Fews
Lane
Consortium
Ltd

Daniel Fulton
DIRECTOR

T: 01954 789237
E: dgf@fewslane.co.uk

The Elms
Fews Lane
Longstanton
Cambridge
CB24 3DP

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Cllr Bridget Smith
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

Dear Cllr Bridget Smith,

Fews Lane Consortium Ltd remains confident that its claim for judicial review of the Northstowe Phase 3A planning decision will be successful.

However, the Consortium is also mindful that the only appropriate remedy available to the court is a quashing order, which would result in significant delays to the development of Northstowe, further delay the delivery of important community facilities, and potentially jeopardise the ability of the district council to maintain a 5-year land supply for housing in the coming years.

Longstanton's concerns about the groundwater collapse could be addressed if an adequate Environmental Impact Assessment were to be undertaken and an updated environmental statement made available to the public. This course of action would avoid the need for the Phase 3A planning permission to be quashed, which is the most likely outcome if the judicial review proceeds to the final hearing scheduled for 29 and 30 November.

The purpose of this letter is ask the district council to participate in mediation with an independent third party mediator in order to resolve the dispute.

The Civil Procedure Rules provide that the court will encourage parties to use an appropriate alternative dispute resolution ("ADR") procedure to resolve claims, and the court can take active steps to facilitate the use of such a procedure. A party's unreasonable refusal to participate in ADR or a party's silence in response to an invitation to participate in ADR may result in adverse costs consequences for that party.

There are many unanswered questions about the environmental impacts of Northstowe, and I hope that the district council will agree to participate in a process that results in those questions being answered.

A copy of this open letter has also been sent to Homes England.

Yours sincerely,

Daniel Fulton
Director