

**Minutes of Oakington & Westwick Parish Council Planning Meeting held at  
Oakington Sports Pavilion, Queens Way, Oakington  
Monday 15 August 2022 at 7.30pm**

<b>Agenda No:</b>	Present: Cllrs S Moore (Chair), T Starling, D Reeves, J Grove, M Davidson, W Bailey. In attendance: Andrew Dennis, Flood Mitigation Group. 1 member of the public. Clerk: L Lawrence.	<b>Action</b>
22/P15	<b>APOLOGIES FOR ABSENCE</b>  Cllr J Bailey (personal), Cllr R Pinter (personal)	
22/P16	<b>DECLARATIONS OF INTEREST AND DISPENSATIONS</b>  None declared.	
22/P17	<b>PUBLIC OPEN SESSION</b>  No matters raised by the member of the public.	
22/P18	<b>NORTHSTOWE PHASE 3A – GROUND WATER &amp; DRAINAGE</b>  Chair welcomed Stephen Kelly, Joint Director Greater Cambridge Planning. <u>Ground water</u> Chair outlined the concerns raised that Phase 1 works had reduced ground water levels in Longstanton parish. Cllr Reeves had attended a Homes England Northstowe meeting where it was mentioned that water levels would be deliberately lowered by 2 metres during Phase 3A construction. Chair stated that Homes England (HE) had not yet responded to requests for timescales on data on the bore hole monitoring required for Phase 3A. Parish Council sought information on why it is necessary to lower water levels and the potential impact on Oakington. Mr Kelly responded by first providing an overview of the water assessments for the Phase 1 application. A degree of ground water monitoring was done as part of the environmental assessment. However, the main concern at the time was the risk of surface water flooding to neighbouring parishes. A system of swales was implemented to mitigate this. In 2018 there were increasing concerns about the impact of P1 on Kingfisher pond, Longstanton which had not recovered from dewatering. At the time neither planning permission nor Environment Agency (EA) consent was required to pump out unlimited amounts of water. That work should have resulted in a temporary reduction of ground water levels. SCDC paid for Longstanton PC to commission H R Wallingford to look at why the water has not come back. They said it is unlikely to be just climatic conditions. If it can be determined that there is something wrong with system implemented, it might be necessary to look at mitigation measures. Comparing the depth of swales ‘as built’ with approved plans it appears to be in accordance with the design. The Planning authority can only take action against things not built in accordance with the plans. Northstowe Town Council(NTC) highlighted that water levels appear to be a bit lower nearer the Barretts site. A site visit check has shown some water flowing where there shouldn’t be but not a huge quantity and a CCTV survey did not show an unconnected surface water drain. However, SCDC is continuing to look into the potential cause. There have been suggestions that Gallaghers/HE have been pumping out the river terrace deposits to fill up the water park. They dispute this and say they have been pumping water between	

the two ponds to lower levels to allow them to complete works. NTC is also looking into the impact of the A14 works.

In respect of Phase 2, Arcadis have done further investigations into ground water and have stated that the underlying geology changes away from P1 to P2 and the levels will be adjusted. The water parks are designed to be kept at 2 metres full. HE is looking into whether it will be possible to improve recharge levels to minimise the effect of reduced rainfall.

Regarding the impact on Oakington of de-watering prior to house construction in Phase 3A, Mr Kelly stated that, due to geological factors, it was unlikely that this would lead to a substantial drop in the water table.

Ground water monitoring is an obligation of the P3A consent which includes pre and post implementation monitoring. Mr Kelly has also asked HE to produce a more accessible guide on their drainage strategy and explain how they are treating ground water.

In respect of the lack of response from HE regarding supplying bore hole data to the Parish Council when available, Mr Kelly suggested submitting a Freedom of Information request if it is not forthcoming soon. He understands that they are doing some monitoring now but we will need to come back to the Parish Council with further information about the bore holes installation. In response to a question on how many years of bore hole monitoring will take place before P3A starts, Mr Kelly will take this up with HE and report back via the Clerk.

He had noted that the Environment Agency had been slow to provide modelling of Oakington Brook following the A14 works which is delaying HE from progressing with our flood attenuation pond design. He will be trying to compel the various agencies to share as much information as they can.

#### Flood Mitigation

Chair expressed the Parish Council's concern about the very slow progress on the Oakington flood mitigation pond. £400,000 was allocated from the S106 years ago which must have dwindled substantially by now. Mr Kelly stated this is index-linked. HE is of the view that the on-site mitigation should 'improve' the level of surface water entering the village. They had also made the point that if the SARE is built the surface water drain strategy for that road would provide a greater opportunity to do more. Mr Kelly is trying to establish why the Phase 3A application did not seek a further contribution to the £400,000. His team had advised it is because the flood risk assessment said it was not required due to the planned on-site mitigation. He is awaiting a response from HE as to when there will be certainty in terms of flood mitigation delivery. Andrew Dennis (FMG) reported that at multi-agency meeting held in July HE stated that they can't do anything until EA give them the A14 works modelling data on Oakington Brook and this was expected to be forthcoming in late August. HE said once they have that information they will do everything then can to plan attenuation on land under their control. Mr Kelly will try to get clarity from EA and report back to the Parish Council. Noted that the trigger point for the £400,000 mitigation is 2,500 houses. HE had advised Mr Kelly that if they need material to change levels elsewhere on P2 they may create the pond as a source of material, but they are not obliged to do so as a planning condition.

#### Award Drain 171

One third of surface water from P3A will be held by a balancing pond (South West of Northstowe) before discharge into Award Drain 171, which flows through Oakington and has the potential to cause significant flood damage throughout the west of the village (primarily Longstanton Rd).

Andrew Dennis had reviewed the surface water strategy and felt that if the figures works out as shown there should not be a problem. However the ditch is not good upstream. The piped section through the village and under the Longstanton Road culvert is a 600ml concrete pipe but the CCTV images taken recently show it is disastrous with gas pipes across it creating potential

	snags for blocking it. Some work has been undertaken by SDCD but the maintenance regime needs to be upped. Noted that no funding had been provided for this in the P3A S106. Mr Kelly encouraged the Parish Council to make sure via our district councillors that the maintenance regime is prioritised.	
22/P19	<b>APPLICATIONS REQUIRING A DECISION</b>	
19.1	<b>22/02661/LBC – 68 High Street</b> – installation of solar panels on rear outbuilding roof (Listed Building Consent) RESOLVED unanimously to support. No comments.	
22/P20	<b>APPLICATIONS DECISIONS RECEIVED</b>	
	None received.	
22/P21	<b>TO CONSIDER JOINING AN INTER-PARISHES GROUP ON ENVIRONMENT AND HYDROLOGY CONCERNS</b>  Chair reported that Longstanton Parish Council had formally agreed to establish an inter-parishes group with a remit to cover wider environmental and water concerns in our area. Northstowe, Swavesey, Over, Willingham, Rampton and Oakington & Westwick had been invited to join the group. Chair suggested that a decision on joining the group should be deferred until the Terms of Reference are available. It was agreed to include this on the September Parish Council meeting agenda.	Sept PC agenda
22/P22	<b>LOCAL PLAN, CALL FOR SITES PARISH COUNCIL SURVEY 2022</b>  Two site amendments and one new site had been put forward as part of the Local Plan First Proposals consultation. Greater Cambridge Planning had invited Parish Councils to supplement their information gathering on new or amended sites with any knowledge held about the sites. <u>Land at Mansel Farm, Station Road</u> – this site had already been included in the draft Local Plan for 20 houses. It had been amended to provision of approximately 35 houses including affordable housing with open space. Noted the Parish Council had already objected to the inclusion of the site. There were no new comments on the amended proposal. <u>South of Dry Drayton Road</u> – Amended site. Residential development of approximately 25 houses and residential home with access from Dry Drayton Road. <u>Comments:</u> suitable location for housing with existing buildings on the site. A new bus stop has been located near the entrance of the site. <u>East Goods Yard, Station Road</u> – new site. Market and affordable housing (7-30 units). <u>Comments:</u> Site already has an existing dilapidated building on it which may potentially require a bat survey. Negligible impact on townscape. Some concern about visibility issue for vehicles exiting the site.	
22/P23	<b>DATE OF NEXT PLANNING MEETING</b>	
	Monday 26 September 2022 – if required	
	<b>The meeting was declared closed at 9.15pm</b>	