

Ed

Sorry for the delay - and for the confusion.

It is likely that all of our responses relating to the scoping of the EIA will be directly concerned with the Transport Assessment scoping which is being worked on in parallel. As such I would prefer not to submit any comments at this stage while we are in discussions with Northstowe's transport consultants.

I hope this is helpful

David

David Abbott, Asset Manager: Area 8
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From: Durrant Edward [mailto:Edward.Durrant@scams.gov.uk]
Sent: 31 August 2011 11:16
To: Abbott, David
Subject: FW: RE: Scoping study for the Phase 1 application at Northstowe
Importance: High

Dear David

Further to our telephone conversation please see the attached scoping report document. We really need a response back by 7th September. I am on leave from 5th so if you respond after then please could you send your response to Jane Green at jane.green@scams.gov.uk

Regards

Ed

"Durrant Edward"

25/07/2011 16:22

To "Andy Batey (Rampton Drift)", "Anglian Water", "Arts Council East", "Bar Hill", "BPHA", "British Horse Society", "BT Buglife", "CABE", "Cambridge Cycling Campaign", "Cambridge Past Present and Future", "Cambridge Primary Care Trust", "Cambridge Water", "Cambridgeshire Constabulary", "Cambridgeshire Ecumenical Council for Churches", "Cambridgeshire Fire and Rescue", "Cllr Burling", "Cllr Bygott", "Cllr Chatfield", "Cllr Corney", "Cllr D Jenkins", "Cllr DeLacey", "Cllr Edwards", "Cllr Ellington", "Cllr Gymer", "Cllr Hall", "Cllr Harford", "Cllr Johnstone", "Cllr Manning", "Cllr Mason", "Cllr Read", "Cllr Reynolds", "Cllr Reynolds", "Cllr Riley", "Cllr Smith", "Cllr Smith", "Cllr Stonham", "Cllr Waters", "Cllr Wotherspoon", "Cottenham PC", "CPRE", "Dry Drayton PC", "East England Ambulance", "EDF", "English Heritage", "Environment Agency", "Girton PC", "Highways Agency", "Histon and Impington PC", "Ian Burns", "LDHS", "Lolworth PC", "Longstanton PC", "National Planning Casework Unit", "Natural England", "Network Rail", "NFU", "Oakington PC", "Old Western Drainage Board", "Ramblers Association", "Rampton PC", "RSPB", "Shape East", "Sheryl French", "Sport England", "Stagecoach", "Sustrans", "Swavesey", "Swavesey Internal Drainage Board", "Wildlife Trust", "Willingham PC"
cc "Green Jane"
Subject RE: Scoping study for the Phase 1 application at Northstowe

Dear All

Please see the attached letter and associated documents that detail the request for a scoping opinion that has been received from the Joint Promoters for Northstowe.

If you have any questions please contact me by responding to this e-mail or on 01954 713266.

Regards

Ed

Edward Durrant - Senior Planning Officer
South Cambridgeshire District Council

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Edward Durrant
South Cambridgeshire District Council
Development Control,
Cambourne Business Park,
Cambourne,
Cambridge
CB23 6EA
24 August 2011

Dear Mr Durrant,

Proposal: Scoping opinion for proposed phase 1 of the Northstowe development including infrastructure
Location: Land adjacent Hattons Road and land to the west of Longstanton in the parishes of Longstanton and Oakington.

Thank you for consulting the RSPB on this matter.

We have reviewed the Northstowe Phase I Environmental Impact Assessment (EIA) Scoping Report (reference 155316) produced by Gallagher, dated July 2011, and have the following comments.

Natural Heritage

We **agree** that a chapter on Natural Heritage should be scoped into the ES.

- **The RSPB would want recreational impacts from the proposed development on designated sites (e.g SSSI's SPA's and SAC's) and nature reserves to be assessed within this chapter.**

We **do not** accept the 2km boundary proposed for assessing impacts on internationally or nationally designated sites because no evidence has been provided to justify this arbitrary distance. While 2km might arguably cover direct impacts the EIA should also assess indirect impacts.

Phase I of Northstowe includes 1,500 dwellings. Each dwelling could contain between 1 and 5 people and so the number of additional people introduced into the area could range from 1,500-7,500. If we take a mid range figure of 4,500 this could have a significant environmental impact through people travelling to designated sites outside the 2km boundary for recreational purposes, such as dog walking.

This could lead to a range of detrimental impacts on designated sites, such as the Ouse Washes (SSSI, SPA, SAC) and the Brecklands (SSSI, SPA, SAC). This would be associated with damage to habitat through overuse, erosion of paths, disturbance to key species and increased incidents of vandalism or inappropriate use (e.g off-road motorcycling, flytipping)

We would expect to see as part of the mitigation section in this chapter sufficient green space integrated into Phase I of Northstowe to minimise the impact on designated sites and local wildlife sites. We would recommend this is undertaken in line with best practice guidance set out in Planning Policy Statement: eco-towns – A supplement to Planning Policy Statement 1. In paragraph ET14.1 on Green Infrastructure it states:

'Forty percent of the eco-towns total area should be allocated to green space, of which at least half should be public and consist of a network of well managed, high quality green/ open spaces which are linked to the wider countryside'.¹

It is important that any proposed green infrastructure is incorporated into an overall masterplan/landscape strategy for the site and this is presented in the EIA.

- **The RSPB would want the ES to assess the impact of the proposed development on farmland birds.**

We note that on the primary development site there is approximately 19ha of agricultural land in the north and south east of the site and the potential areas of excavation for fill and infrastructure works are currently in agricultural use.

The proposed development could have a significant impact on farmland birds through loss of this agricultural habitat, habitat fragmentation and loss of food. Many farmland bird species have undergone well documented population declines and range contractions in the UK since the mid-1970s. Reduced availability and abundance of winter seed food, summer food and nesting habitat have been identified as a key limiting factors².

It is important that there is no net loss of biodiversity. We would expect any loss of farmland habitat to be compensated for in situ, but if this is not possible then offsite compensatory habitat should be provided. Various beneficial measures for farmland birds could be incorporated, such as wild bird covers and skylark plots. For more information on this see our Farmland Bird Package at:

<http://www.rspb.org.uk/ourwork/farming/advice/conservation/package/index.aspx>

- **We would want the impacts of the proposed development on protected species to be assessed for both the construction and operational phases.**

We note that surveys undertaken for the site have found evidence of water voles (*Arvicola terrestris*), badgers (*Meles meles*), common pipistrelle (*Pipistrellus pipistrellus*), grass snake (*Natrix natrix*) and common lizard (*Lacerta vivipara*). Where possible any impacts on these species from the construction and operational phase of Northstowe should be avoided, but if this is not possible suitable mitigation and enhancement measures should be provided in the EIA.

Water, Flooding and Drainage

We **agree** that a chapter on water, flooding and drainage should be scoped into the ES.

- **The impact from Northstowe on water quality should be assessed, particularly in regard to designated sites.**

The Ouse Washes is a wetland of major international importance comprising seasonally flooded washlands, which are agriculturally managed in a traditional manner. It provides breeding and winter habitats for important assemblages of wetland bird species, particularly wildfowl and waders.

The JNCC Site ID for Ouse Washes states:

¹ Planning Policy Statement: eco-towns A supplement to Planning Policy Statement 1. Available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/pps-ecotowns.pdf>

² Cunningham H.M et al (2004) Non-inversion tillage and farmland birds: a review with special reference to the UK and Europe.

'Water quality is a major issue of concern. Increases in two plant nutrients – nitrogen and particularly phosphorous (thought to be derived from sewage treatment works) – are leading to changes in the macrophyte communities, shown by a decline in species diversity and the loss of species together with an increase in species tolerant of eutrophic conditions'³

The Ouse Washes has been identified as a site where water level management is key to keeping the site in a favourable condition.

We understand that the foul flows from the proposed development at Northstowe are likely to be pumped to Anglian Waters Utton's Drove Sewage Treatment Works where after treatment they will be discharged into Swavesey Drain. This then flows north to the Great Ouse. Utton's Drove is currently close to capacity and would not have the capacity to take the additional sewage from Northstowe. Therefore there is a risk of a pollution incident which could affect the Ouse Washes unless additional infrastructure is put in place in line with the development. In addition the increased foul flows to Swavesey Drain could increase the loadings of phosphorous and nitrogen which could detrimentally impact water quality in the Ouse Washes.

- **We would want the impact of increased surface water run-off to be assessed.**

We understand that surface water run-off from the proposed development is likely to be discharged to the Longstanton Brook which runs through the west of the southern potential area of excavation and infrastructure work. Longstanton Brook eventually becomes Swavesey Drain which flows through Middle Fen (County Wildlife Site) which is part of the RSPB Fen Drayton site. The site already floods during the winter and due to the management of the Great Ouse and the Washes flooding appears to be becoming more frequent. We need to be reassured that:

- 1) There will not be an increased frequency of flooding from Swavesey Drain when the Ouse itself is in flood.
- 2) The quality of any water coming down Swavesey Drain is acceptable even in times of flood.

- **We would want to see the impact from the proposed development on water resources assessed.**

The East of England is one of the driest regions in the country and we understand that in the area around Northstowe there is currently no water available at low flows for new abstraction licences and only limited water at high flows. This suggests that unless water efficiency measures are integrated into the proposed development it could have a significant environmental effect on water resources.

Cumulative Impacts

We **agree** that a chapter on cumulative impacts should be scoped into the ES. This should consider the cumulative recreational impact of all phases of Northstowe on designated sites and local wildlife sites.

In addition the ES should assess the cumulative impact from any other large developments taking place near to Longstanton.

Habitats Regulation Assessment (HRA)

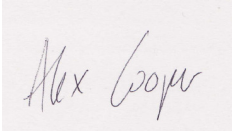
The need for an Appropriate Assessment (AA) arises under the requirements of the EC Habitats Directive (92/43/EEC) transposed into UK law by the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations).⁴ We anticipate that an HRA screening will need to be undertaken by South Cambridgeshire District Council.

³ JNCC (2006) Natura 2000 standard data form: Ouse Washes

⁴ The Conservation of Habitats and Species Regulations 2010. Available from: <http://www.legislation.gov.uk/uksi/2010/490/contents/made>

We trust our comments are helpful and please do not hesitate to contact me if you have any questions in relation to this letter.

Yours sincerely,

A rectangular box containing a handwritten signature in cursive script that reads "Alex Cooper".

Alex Cooper
Conservation Officer
Wat Tyler Country Park
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direct dial: 01268 498 612
email: alex.cooper@rspb.org.uk
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Durrant Edward

From: Philip Raiswell [Philip.Raiswell@sportengland.org]
Sent: 18 August 2011 10:12
To: Durrant Edward
Subject: Scoping Opinion - Northstowe Development (Phase 1)

Edward,

Thank you for your letter and enclosures dated 25 July 2011, inviting comments on the submitted Scoping Report in relation to the above proposed development.

From Sport England's perspective, we are pleased to see that one section of the report will address Community, Economic and Social Effects, including the issues of the introduction of new public open space and rights of way and the loss of the existing golf course. We believe that this section should also cover potential impacts on any existing rights of way, footpaths, bridleways etc.

We hope these brief comments are helpful at this stage,

Kind Regards,

Philip Raiswell
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Sport England
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25 August 2011

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Dear Edward

Northstowe Phase 1, EIA Scoping Report

Thank you for inviting NHS Cambridgeshire to give its views on the environmental issues to be included in an EIA to accompany a future planning application for Northstowe.

We are committed to working in partnership to ensure that, at every stage, new developments are planned to ensure the health and wellbeing of the new communities that will be created. As part of the Cambridgeshire Joint Strategic Needs Assessment process we produced a specific **JSNA New Communities 2010** report¹. This document pulls together comprehensive issues and evidence that relates to planning for health in Cambridgeshire and we recommend that developers use this as reference when developing their planning proposals. This and other related JSNAs can be found on the dedicated JSNA website <http://www.cambridgeshirejsna.org.uk/> which is updated on a regular basis.

General approach to the Scoping Report

In line with SCDC's LDF Policy and Supplementary Planning Document on Health Impact Assessment (HIA)², **we would recommend that an HIA is integrated with this EIA**. As there are many features in an HIA that overlap with an EIA, this would avoid carrying out duplicate assessments and would ensure a more holistic approach.

An integrated EIA/HIA will also provide the opportunity to bring in some more specific issues/questions related to population health.

The Spatial Planning and Health Group (SPAHG) publication - *Steps to Healthy Planning: Proposal for Action*³ contains a **check list of issues/questions which we would recommend are used**. These are:

- Mix of land use
- Street layout and connectivity and active travel
- Access to public and other services
- Safety and Security
- Open and green spaces

- Affordable and energy efficient housing
- Air quality and noise
- Food access
- Access to employment

We recommend the SPAHG publication to you as it provides a clear and concise way for planning and health professionals to work together (the SPAH Group was formally one of the NICE programme development groups).

In the previous Northstowe application, we found that many of the HIA issues were also contained in other documents with little or no cross referencing between them eg transport issues. This made it very difficult and time consuming to make comments. We would like to see all the health issues brought together in the HIA/EIA and to tie in logically/cross reference with the other chapters in the planning application.

Comments on Specific Sections

- **Section 6, Community, economic and social effects**

An area that we recommend is given special attention is social infrastructure. In the past NHS Cambridgeshire has worked closely with SCDC to look at the social factors that contribute to good health and the risk of not taking these into account, as well as the physical aspects, when planning a new community. Building Communities that are Healthy and Well in Cambridgeshire report⁴ looks at this aspect in more detail and provides a set of ‘people proofing principles’ and people outcomes. These outcomes can be used in a health impact assessment and are particularly important for monitoring health outcomes once a development has commenced.

The importance of the social environment in contributing to good health is highlighted in Cambridgeshire’s Joint Strategic Assessment of New Communities¹. It is important that this is fully recognised in any new planning application. In Appendix B of the scoping checklist, Community Economic and Social section (submitted by Terence O’Rourke Ltd July 2011), it states that ‘the nature of the proposed development means that it will not affect social inclusion’. There is evidence to the contrary and this should be considered in the scoping process.

Further, it suggests that the development will not affect local lifestyles or standards of living. Lifestyles have a significant impact on health and land use planning influences lifestyles eg opportunities for walking and cycling, availability of fresh food etc. **Lifestyle issues also need to be included in the scoping study.**

- **Section 17, Cumulative Effects**

It is important to make an assessment of the overall plan for Northstowe and then to assess phase 1 both in relation to the overall plan and as a stand alone assessment. There may be considerable risks if only phase 1 is delivered or if there is a considerable gap between completion of the first phase and the construction of the rest of Northstowe. Given the pattern of delays on major projects during the economic downturn and uncertainties about A14, the likelihood of a stand alone phase 1 is not remote. That risk needs to be clearly acknowledged and measures to mitigate the impact on health and well being described in the EIA/HIA.

General comments and further considerations

Monitoring

“Given that so little of our urban area changes each year, it takes a long time to rectify past errors. Hence there is an imperative to ensure that new development does not exacerbate health inequalities and make it harder for people to live healthy lives”. SPAHG 2011.

The EIA/HIA process will need to give careful consideration to the indicators that are used to make baseline assessments; for some areas there will be limited data until the first settlers arrive. It is important that indicators are selected that can be used to monitor progress on an ongoing basis to assess the effects on the environment and community health at different stages of the development. This is important so that remedial measures can be put in place if required. An example of monitoring indicators is the ‘people proofing principles’ quoted earlier in relation to social infrastructure. Other useful sources are the New Communities JSNA¹ and the MWIA⁵ tool kit. Consideration should be given as to how the monitoring complements/integrates with other sections of the planning application, for example the sustainability appraisal which also contain monitoring information.

Mental health and wellbeing

Spatial planning has the potential to enable and enhance good mental health and wellbeing. A recent Mental Wellbeing Impact Assessment (MWIA) toolkit⁵ updated in 2011 provides a comprehensive framework on the areas that influence mental health. It includes sections on the wider determinants of health that influence wellbeing such as the built environment but also covers social inclusion and social relationships. It is an extensive resource that could be used to complement an EIA or HIA.

At this point in time, it is worth mentioning that a number of Local Authorities are currently piloting this MWIA tool and some free training places are being offered in the next few weeks. If any one from South Cambridgeshire District Council or the prospective developers would be interested in attending or receiving more information, I would be happy to put you in touch.

I hope these comments are helpful and if you have any further queries please do not hesitate to get back to me or my colleagues at NHS Cambridgeshire: Dr Lincoln Sargeant lincoln.sargeant@cambridgeshire.nhs.uk or Ian Burns ian.burns@cambridgeshire.nhs.uk

Yours sincerely



Inger O'Meara
Health Improvement Specialist

Cc Lincoln Sargeant
Ian Burns

Further suggested reading

Plugging health into planning: evidence and practice. A guide to help practitioners integrate health and spatial planning Andrew Ross. Local Government Group June 2011

¹ NHS Cambridgeshire and Cambridgeshire County Council, Joint Strategic Assessment of New Communities 2010 <http://www.cambridgeshirejsna.org.uk/new-communities/new-communities>

² Local Development Framework Health Impact Assessment Supplementary Planning Document South Cambridgeshire District Council Adopted March 2011

http://www.scambs.gov.uk/documents/retrieve.htm?pk_document=909967

³Steps to Healthy Planning: Proposals for Action SPAHG 2011 <http://www.spahg.org.uk/wp-content/uploads/2011/06/SPAHG-Steps-to-Healthy-Planning-Proposals-for-Action.pdf>

⁴ Cambridge City and South Cambs Improving Health Partnership Building Communities that are Healthy and Well in Cambridgeshire report June 2008 <http://www.cambridgeshire.nhs.uk/Your-health/Health-in-Cambridgeshire.htm>

⁵ National Mental Wellbeing Impact Assessment Collaborative MWIA toolkit 2011 <http://www.apho.org.uk/resource/view.aspx?RID=70495>

COTTENHAM PARISH COUNCIL

CLERK: Mrs J. Groves

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Tel 01954 202928 E.mail: Julie.groves@ntlworld.com

Planning and new Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
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CB23 6EA

15th August 2011

Dear Sir

Response to Scoping Report

Cottenham Parish Council's original response to the Northstowe Scoping report [2008] was related to the full-development [9,500 houses]. The 2011 EAI Scoping report, naturally, appears to relate mainly to the first phase of development [1,500 houses]; Cottenham Parish Council considers that the infrastructure needs relative to the *potential full development* should continue to underpin all the impending planning processes but assumes that, while some activities may well be incremental in design, others will need to be provided in full from the start or have the basic provision with intended completion as required. Hence, the response deals not only with the first phase but also the completed development; as indeed the EAI Scoping report should. Thus, the very detailed Cottenham Parish Council response of three years ago is still just as valid.

We raised some important general issues and concerns:

1. That there appeared to be a lack of holistic consideration, and even, statistical evidence of the cumulative effect of the number of developments and potential developments in the Cambridge area.
2. What statistical evidence did exist had major flaws in it both in assumptions and measurement.

[one random **traffic** example, no consideration had been given to the effect on traffic flows through Cottenham via the Oakington Road caused by journeys to and from the nearest Railway Station at Waterbeach - and the statistics that did exist for that stretch of road were obviously erroneous;

On **Water, flooding and drainage** there was considerable concern that the full implication of the run-off of water from the site into, particularly, the Cottenham Lode system had not been fully considered.]

To the above should now be added new uncertainties.

a. The revisiting of the A14 'upgrade'

With this in abeyance, the potential extra traffic [see *d* below] could well affect local villages to a considerable effect.

b. Chesterton Station stalled development

With this awaiting the appointment of a new Rail Franchisee [2014?] before anything can be

considered, the effect on local villages, including Cottenham could be considerable.

c. Guided bus use.

d. Work places of potential inhabitants and the number of workers travelling to/from Northstowe.

The Guided bus already seems unable to cope with peak demands; the A14 will, for the foreseeable future, remain as it is, often very heavily trafficked. However, if the A14 is too heavily trafficked for the extra journeys created even by this relatively small development [extra journeys could be - people travelling both ways to and from Cambridge, or to Waterbeach Station or to work at the business area on the A10,] then a potential diversionary route they might be tempted to consider could well be through Longstanton, across the old airfield to Oakington, then one of two ways to Cottenham and out through Landbeach village or to the A10 direct. None of the roads are capable of coping with the present level of traffic, never mind any increase. And this could happen regardless of the number of houses. Assuming that there will be some industrial development in this first phase, is there a figure on the expectation of the number of people employed within Northstowe who will live there? It could be that many will live there and work elsewhere and that many will need to come into Northstowe to work. That could contribute considerably to traffic issues; hence there is a need to look carefully at alternative provision - extended Guided bus system and other sustainable transport methods.

Recommendations:

Chesterton Station and the extension of the Busway to it should be a matter of transport priority.

A proper system of cycle routes to connect with the various key areas mentioned above should be provided.

No building materials should be transported through local villages.

If, as it appears, Northstowe is to be developed in stages it is highly probable that much of the original infrastructure, and many of the amenities, will be slow to materialise. That being the case there is likely to be pressure on nearby villages to provide school places, medical care and social, particularly sports, facilities.

It is the belief of this Parish Council that the assessment of impact on, thus the potential for sec 106 provision for, such as sports facilities must be approached differently, for based upon the 'affordability' of amenity at Northstowe the proposed 1500 dwellings will afford a much poorer provision than that envisaged from the 9,500.

Yours sincerely

Julie Groves

Clerk to Cottenham Parish Council

SCOPING STUDY FOR THE PHASE 1 APPLICATION AT NORTHSTOWE

Comments by Brian Bromwich, Girton Parish Council

Drainage and Flooding Aspects

Introduction

Previously it was proposed to redevelop 605 ha of Oakington Airfield and barracks to construct the new town of Northstowe comprising approx. 9500 dwellings. Since that time, the UK economy has declined, the proposed A14 widening has been cancelled and the much acclaimed Guided Bus has been delayed by more than two years. For all these reasons, the Developer has decided to apply for a modified scheme involving:-

- 1500 dwellings on 96 ha
- School
- Recycling and foul water pumping station
- 35ha of open space

This Primary Development Area will be located NE of Longstanton village and SW of the Guided Bus. A map showing the adjacent areas liable to flooding in Longstanton, Oakington and Girton can be viewed on the Environment Agency web site: <http://maps.environment-agency.gov.uk>.

As part of the planning application for the 9500 dwelling scheme, WSP carried out a Flood Risk Assessment (FRA) on behalf of the Developer in December 2007. A revised FRA will now be required for the modified scheme.

It appears from this 2007 FRA that the developer is willing to invest in "upstream attenuation facilities to help mitigate existing flooding problems in Oakington and Longstanton villages" (but not for Girton). These mitigation measures consist of four balancing ponds adjacent to Longstanton and Oakington Brooks.

Commentary

With reference to the numbered sections of the Scoping Report:-

9. Geology, hydrogeology and contamination

As Girton is upstream of Northstowe and about 5km distant, Girton village is unlikely to be affected by possible contamination of soil and groundwater. There is a remote possibility that contaminated material could be deposited on local roads by passing lorries during the construction phase.

11. Land Use and Agriculture

Unlikely to affect Girton

16 Water, Flooding and Drainage

There are two catchments which will be used to accept additional flows from the Northstowe development:-

- a) Beck Brook / Oakington Brook/Reynolds Drain / Cottenham Lode and awarded watercourses
- b) Longstanton Brook / Swavesey Drain / Webbs Hole Sluice

Both these catchments discharge to the River Great Ouse either by gravity or pumping depending on the downstream water levels. These downstream water levels depend on the amount of rainfall in the River Great Ouse catchment and/ or tidal levels in the North Sea.

Catchment a) is of greater interest to Girton in view of the serious flooding which occurred both in Girton and Oakington during the October 2001 flood. According to the 2007 FRA, mitigation measures (referred to as a "water park") will be provided to contain the 1 in 200 year flood with an extra 20% allowance for climate change to ensure that no addition flows will be transmitted to local drains during a major flood. These measures will depend on balancing ponds, pumps and telemetry systems for correct functioning. Girton Parish Council would have some concerns in the event that the mitigation measures did not perform in accordance with the design.

Catchment b) is of lesser interest to Girton because the Swavesey Drain system is remote from Girton. However, Uttons Drove Sewage Treatment Works discharges treated effluent to Longstanton Brook and this STW has been chosen to accept sewage flows both from Northstowe and Cambourne. If the hydraulic capacity of the Swavesey Drain system is used up by these flows, then there may be a risk that surplus surface water flows from Northstowe might be diverted to Cottenham Lode causing the Beck Brook to back up thus increasing the flood risk to Girton.

Brian Bromwich

03 August 2011

Mr E Durrant
Senior Planning Officer
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Mr Durrant

Re: Scoping Study for the Phase 1 Application at Northstowe.

Histon parish council would agree that the scoping study has addressed all aspects of the phase 1 development for Northstowe.

Firstly we do have some concerns regarding the mitigation measures for " Community , economic and social effects ". The only mitigation measures suggested are to provide s 106 funding towards local services and facilities.

In our opinion it is important that in order to mitigate the effect of phase 1 of Northstowe that community facilities- schools , shops , employment , medical and dental surgeries , recreation facilities – are in place before any dwellings to avoid such facilities in surrounding villages being swamped. Employment issues and demand for local businesses are significant. Without mitigation the scale of effect is not small but large.

Secondly the effect of building 1500 houses at Northstowe on traffic and transport does not have a small to medium effect. Referring to 14.3 in the scoping paper it is agreed that there is currently serious congestion on the A14 which is adjacent to Northstowe. A mitigation measure that has to be implemented before any development at Northstowe has to be widening of the A14. Without that no development at Northstowe should take place.

Histon Parish Council

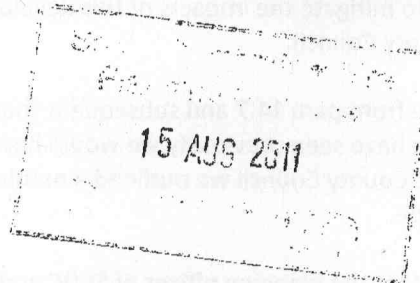


WILLINGHAM PARISH COUNCIL



12th August 2011

Mr E Durrant
Senior Planning Officer
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA



Dear Mr Durrant

RE: Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999: Proposed Phase 1 of the Northstowe development including infrastructure , land adjacent Hattons Road and land to the west of Longstanton in the parishes of to Longstanton and Oakington.

We thank SCDC for the opportunity to comment on the Northstowe developers EIA scoping report. As Northstowe has progressed through the planning process it has been widely recognised that this development, whilst important to the economic development of South Cambridgeshire, has the potential to adversely affect the quality of life of many existing developments and especially the adjacent village of Willingham. It is important therefore that we, Willingham Parish Council, take this opportunity to highlight the concerns of our residents in order that the developer may better understand the potential adverse impacts whilst at the same time considering means of mitigation.

With this comment in mind we are disappointed that the scoping study appears somewhat short sighted by seeming to largely explore those impacts within the immediate area of the development.

We refer to page 11 section 7.2 of the scoping report which refers to the Longstanton ward, its community facilities and the increasing pressure these would face as the development proceeds. This must be right as clearly the development will have an impact on Longstanton but the boundary of the Willingham ward is only a few hundred metres from the development. In developing the Parish Plan residents expressed concern about the likely social impacts of Northstowe, especially in the early stages of development, particularly with regard to schools and doctors. It will be important that the development of the Northstowe community facilities proceeds in a manner which does not adversely impacts on the facilities of Willingham.

Chapter 13 at page 28 deals with the potential to generate noise and vibration during construction as well as the noise impact of additional road traffic. Again these concerns appear to be in relation to the development itself. Whilst there is a possibility of obtaining locally won aggregates there is still the probability of construction traffic, including imported aggregates, travelling south to the site through the village of Willingham. This village already suffers from the impacts of noise pollution particularly from hcv traffic. These impacts need to be more fully understood and mitigated.

Chapter 14 at page 31 deals with traffic and transport, an important matter in this area. Para 14.2 notes that Longstanton now has a bypass on the B1050 taking significant traffic away from the

village. However, Willingham still waits for a bypass and in the meantime the traffic diverted away from Longstanton will continue to pass through Willingham along with the extra traffic generated by the development. In this respect we note that whilst it was originally proposed that the traffic from the development would outfall onto the A14 the proposal for phase 1 is now to feed onto the B1050. Not only will this have an impact on Willingham but the potential for massive hold-ups is significant given the feeder road, B1050 and CGB all meeting at the same place. We would expect the developer to not only consider the environmental impacts but also the need for a Willingham bypass to mitigate the impacts of this development. The need for a bypass is already accepted by the County Council.

We note from para 14.7 and subsequent that traffic flows will be obtained from the CSRM. From what we have seen previously we would have doubts about the validity of this model. In meetings with the County Council we outlined a number of outputs in the model which were a far cry from the prototype.

We ask that the planning officer of SCDC and the developer take due account of these comments in developing the EIA for the significant development of Northstowe.

Yours Sincerely

A handwritten signature in black ink, consisting of a stylized, overlapping loop followed by a long horizontal line extending to the right.

C Jones
Chair Planning Committee