investment, £200k engineering facilities, 40% more drivers and were about to launch and then we got the lockdown announcement

- Passengers dropped by 94%
- Gov support to enable services to operate
- Social distancing restrictions so e.g. Double Decker numbers 75 and now at 32. Cleaning programs increased, drivers do in-service cleaning, vehicles overnight has deep clean, special filters to the vehicles, anti-bacterial and anti-virus film to improve air quality - message is public transport is safe.
- Service uplift from April with increased frequencies
- Fares - no fare increase since 2018. Zone change - under review. Challenge for us as our passengers numbers are still so low - but definitely will review in the future & recognise it's a problem for Northstowe residents.
- Reviewing flexibility on ticket bundling, recognising that not everyone will be in all days of the week and extending ticket validity period.
- Addenbrookes services every 10 mins Mon-Sat and 30 mins on Sunday. To Long Road College Route C added, more double deckers serving the college.
- Question - science park - cost of weekly pass is £25, bikes is £20 and I can shortly charge my EV for free. Answer - challenge to get the passengers back on buses and the affordability - we don't have the answers tonight but we are aware.

VOI trial - Mehmet Ahmet - Transport Manager, Cambridgeshire Peterborough Combined Authority (Mayor's office, responsible for public transport across Cambs)

- VOI trial for e-bikes and e-scooters across Cambridge update
- 56 e-bikes in Cambridge, 325 e-scooters in operation
- To expand into Northstowe and beyond, looking at pricing to make it workable for residents
- Addressed safety questions and concerns - constantly being reviewed
- Need a provisional license to ride an e-scooter as they're classed as a motor vehicle
- Can speed be limited - they are limited in speed, work with city council to limit them - can still be reviewed

Local Centre and Enterprise Zone - David Ousby, Head of Commercial Development & Investment SCDC

- South Cambs acquired this local centre in late March 2021 for £5.05 million

Northstowe Local Centre & Enterprise Zone

- Acquired by SCDC March 2021
- Outline consent granted 2014
- Parcels 1,3&4 Deliverable EZ land
- Parcel 5 – HWRC future option
- Parcels 2&6 - Local Centre



- Includes:
 - o Local centre, with requirements for local community centre and retail space
 - o Parcel 2, also in local centre area, designated for mixed use
 - o Parcel 1, 3,4 - Within Enterprise Zone allocation
 - o Option to secure parcel 5, if the County Council don't want the Household Waste recycling station there
- Benefits/objectives and indicative milestones as per slide

Northstowe Enterprise Zone and Local Centre

- **Business Benefits** – To deliver the Local Centre and Enterprise Zone at Northstowe, providing community centre, local shops, creating jobs, new business space, creating and promoting green energy use & providing income stream to the Council.
- **Project Success / Quality Criteria** –
 - Local Centre to include new community centre and retail
 - Enterprise Zone buildings fully occupied
 - Green & Zero Carbon development
- **Primary objective** –
 - The development and delivery of the local centre (including the community centre) and Enterprise Zone at Northstowe
- **Secondary objectives** –
 - Development of green & zero carbon plan to meet Council's own objectives.
 - Attracting establishment of new clean tech firms to the EZ, to develop and grow, creating new jobs and new training opportunities
- **Estimated milestones** –
 - Q3 2021 Business Case & Project Plan approval
 - Q4 2021 Reserved Matters Application, procurement of development partners
 - Q2 2023 First completions / occupations

- Indicative layout as per slide



- Questions:

- Plans for consultation in design process - advisory team of consultants to develop the plans, will involve extensive consultations and workshops - for local and wider community and businesses as well as partners: County Council, Combined Authority (Mayor's office), Homes England. We will give more details and programme to show how we get to planning will be shared at later forums. No one will be left out of the consultation.
- Does this mean no amenities before 2024 - we will look at ways to speed up the planning process but we will also look at pop ups and "meanwhile space" ("*meanwhile space*" – *the use of temporary contracts that allow community groups, small businesses or individuals to move into these vacant spaces and set up shop, on the understanding that they will leave within an allotted time.*) to able to utilise some of the area and look at the different ways to cater for the community. We are well aware that time and again new houses are built in communities and the facilities especially shops that come forward for the community are behind. We are as keen as everyone else to get shops and retail in for residents but we also need to move forward quickly with the community centre forwards quickly too.
- Use of wing in the meantime - we are discussing with Pathfinder School how the use of the wing can continue before the community centre is ready for use
- Youth provision in community centre? - the community centre building has quite a

detailed specification as set out in the Section 106 agreement, this could be revisited to review the youth provision but there is no standalone youth facilities but doesn't mean there can't be. Everything needs to be on the table for the community to review and suggest, as obviously a lot has changed since the planning permission was granted in 2014 and where we are in 2021 and in 2023 when we put the physical building on the ground and also the context of what happens in the Town Centre in Phase 2. We are working with CMAT to bring forward a community arts facility on the education campus.

- Model for long term ownership, will this be something the Northstowe Town Council can manage? - NTC will have a seat at the table when discussing this and is an option
- Is this the only community centre for the town - no, there will be the Civic Hub in Phase 2 and another community facility in local centre for Phase 3a as well as sports pavilions (2 of those planned) and a further one for Phase 3a.
- Are all these enterprise zone building still low level? - buildings envisaged are generally more office type building with some R&D space on ground floor, potentially taller pavilion style buildings up to 3 storey but with more space around them and less car parking around them. There are different storey height parameters in the design code, so those immediately next to existing houses will need to be appropriate with no loss of light etc.
- Is local centre planning application going to be put in as one big planning application - could potentially be separate applications. They should be in a logical order so e.g. not splitting the local centre itself in half

Phase 1 Update - Stephen Sage - Project Director L&Q

- Open space areas:
 - Northern greenway includes play areas LEAP 1 & 2 and waterpark - all tree, hedgerow and native woodlands and hedge work has been completed, 300 trees, 10,000 woodland whops and 300m of formal hedgerow, 50,000 shallow water aquatic plants going in May/June when water temps are suitable. Self-set vegetation and lakes clearing ongoing, will complete next week.
 - Preparation of soil and subsequent seeding , 23 acres of greenway seeding, to complete end of May subject to weather and open up greenway and waterpark for use in public in early summer
 - We opened the leisure link cycling from wellington road to kingfisher pond in March
 - Timescales consistent with previous forums
- Infrastructure updates
 - Q1 constructed 300m cycle paths, highway planting on Stirling and Wellington as well as Eagle way and we expect to lay another 200m in Q2
- Questions
 - Waterpark - pathway around the lake when will this be open, opening early summer, people should not be walking around there at the moment
 - Will this lake have access for leisure use - some accessible platforms for edges of the lake but no plans for recreational uses e.g. for kayaking, paddle boarding or open water swimming, however this is being considered for attenuation lakes in Phase 2.
 - Pioneer Parks concrete blocks - proprietary concrete block as specified by the landscape architect Randall Thorp, approved by reserved matters, being compared to the concrete walls at the green, designed by different architects and have different uses. ROSPA (Royal Society for Prevention of Accidents) will have been consulted by architects and ROSPA have carried out safety issues and have not raised any significant safety issues. Are asking Randall Thorp for statement on intended design and use of the concrete blocks and provide this to community. Any issue of spoiling are being dealt with manufacturers.
 - Parking villa road and blocking visibility to the park - Villa Road is private drive access we need to get Taylor Wimpey involved and will contact the resident who raised this.
 - Planting whilst maturing, for children getting balls - will review this
 - Silver birch trees pioneer park - any failed trees were identified at last of 2020 season

- and were replaced, will inspect at end of the growing season and replaced in 2021 planting season. Density planting will expect some plants to fail but will be replanted
- Wildflowers - have already been cut, will cut in autumn, do take some years to establish. Also same for greenways and waterpark, will look messy to start with but will look better in years to come. Maintenance of grass areas ongoing and generally weeds controlled via cutting
 - Pioneer parks - bare strips will be sprayed off and seeded before end of May
 - Clearing of weeds in ditch - not neglecting, finished clearing of reed mace and litter picked a week to go but still debris there will be removed
 - Quality of top soil in pioneer park - we did a pick during planting, the top soil from golf course, majority of grasses are wild flower mixes and these are meant to be sown in impoverished soil to allow them to compete versus grasses in quality soil
 - Pedestrian crossings - only 1 zebra crossing at pathfinder way, none in Stirling road, the designated crossing paths are temporary for children walking to school, not usual to have controlled zebra crossing within residential areas, when busway installed there will be lights to control the busway.
 - LEAPS and Parks generally - resident doesn't like the equipment and does not cater for toddlers, the play equipment design and layout was based Play England, design for play, extensive consultation period, with wide consultees including planning and urban language design Cambridge quality panel, Longstanton youth council, SCDC. Individual items are all of high quality - docs can be seen on SCDC
 - Parking on cycle lanes - is a work in progress and dependent on progress of house building, no real pragmatic solution to residents parking in cycle lanes, this development the cycle ways are flush with roads rather than separate, this will improve when we have full connectivity of cycle routes, will be topped out and painted red and painted with cycle signs when adopted will be illegal to park here. Residents please use your own carports and driveways, please be considerate.
 - Cricket - possibility of using temporary pitch - Ellen from communities to go back to you
 - L&Q clearing self-set scrub in Kingfisher Pond - no
 - Swale by Pioneer park, quite smelly? - is water laying base of ditch, removed the reed mace, have fibrous rhizomes that have an odour, this will subside in a few days or weeks
 - Specific on how many weeks between seeding and space to be opened - difficult to give specific date as depends on weather, should be 4-6 weeks for some establishment, would like to give it a first cut but is not necessary, hope to have the areas opened by end of June (weather dependant - will try to do sooner if poss)
 - Waterpark pathways open - same date
 - Park inspected for safety standards - Pioneer Park inspected by ROSPA, Waterpark hasn't
 - Phase 1 lake work happening now, in bird season - we would have preferred not to was short window to complete clearance work before planting works and equipment we're using is quite large so we need ground to be dry. Have gone in slightly to bird season, ecologists are on site and if there are nests revealed we will go around them
 - Temp zebra crossings repainted - yes but note they are not controlled pedestrian crossings and pedestrians don't have a right, they are to slow the cars down
 - Remove rubble from Pioneer and greenway from top soil - will be hand picked out as we enter growing season and subsequently will be removed by maintenance from site - hand picked
 - Pioneer park - safety report publicly available - nothing to hide, can make this available

Phase 2 Update - Dean Harris, Senior Specialist Homes England

- Urban Splash have had their show homes delivered and will be open to public in May with first occupations late July 2021
- Phase 2B - Keepmoat recently consulted on proposals just to the south of Rampton Drift, finalising their proposals to submit planning application in June, hope to be on site by end of the year
- Great progress on delivery of the water park, new bridges being installed May 2021 and park

opening Autumn 2021

- Southern access road and Wilsons Bridge opening late summer/early autumn 2021
- Amended parameter plans to be submitted May 2021 - guide detailed proposals for Phase 2, so that they confirm with town centre strategy which has been recently approved
- First phase of Town Centre 'Central One' to be progressed, seeking development partner. First phase will include the Market Hall and Civic Hub - more details at the next forum
- Outline planning application for Phase 3a and 3b and are in consideration by council, hopeful for decision later this year.
- Question for water sport - in Phase 2 waterpark, this is planned, facilities for swimming, boating, canoeing etc that have been allowed for in the design. The 2 central lakes areas within there will be zoned for open water swimming, others for boating canoeing etc and others for nature, and access for residents to be restricted so nature can be relatively undisturbed
- Southern Access Road linkage to B1050 update please? - Information we have is the access road itself will be opened this summer, hopeful end of July.
- Provision for shared community workspace, post COVID work habits will change - on Enterprise Zone (Phase 1) to explore the options, have already had expressions of interest from businesses. Regus and WeWork model that businesses who don't need to maintain premises can rent some workspace, has proved to be resilient and occupancy rates business and incubation space will be explored. And also speaking to Homes England across Northstowe and getting the balance right and mix right. Coworking also supported at the Wing.

Planning Response - Andrew Thompson, Principal planner, Greater Cambridgeshire Planning Authority

- Housing 5 year land supply for this year improvement from 5.4 years to 6.1 years
- Northstowe Phase 1 and 2 part of this supply
- Northstowe Phase 3 if approved will be small part of this supply
- For more details go to Planning website on SCDC

(Context for 5 year housing land supply - Government dictates targets for each planning authority of how many houses they are able to build in the 5 year plan period. Failure to show adequate coverage can result in the Local Plan being challenged/not approved and can mean developers put in speculative applications which the council can't reject - this happened in previous years and led to for example, 500 houses currently being built in Cottenham)

- Live planning applications, details for Phase 1/2/3 as per slide

Phase 1

Several discharge of condition applications ongoing – particularly related to Parcels H9 and H13.

Phase 2

- Phase 2a – Urban Splash – approved – on site |Phase 2b – Presented to last Community Forum – Submission Anticipated in the next two weeks| Pillboxes – 21/00527/LBC

Phase 3

3a – 20/02171/OUT – 4000 homes + associated development | 3b – 20/02142/OUT – 1000 homes and associated development | Digital Park – S/3854/19/OL | Endurance Estates – 20/03598/OUT

- Enforcement - please report on South Cambs website "report a breach" - note Government have extended working hours protocols, expectation that we won't take action on working hours up to 9pm and Councils are proactive in not taking enforcement action and getting construction going.
- Phase 3 applications take in to account of HR Wallingford report - yes, no rush to rush Phase 3 application yet and will be factored. This will be an independent report.
- Faith buildings? - Faith buildings land in all phases of Northstowe

Northstowe Town Council - Rosie Hughes, Interim Town Clerk

- Really pleased there are 20 candidates for the 15 positions on Northstowe Town Council, elections on 6th May

- 10th May will take their positions
- Will be information on one of the local Facebook groups
- 20th May first sitting of new council
- Complete declaration of acceptance of office, will also need to complete a register of interest, there is formal work to be done
- Three sessions on training in June
- At first meeting will form number of standing committees and these will meet regularly and report back to the full council. Each committee will have a terms of reference which they report back to the full council and envisaged council will set up committee structure and will include finance, personnel, planning and assets and assets transfer committees.
- Arrangements will be made for members to sit with various stakeholders as representatives of the council e.g. pavilion, enterprise centres etc
- Town council has not had any assets given to it, but going forward envisage will be included to future transfer of assets and considered as being capable of handling assets.
- Town councils, parish and town council have overall responsibility wellbeing of local community - delivery of services, can include allotments, leisure, bus shelters, car parks, parks and open spaces, street lightings festivals and celebrations and improved quality of life, dementia friendly environments and sustainable environments and act as community hubs and community projects and supporting local groups lastly, give community's voice by representing groups, community consultation and developments
- Any questions please feel free to contact Rosie directly
- Interim Town Council will hold its first meeting at 28th April at 4pm and will be advertising on town council website

Pioneer Park Outdoor Gym Update - Clare Gibbons, Community Development SCDC

- See map as per slide



- Outdoor Gym and Table Tennis tables installed in January, agreed with L&Q and agreed back in Jan 2020. When installed, had worked to a licensed area (in red) but the topography of park was quite sloping, so the whole installation shifted slightly, occupies the area in black. Concerns raised by Villa Road residents that the Table Tennis tables were too close. Concerns taken seriously, so all equipment is currently closed for use.
- On 22/23rd these table tennis tables will be removed. A suitable location will be assessed - we would like your help identify a suitable area of flat ground, each table tennis table requires 8m x 4m has to be placed alongside other equipment so get passive surveillance and will link with access to other green spaces and served by community facilities e.g. like the wing, similar sort of location. Have had some suggestions from other groups, directly by end of May

northstowe.community@scambs.gov.uk and be aware of forthcoming elections of Town Council and will engage further with them, so we get the ultimate location of these tables right

- License agreement will be agreed for outdoor gym on 24th May, the equipment will be closed until it has been finalised on the license.
- Suggestions before end of May? New town councillors will have met before then, and at the first meeting can make a suggestion.

Community Update - Jon London, Community Development Officer SCDC

- Now at 799 occupations across Northstowe Phase 1
- We now have fully functional mailbox, first of many!
- Cycle paths issues - statement from County Council - aware that some residents are parking in their cycle paths rather than their own driveways, currently can't enforce as these roads are not formally adopted.
- New temporary footpath from waterpark to park and ride, short space, bringing stakeholders together to get something in place, hopefully by the time waterpark is open.
- Gym facilities in secondary school, there is a dual use agreement for community use, now we are coming out of lockdown, conversations are happening and we hope to have some updates on this
- Swimming Pool in Northstowe - operation of a full swimming pool will be an expensive one, will come to fruition when Northstowe has a density of population, currently with 799 we wouldn't be able to sustain one
- Community Wing - open for activities which are legal as per government roadmap.
- Youth provision - will want to run more youth days and we will also have the Connections bus, a mobile youth centre, as sponsored by BPHA
- Bovis swing - Bovis have been contacted
- New property voter registration - mark "address not found" and this should direct you to fill this manually and then sent on to the council
- Table tennis tables - sports facilities indoors are allowed and welcoming people to play table tennis, we can wheel out to the courtyard so we can play without masks but also doable inside.

Next forum is: 14th July 2021

