

Landowners Consultation Meeting Friday 20th October 2017 8am

Present – Steering Group Members, Peter Topping, Martin Livermore, Ken Winterbottom, Ashley Arbon, Tim Stone, Pam Freeman, Sophie O’Hara Smith, Emma Powlett, Jo Denny (Administrative Assistant) and landowners listed on the attached attendance sheet.

Peter Topping (PT) went through the introductory slide presentation. A resident queried how long it would take to implement the Neighbourhood Plan. PT explained that certain legislation gave consulting times so it is difficult to know at this stage when it will be completed. Referendum in 2018 is hoped.

Pam Freeman – (PF) Explained that there is nothing in the Local Plan at the moment for development in Whittlesford.

PT – The Local Plan takes precedent.

Housing and Rural Development Policies

PT presented slides.

Landowner raised concern with the road situation should development take place at the Highways depot as proposed in draft plan, no right turn onto A505, possibly 2 cars per new house. Is the solution to this potentially in the possible transport hub?

PT – Unknown.

PF - A bridge crossing over A505 needs to be considered, train station has no disabled access.

PT – Neighbourhood Plan not saying want village to double in size as that’s not what most villages want, if no development though the village would stagnate.

Transport Policies

PT went through slides.

Any development needs to take into account the train station and make the most if it.

Environment & Heritage Policies

PT – went through slides.

Community Assets Policies

PT – went through slides.

Landowners to contact Jo Denny (JD) if want to consider developing their land. If want to develop land can put this forward in Local Plan but good to have a local discussion first.

Environment & Heritage Policies

PT went through slide

Community Assets

PT went through slides.

Questions

Landowner – Raised the concern with new housing development and places for children in the village. If there is a possibility of children attending Duxford school, how will they get there, crossing A505?

KW and TS – In the future it may be necessary for some children from Whittlesford to attend a school in a neighbouring village, possibly Duxford, but this would depend on available places and appropriate authority allocations.

PT – He thinks that potentially in the next 7 years or so there will be some sort of crossing under the A505

Land Representative David Toop – What is the prospect of the County Council developing land?

Stephen Conrad (SC) – The County Council is experiencing difficulties with financial cuts from central government (savings of over £100m are required over the next 5 years) and they therefore need to maximise revenue income through the use of their land resources. The County Council has established a development Company Cambridgeshire Housing Investment Company that is about to start building homes. It borrows from the County Council and the interest paid is an income stream for the council that can help support the provision of key services that might otherwise be under threat. There are several sites in the system (some 2000 dwelling plots in total, and all schemes are a mix of market and affordable housing- in South Cambs. the policy compliant split is 60% market and 40% affordable. There will also be shared equity as part of the affordable. So yes, it is looking to deliver schemes including the redevelopment of the Highways Depot at Whittlesford with Highways England. The County Council as developer does not want to create a situation where new houses on its land would trigger the need for a new school unless that can be adequately funded by an appropriate scale of development. Like any developer it pays full S106 costs for expansion of schools to meet increased pupil numbers and for things like libraries and transport. The County Council has an overarching range of issues that they are responsible for. It is also fortunate to have a 14,500-hectare County Farms estate.

Landowner – There is an application for 5000 homes in Uttesford. How will that impact on Whittlesford?

PT – SCDC as set out their concerns that residents of 5000 new homes will need to use roads and general facilities and that there is insufficient capacity to cope. Their concerns will go to planning to look at. There is also the issue of the Genome Campus.

PF – Representatives of various villages have met to consider development and support forum.

PT – If landowners have land propose to potentially develop, it is important that they look at drafts of plan when available to see if going in the same direction.

Sophie O'Hara Smith (SOS) – Can you confirm that most of the social housing need identified for the village will be met by the development on brown field land for the plan period?

Martin Livermore (ML) – Yes, depends on whether houses on sites can provide for local people with a local connection.

SC – The First 8 homes to go to local people, then 50/50 on local and general. Smaller schemes provide more to local people.

Tim Stone (TS) – Villages outside Whittlesford like Heathfield, Thriplow, the children are designated to Duxford School, an example of issues not being resolved. Duxford children already crossing A505 to come to Whittlesford and it will simply happen the other way.

Ken Winterbottom (KW) – The difference is that the children going to Duxford School will have no choice, at the moment Duxford children can go to Duxford School.

Landowner – There are lots of applications for development. Do we now have the infrastructure? We should get broader views of other villages too, get together and have a plan as to how respond to developers. Grosvenor Estates keep developing and we should have a better response to them.