

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 February 2020

AUTHOR/S: Joint Director for Planning and Economic Development for
Cambridge and South Cambridgeshire

Application Number: S/3499/19/RM

Parish(es): Longstanton and Oakington

Proposal: Hybrid planning application comprising; a) Reserved matters for 406 dwellings including affordable housing provision, non-residential floorspace, landscaping, open space and associated infrastructure (the Reserved Matters include access, appearance, landscaping, layout and scale following outline planning permission S/2011/14/OL); b) Discharge of conditions 9 (Design code), 10 (Fire strategy), 11(Housing (Market mix)), 12 (Housing - Lifetime Homes (Affordable and market dwellings)), 19 (Surface water Drainage), 20 (Foul Water drainage), 23(Landscape and design), 24 (Landscape Management and Maintenance plan), 27 (Ecological Management plan), 31 (Longstanton conservation area), 32 (Low Carbon Strategy), 33 (Energy delivery strategy), 34 (BREEAM Standards), 38 (Unexploded Ordnance (UXO)), 41(External Artificial Lighting), 42 (Operational Noise - Non Residential use classes), 43 (Operational Traffic Noise Mitigation Scheme on-site), 45 (Waste & Recycling Management Strategy), 48 (Transport - Equine, Walking and Cycling Routes), 57(Transport - Cycle parking) and 64 (Self-build and custom build) pursuant to outline planning permission S/2011/14/OL and c) Full planning permission for the temporary change of use of two dwellings to show homes.

Site address: Phase 2A, Land South of Longstanton Road,
Northstowe, CB24 3AB

Applicant(s): Urban Splash House Limited

Recommendation: Part A) Approve Reserved Matters to Phase 2A subject to conditions

Part B) Discharge Conditions 9, 10, 11, 12, 19, 20, 23, 24, 27, 31, 32, 33, 34, 38, 41, 42, 43, 45, 48, 57 and

64, subject to the implementation of the agreed details.
Part C) Approve Temporary change of use of two dwellings to show homes

Key material considerations:

Part A - The Reserved Matters

- Compliance with the outline planning permission
- The Reserved Matter of Appearance
- The Reserved Matter of Scale
- The Reserved Matter of Layout
- The Reserved Matter of Landscaping
- The Reserved Matter of Access
- The Relationship to Rampton Drift
- Heritage
- Construction Methodology
- Affordable Housing
- Retail and commercial space
- Community Engagement
- The Planning Balance

PART B – Consideration of the detail submitted to Discharge Conditions 9, 10, 11, 12, 19, 20, 23, 24, 27, 31, 32, 33, 34, 38, 41, 42, 43, 45, 48, 57 and 64 to planning permission S/2011/14/OL.

PART C - Full planning permission for the temporary change of use of two dwellings to show homes

- The position and detail of the proposed show homes
- Sustainability of construction
- Policy CC/5 of the Local Plan
- The Planning Balance

Committee Site Visit: Yes

Departure Application: No

Presenting Officer: Andrew Thompson (Strategic Sites)

Application brought to Committee because: South Cambridgeshire District Council is a development partner in the delivery of the affordable housing.

Date by which decision due: 17 February 2020

Executive Summary

1. The application is the first Development Parcel of Phase 2 of Northstowe for 406 dwellings and 586sqm of non-residential floorspace

- The application proposals form the entire parcel of the Urban Park Character Area in the Design Code which outlined The approved Design Code is a material consideration and sets out that Northstowe Phase 2 will be contemporary and of urban character. The Design Code explicitly states that Northstowe Phase 2 will be of higher density than other large developments in South Cambridgeshire, such as Cambourne or Northstowe Phase 1. It will comprise a high percentage of terraces, urban housing and flatted development. Local tradition will inform the overall structure, scale and order of buildings as well as the use of materials, ensuring that Northstowe will be based on the local context and vernacular architecture.
- 2.

- The application considers the Reserved Matters of Layout, Scale, Appearance, Landscaping and Access insofar as the internal road layout and other routes that did not form part of the outline planning permission.
- 3.

- The proposals show high quality and contemporary designs which are included as an exemplar development in the National Design Guide. The proposals have developed on the basis of challenging and presenting new housing methods with the future homeowner able to choose the internal layout of the housing.
- 4.

- Specifically, this Character Area, was identified as the Urban Park Character Area which was defined by its relationship to Rampton Drift but also the Town Centre. The key focus was:
- 5.

- Focused on an urban park incorporating busway;
- Town houses, blocks of flats and maisonettes onto urban park;
- Buildings of town-scale, 4 storey contemporary interpretation of mansion blocks, town houses and maisonette;
- Grand formal building frontage enclosing the Urban Park;
- Potential pedestrian / cycle connections to Rampton Drift; and
- Mews and terraces adjacent to Rampton Drift.

- The key characteristics were that the area should create a clearly defined block structure to ensure a connected network of streets and spaces; create permeability to the Busway; and ensure positive frontages onto the Busway, Primary and Secondary Streets, the Informal Greenway as well as all tertiary streets. The proposals have created this Character in innovative and interesting approaches.
- 6.

- A street hierarchy is created by Tertiary Residential Streets within both the eastern and western portions of the main site, accessed from Primary Road (East) and the Secondary Road to the southern boundary. As encouraged and endorsed by the National Design Guide, streets incorporate landscape and opportunities for play; seating and positive community interaction. The materials reflect the hierarchy of streets. All streets and spaces are enclosed by an active frontage.
- 7.

8. The streets form a permeable grid and are straight (not curved), with increased

pedestrian and cycle permeability created across the busway - through 'offset' streets and crossings over the busway – to create an integrated community.

9. The peninsula design creates a clearly defined development edge to the school playing fields. The architectural composition creates a series of 'villa's set behind a retaining wall.

10. Separation for the existing community of Rampton Drift is achieved as per the Design Code and Parameter Plan. Careful attention to the delivery of the Rampton Drift relationship and the detailed design forms a substantive part of the Design and Access Statement.

11. The proposals are two storeys on the boundary with Rampton Drift where there is a relationship to properties on Rampton Drift. The proposals are three storeys on the stepped in element (it is a staggered approach). Where there is no relationship to a property the proposals are three storeys (e.g. to the play area). This is a design led approach rather than the parameter plans which perhaps envisaged a more continuous and traditional approach to the design and provides visual gaps in the buildings. Separation distances are in accordance with the Design Guide SPD.

12. The east-west route connects the neighbourhood to the education campus and waterpark to the east and these pedestrian and cycle links can be extended to Rampton Drift.

13. The use of formal and informal spaces with individual approaches to the design and tree planting throughout all show a co-ordinated and well thought through landscape design, A usable and attractive green space is created, through enhancement of the existing grassed and treed area, between the development and Rampton Drift with the landscape enhanced and a LAP included which builds on the natural feel of the development. The design creates a space incorporating informal recreation and play with large trees and strong geometric planting.

14. There are also a number of small 'Pocket Parks' and public spaces throughout the development.

15. The parking is well integrated through the provision of a variety of parking solutions including on-plot spaces, private parking area, mews streets and in small clusters in the public realm and along the Tertiary Streets. Whilst the proposed provision of the outline permission planned to provide 1.75% over the entire phase 2 and a lower provision is proposed. Taking account of the need to promote sustainable travel, the proposed urban character, the proximity to the future town centre and the design aims as well as the progression and awareness of the climate agenda as well as the provision of the guided busway through the Phase, the lower provision of car parking is in line with the overall aspirations of Phase 2.

16. The application has carefully considered and built upon the outline planning permission in terms of the impact on heritage assets and the construction

methodology is at the cutting edge of current modern methods.

A number of conditions of the outline have also been satisfied by the submission and the proposals also include the temporary use of two homes for show homes

17. whilst the development is being carried out.

Having carried out the planning balance the positive benefits of the proposals clearly and demonstrably outweigh any harm arising from the proposals and the

18. proposals will be of high quality and will exemplify the approach for the delivery of Phase 2 of Northstowe.

Relevant Planning History

19. Northstowe as an entity has existed for approximately 20 years with the current allocation and Area Action Plan being adopted in July 2007. A number of works detailed below are ongoing in terms of the wider masterplan.

20. Phase 1 obtained outline planning permission in 2014 for 1,500 homes in a suburban context with associated infrastructure, a local centre and employment also being approved. There have been a number of detailed submissions with reserved matters being granted for 1,278 homes, play areas, parks, the water park and greenways. The primary school and community wing are operational, and the local centre square was completed in 2019.

21. Phase 2 outline planning permission was granted under planning permission reference S/2011/14/OL. This also included the detailed permission for the Southern Access Road West which is nearing completion and the planned connection to the B1050 is imminent.

22. The outline planning permission was varied slightly through four non-material minor amendments. This included:

S/2435/17/NM – Minor revision to the Parameter Plans

S/2792/18/NM – Amendment to Condition 24 (Landscape Management)

S/3255/18/NM – Amendment to the position of the Town Centre Greenway

S/3503/19/NM – Inclusion of additional commercial floorspace in Phase 2a

23. The Phase 2 Design Code was approved under planning reference S/2407/17/DC whilst the Phasing Strategy was approved under reference S/2890/18/DC

24. The Education Campus approved under County Council submissions (reference: S/0092/18/CC) is being constructed under a Phased Delivery. The Secondary School and SEND facility have begun work with the Secondary School now open.

25. The delivery of the Town Centre is of crucial importance and therefore work has commenced on the delivery mechanisms for this aim. The Town Centre Strategy is nearing determination under S/2423/19/DC.
26. Other Homes England Works include:
Strategic Engineering - S/4208/18/RM
Strategic Landscaping - S/1552/19/RM
Water Park - S/1002/18/RM
Earthworks - S/2940/18/RM
27. On Phase 3 enabling work and investigation is being carried out and an application in outline for 4,000homes and associated development has also been received and is under consideration (known as Phase 3A). The final submission for 1,000homes (Phase 3B) is planned for submission this Spring (2020).
28. A marketing suite application has also been approved under S/3665/19/FL which will be positioned within the development and opposite the proposed show homes and adjacent to the age-restricted accommodation.

Relevant Planning Policy

29. National Guidance and Legislation:
Town and County Planning Act 1990 (as amended)
Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Environmental Impact Assessment Regulations (2017) (as amended)
Climate Act 2008 (as amended)
Equalities Act 2010 (as amended)
National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance
National Design Guide
30. South Cambridgeshire Local Plan – Adopted September 2018
S/1: Vision
S/2: Objectives of the Local Plan
S/3: Presumption in Favour of Sustainable Development;
S/5: Provision of New Jobs and Homes;
S/6: The Development Strategy to 2031;
S/7: Development Frameworks;
S/12: Phasing, Delivery and Masterplan
SS/5: Northstowe Extension;
CC/1: Mitigation and Adaptation to Climate Change;
CC/3: Renewable and Low Carbon Energy in New Developments;
CC/4: Water Efficiency;
CC/5: Sustainable Show Homes;
CC/6: Construction Methods;
CC/7: Water Quality
CC/8: Sustainable Drainage Systems;

CC/9: Managing Flood Risk;
HQ/1: Design Principles;
HQ/2: Public Art and New Development;
NH/1: Conservation Area and Green Separation at Longstanton;
NH/2: Protecting and Enhancing Landscape Character;
NH/4: Biodiversity;
NH/6: Green Infrastructure;
NH/7: Ancient Woodlands and Veteran Trees
NH/14: Heritage Assets
H/8: Housing Density;
H/9: Housing Mix;
H/10: Affordable Housing;
H/12: Residential Space Standards
E/10: Shared Social Spaces in Employment Areas
E/21: Retail Hierarchy
E/22: Applications for new Retail Development
E/16: Expansion of Existing Businesses in the Countryside;
SC/2: Health Impact Assessment
SC/4: Meeting Community Needs
SC7: Outdoor Play Space, Informal Open Space and New Developments
SC/8: Protection of Existing Recreation Areas, Allotments and Community Orchards
SC/9: Lighting
SC/10: Noise Pollution
SC/11: Contaminated Land
SC/12: Air Quality
TI/2: Planning for Sustainable Travel; and
TI/3: Parking Provision.
TI/8: Infrastructure and New Developments
T/10: Broadband

31. Northstowe Area Action Plan – Adopted July 2007
NS/1: The Vision for Northstowe
NS/2: Development Principles
NS/4: Green Separation from Longstanton and Oakington
NS/6: Local Centres
NS/7: Northstowe Housing
NS/8: Northstowe Employment
NS/9: Community Services, Facilities, Leisure, Arts and Culture
NS/10: Road Infrastructure
NS/11: Alternative Modes
NS/12: Landscape Principles
NS/13: Landscape Treatment of the Edges of Northstowe
NS/14: Landscaping within Northstowe
NS/15: Linking Northstowe to its Surroundings
NS/16: Existing Biodiversity Features
NS/17: New Biodiversity Features
NS/19: Public Open Space and Sports Provision
NS/20: Countryside Recreation

NS/21: Land drainage, Water Conservation, Foul Drainage and Sewage Disposal
NS/22: Telecommunications Infrastructure
NS/23: An Exemplar in Sustainability
NS/24: Construction Strategy
NS/25: Strategic Landscaping
NS/26: Making use of Existing Buildings / Resources on Site
NS/27: Management of Services, Facilities, Landscape and Infrastructure
NS/28: Timing / Order of Service Provision

32. South Cambridgeshire Supplementary Planning Documents (SPD):
Open Space in New Developments SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Development Affecting Conservation Areas SPD - Adopted January 2009
Health Impact Assessment SPD – Adopted March 2011
Cambridgeshire Flood and Water SPD – November 2018
Sustainable Design and Construction – January 2020
- 33 Other Documents which are material considerations include:
Northstowe Development Framework Document (August 2012)
Northstowe Development Framework Document Addendum – An exemplar in sustainable living (October 2012)

Application Site

- 34 Phase 2A extends to approximately 8 hectares (19.77 acres). Phase 2A is located east of Rampton Drift, an existing residential settlement once part of the former RAF Oakington air base. The proposed education campus lies directly east of the site which is being delivered under a phased approach. The site, at the time of submission, is currently a building site as infrastructure works continue to be implemented.
35. A greenway forms the northern boundary which has been implemented to allow access to the school. To the north and east of the site and education campus, the masterplan proposes a series of interconnected lakes as part of a new water park. The parcel straddles both sides of the proposed dedicated busway.
36. To the north and west of this submission is Phase 1 and later parcels of Phase 2. The site at this time is a field which has been levelled ready for construction.
37. The site is generally flat with levels slightly falling toward to north and east of the site. The Phase 2A development area ‘the application site’ included areas of hardstanding and open space associated with the former RAF Oakington Airfield and former barracks, farmlands and a section of Rampton Road. The

topography of the site generally ranges in levels from approximately 5.5m to 9.7m.

38. Phase 1 has outline planning permission for 1,500 dwellings with 1,278 having detailed permission. Construction is well advanced on a number of parcels. Parcels H9 (Barratts) and H13 (Taylor Wimpey) are the outstanding detailed submissions at the time of writing the report.
39. The Phase 1 primary school is open and operational, and the local centre square has also been completed. There are a number of commercial, leisure and other aspects that are either waited for detailed submissions or are due to be implemented.
40. To the south and southeast is Phase 3A which has been through public consultation and will be the subject of a separate outline planning application which is expected imminently at the time of writing the report.
41. Around the site permanent soft and hard landscaping is being implemented and is due to be completed by April 2020.
42. The construction of the busway which was approved as part of the outline planning permission, strategic engineering and landscaping are all being implemented and the Southern Access Road West is also well advanced with connection to the B1050 anticipated shortly.
43. The first Phase 2 Greenway will also aim to be complete by March 2020 with Public Access to be provided by September 2020. The Phase 2 Waterparks are due to be completed by June 2020.
44. Work already carried out on the site includes:
 - Extensive Unexploded Ordnance (UXO) clearance has been completed across Phase 2
 - Geo-environmental with local hotspots of low risk contamination identified outside the Phase 2A area. These areas will be remediated separately.
 - Utilities and services connections (electricity, gas and fibre telecoms) will be provided via the Busway route and Primary Road East as part of the Strategic Infrastructure works. The Phase 2A area has the remains of service conduits from its earlier function as a barracks. All obstructions and services will be removed to a depth of 3m below ground level as part of these works.
 - Drainage – the Northstowe site has a strategic surface water drainage system of greenways, swales and attenuation ponds. Surface water flow rates and connection points are identified in the Outline Application along with approach to SuDS to be accommodated within Phase 2A. Foul water connection points and flow rates are also defined within the Strategic Drainage Strategy, with connect points along the Busway and Primary Road East. The proposed scheme utilises and facilitates these systems in the design.

- Ecology – there is a large amount of wildlife within the former barracks site. The mitigation relating to Phase 2A has been dealt with by Homes England through targeted local interventions and establishing mitigation land off-site.
- Archaeology – extensive investigations have been carried out across the Phase 2A area and have now been signed off by County Archaeologists.

Proposals

PART A – THE RESERVED MATTER SUBMISSION

45. The application is the first development parcel and Reserved Matters submission for development of housing and commercial floorspace. The application considers matters of appearance, landscaping, layout and scale in detail but also elements of access in terms of the internal access roads detail and how the proposals relate to the already approved infrastructure.
46. The proposals are for a development of 406 dwellings which are factory-built accommodation which are capable being customised to meet the needs of the end-user.
47. The proposals also include the provision of 586sqm in two buildings of non-residential floorspace. This floorspace split across the ground floor of two buildings include 147sqm and 439sqm. The floorspace is proposed to be located within the buildings on the guided busway. The proposals have a flexible use class to meet the day to day needs of the community and include Use Classes A1, A2, A3, A4, A5, B1 and D1 uses.
48. The application design concept is called “Inholm” (a Danish word translated as Island in the Marshes). The applicant outlines that the design narrative is derived from the fenland ecology and settlement patterns. The name is also has local derivation with Inholms Farm formerly located on the outskirts of Longstanton.
49. The applicant highlights that the scheme for Northstowe Phase 2A takes as a starting point the rich archaeology of the site that provide evidence of early fenland settlements which were set on high ground and defined by defensive perimeter edges and boundaries.
50. Inspired by this history, the proposal - Inholm – seeks to be visually identifiable by a perimeter of ‘Edge’ housing that establishes a clear definition of the neighbourhood. Behind this boundary is a legible hierarchy of streets, squares and lanes that creates a sense of enclosure, safety and protection and nurtures social interaction. The house typologies are all manufactured offsite using modern methods of construction and designed to suit a range of 21st Century needs and tenures creating a diverse inter-generational community. Car parking, refuse storage and bicycle storage are designed into the fabric of the built form, liberating the public realm to give pedestrians, children’s play and cyclists priority.

51. The proposals set out to be embedded into the surrounding natural and man-made context taking existing connections from Rampton Drift into the new plans and also allowing for the busway and other pedestrian and cycle links to the surrounding schools, lakes, bridleways and later phases. We have taken great care to adopt the principles set out in the outline application and design code.
52. The scheme is designed around several distinct typologies which are factory built flexible space which are customizable to the desires and needs of the end user.
53. The Town House is described as a mass housing product designed around a central core of a stair, kitchen and bathroom. The internal space can be designed to the needs and wishes of the end user with the location and number of bedrooms being flexible. As part of the application 12, two storey floorplates and 18 three storey floorplates have been submitted.
54. The Row House concept is described as a modern interpretation of the terraced house that comes in three sizes, 80sqm, 100sqm and 115sqm. It can also be designed around other concepts and designs. Each floor has a single space front and rear, either side of a staircase and kitchen or bathroom. Large full height sliding windows would bring light into the dwelling.
55. Mansion House is an apartment concept building in flexible living into single floor living with the apartment capable of being delivered as a studio, 1 or 2 bedroom property. The building sit on the guided busway and there is also a bespoke mansion house concept with a roof garden and different architectural layout which will also form the centre of the busway and a landmark building.
56. Edge House has been developed specifically for Northstowe and the design concept of the layout and has similarities to the Town and Row House concepts and is developed with a strong ground floor elevation, a staggered approach to storey heights (from 2-4storeys) with a scale dependent on its position and its relationship to neighbouring properties. Its internal layout will also be flexible and carries similarities to the Row House with a multi-layered approach to amenity and garden space. A total of 12 types of Edge House are proposed within Northstowe and with the added flexibility of the internal layout there are a number of combinations and designs proposed.
57. In addition to the “standard” housetypes above a bespoke building for age restricted housing is also proposed on the primary route, opposite the Education Campus. The scheme proposes a range of apartments which would also have flexible internal arrangements and has been developed with housing colleagues. In addition to the apartments the proposals include a range of meeting rooms and communal areas and include a mobility scooter store, undercroft car parking, cycle storage and are centred around a formal landscaped courtyard with a close relationship to the northern greenway (already delivered in part) and with good links to the water park.

58. Through design evolution the massing has been adjusted to address the relationship between the peninsula and the main site. In addition, homes on the peninsula have been arranged to improve the relationship to the greenway, school playing fields and water park. The typologies have been rationalised so there is now a stronger line of edge houses to the perimeter and twinned up row houses capture the courtyards behind mansion house blocks. Another major improvement was to crank the apartment blocks out to create a focal space within the linear park.
59. In accordance with the requirements of the outline planning permission the scheme includes the following
- 20% Affordable Rent
 - 14 x 1 bed affordable apartments
 - 7 x 2 bed affordable apartments
 - 45 x 1 bed older persons apartments
 - 15 x 2 bed older persons apartments

 - 40 % Starter Homes Shared Equity (offered for sale at a cap of £250,000)
 - 24 x 1 & 2 bed starter homes apartments
 - 96 x 2 bed starter home mansion house apartments
 - 43 x 2 bed starter home row houses

 - 40% Private Market Sale
 - 11 x 2 bed edge houses
 - 21 x 3 bed edge houses
 - 35 x 4 bed edge houses
 - 95 x 4 bed town houses
60. Total number of car-parking spaces – 490 for 346 homes = 145% parking
- Town House & Edge House - 2 no. car parking spaces on-plot
 - Row House - 1 no. car parking space on-plot
 - Apartments - 50% allocated
 - On-street - 12% unallocated
61. These figures exclude the age-restricted block which has 31 spaces and 6 visitor/staff spaces to the south.
62. The proposal would also provide new areas of public open space, in accordance with the public realm parameters plan attached to the outline planning permission.
63. The application is supported by a range of documents including:
- Design and Access Statement
 - Drainage strategy
 - EIA Statement of Conformity
 - Energy Strategy
 - Heritage Statement
 - Landscape and Visual Impact Assessment Addendum
 - Planning Statement
 - Statement of Community Involvement

Waste Management and Mitigation Strategy

PART B - THE CONDITIONS TO PLANNING PERMISSION S/2011/14/OL

64. As part of the Reserved Matters submission the information provided also seeks to discharge a number of conditions to planning permission S/2011/14/OL which were either matters required to be submitted as part of the Reserved Matters or are elements of detail which are detailed naturally through the scheme.
65. The application submitted includes therefore details to Discharge Condition 9 (Design code); Condition 10 (Fire strategy); Condition 11(Housing (Market mix); Condition 12 (Housing - Lifetime Homes (Affordable and market dwellings)); Condition 19 (Surface water Drainage); Condition 20 (Foul Water drainage); Condition 23 (Landscape and design); Condition 24 (Landscape Management and Maintenance plan); Condition 27 (Ecological Management plan); Condition 31 (Longstanton conservation area); Condition 32 (Low Carbon Strategy); Condition 33 (Energy delivery strategy); Condition 34 (BREEAM Standards); Condition 38 (Unexploded Ordnance (UXO)); Condition 41(External Artificial Lighting); Condition 42 (Operational Noise - Non Residential use classes); Condition 43 (Operational Traffic Noise Mitigation Scheme on-site); Condition 45 (Waste & Recycling Management Strategy); Condition 48 (Transport - Equine, Walking and Cycling Routes); Condition 57 (Transport - Cycle parking) and Condition 64 (Self-build and custom build).
66. Specific information submitted include:
Ecological Management Plan (Condition 27)
BREEAM Pre-Assessment Statement (Condition 34)
UXO (Unexploded Ordnance) Detection Survey (Condition 38)
External artificial lighting details (Condition 41)
Acoustic noise conditions report (Conditions 42 and 43)
67. The submitted Design and Access Statement also covers the following aspects and detail:
Design Code Compliance Statement (Condition 9)
Fire Strategy Compliance Statement & Hydrant Scheme (Condition 10)
Market Housing Mix Schedule (Condition 11)
Lifetime Homes Statement (Condition 12)
Landscape Management and Maintenance Proposals (Cond 24)
Compliance note Condition 36c (Fibre Optic Strategy)
Compliance note for Condition 37 (National Grid Compliance)
Equine, walking and cycling route details (Condition 48)
Adoption Strategy (Condition 52)
Cycle Parking Details/Statement (Condition 57)
68. The consideration of each aspect is considered in Part B of the report.

PART C – TEMPORARY SHOW HOMES

69. Full Planning Permission is being sought for the temporary change of use of two dwellings proposed under the Phase 2A Development Parcel from dwellings to show homes. The location of these dwellings is shown on the Location Plan (NS.SH(PL)001) as being at the western end of the Peninsula Housing Element which would front the primary access road to the school. As these dwellings form part of the RMA the full design details are contained within the information accompanying the Reserved Matters element of this submission.
70. The Applicant intends to use these dwellings as show homes for a period of eight years.
71. The applicant in their supporting information acknowledges Policy CC/5 of the South Cambridgeshire Local Plan and that this seeks to ensure that sustainable show homes are provided. Show homes are required to demonstrate environmentally sustainable alternatives beyond those provided to achieve the standard agreed for the development. The applicant highlights that the Design and Sustainability Statement sets out in more detail the construction techniques to be used to construct the show homes to ensure they are built to the same high-quality design and energy efficiency as the other proposed dwellings. In accordance with the requirements of the Policy these sustainable alternatives will be able to be purchased and it will be as practical as possible for purchasers to buy these sustainable alternatives.
72. It is also noted that a separate marketing suite has been approved under reference S/3966/19/FL and that would be on the opposite side of the primary access road.

Consultation Responses

73. **Longstanton Parish Council – Object –**
- i) the original discussions were for work to start next to Rampton Drift and move away, therefore reducing the impact of construction on existing residents. These plans are showing construction to come in from the outside of the parcel and get closer to Rampton Drift. Cllrs are clear that construction needs to be less disruptive to Rampton Drift residents.
 - ii) Building height also needs to be considered more carefully with two storey buildings closest to Rampton Drift and the taller buildings being further away.
 - iii) It was noted that the plans have changed quite a bit from those given at the public consultations and there had been no contact from the developer to come and present at the parish council meeting.
 - iv) A further comment is that there are too few bird and bat boxes as part of properties.
 - v) It was finally noted that there is no inclusion of a play area and they are relying on the one in Rampton Drift.
74. **Historic England - no comments.**

75. **Natural England** – no comments to make on the Discharge of Conditions 9, 10, 11, 12, 19, 20, 23, 24, 27, 31, 32, 33, 34, 38, 41, 42, 43, 45, 48, 57 and 64, Reserved Matters and Change of use application
76. **Environment Agency** - no objection in principle to the proposed development provided that all outstanding pre commencement conditions are discharged prior to development commencing.
77. **Old West Internal Drainage Board** – The application lies outside the Drainage Board District. The Board understands that surface water from Phase 2 drains directly into Cottenham Lode. It is vital that the site does not increase the water level in the Lode and discharge does not take place when the Cottenham Lode is in flood.
78. **Cambridgeshire Police Architectural Liaison Officer** – No comment to the amendments. While this may be an appropriate layout in relation to crime prevention and the fear of crime, there is no specific section in the Design and Access or Planning statements regarding crime prevention or security. Although some measures have obviously been considered, such as external lighting which I note is being designed to BS5489-1:2013 and BS13201-2:2015 covering adopted, un-adopted roads and the apartment parking courts, I do have the following comments for consideration as the application progresses: -
- What will be the door entry and access control strategy for the Mansion, apartment and Age Restricted apartment blocks, including cycle and bin stores? Will the parking courts be open or gated?
 - What is being proposed for mail delivery to the apartments (Internal/external secure and tested mail boxes) – there should be NO trade button access.
 - Boundary treatments – it would be good to see more detail regarding these.
79. **Anglian Water** – The following comments are received:
Surface Water – No comment as the proposals do not impact on Anglian Water Assets.
Foul Water – Recommend discharge of Condition 20 for this development.
80. **Longstanton and District Heritage Society** – Support the conclusions and support the proposals providing no access is proposed along Rampton Road or School Lane which would impact on Grade 1 All Saints Church, the Conservation Area paddocks and the Grade II Listed pillbox by Magdalene Close.
- No objection also to the archaeology aspect as Phase 2 site has been previously investigated.
81. **Sport England** - No comments - As the proposal does not have any impact on any existing sport facilities or playing fields, and does not generate significant demand for new indoor or outdoor sports facilities. Sport England

continue to work strategically with the applicants to develop opportunities for sport and physical activity on the Northstowe development.

82. **Highways England** - No objection
83. **County Archaeology** – No objection
84. **Cambridge Cycle Campaign** – Object to the use of vertical racks, as it is contrary to policy HQ/1, which requires that cycle parking be accessible. In addition, the council must always follow its public sector equality duty, and there must be a reasonable accommodation that allows persons with disabilities to safely, securely and accessibly park their cycles.
85. **Council's Sustainability Advisor** – Supports the proposals and the general approach to sustainability – recommends a condition in relation to the BREEAM standards of commercial units.
86. **County Highways** – A range of amendments and points of clarification have been sought. Amendments have been received following discussions with County Highway Officers.

Public Participation Responses

87. 4 letters of objection have been received from local residents on Rampton Drift and a Director of Rampton Drift Residents Group. The grounds of objection are:
 - The phasing of the build as shown on p30 of the design and access statement. The build is phased to go towards Rampton Drift.
 - This maximises the amount of disruption caused by noise and dust to existing residents on Rampton Drift. The phasing of Phase 2a to start adjacent to Rampton Drift and to move out from there, in order to minimise disruption to existing residents in Rampton Drift.
 - Objection to the style and appearance of the proposed dwellings.
 - Objection to the scale of the development – should be two storey
88. One point of clarification has been requested with regard to the proposals. Which has been answered by Officers.
89. One letter of support This looks like a cutting edge exemplar development. Priority should be given to housing for older people so that the population is better balanced, as currently the vast majority of new residents on phase 1 are young couples with children.

OBSERVATIONS

PART A - THE RESERVED MATTERS

Compliance with the outline planning permission

90. Policy S/12 of the South Cambridgeshire Local Plan (SCLP) is a material consideration in that the policy seeks to ensure comprehensive delivery

through appropriate phasing and delivery and master planning of the development. Policies NS/1, NS/2, NS/23 and NS/28 of the Northstowe Area Action Plan (NAAP) also set out the vision and aims for exemplar development. The outline planning application and the approved phasing strategy and design code are also important and material consideration.

91. The application is the first development based Reserved Matters submission to outline planning permission (reference S/2011/14/OL) which was granted on 9 January 2017 for up to 3,500 dwellings, two primary schools, secondary school, town centre including employment uses, formal and informal recreational space and landscaped areas, eastern sports hub, the remainder of the western sports hub (to complete the provision delivered at Phase 1), busway, a primary road to link to the southern access, construction haul route, engineering and infrastructure works.
92. Engineering and landscape works on the site have been commenced and the application reflects the entire development parcel called the Urban Park in the approved Design Code.
93. Since outline planning permission was granted the Council has adopted the South Cambridgeshire Local Plan in September 2018 and the National Planning Policy Framework has been updated, first in July 2018 and again in February 2019.
94. The new Development Plan and alterations to the National Planning Policy, as a material planning consideration do not alter the principles of the development proposals, as established by the outline planning permission and the sustainable re-use of previously developed land and significantly boosting the supply of housing remains at the core of national policy however there are a number of other nuances and alterations to policy (including density and making most efficient use of land which are new paragraphs to the NPPF). The now adopted SCLP was at Draft Stage during the course of the consideration of the permission and although it was not referenced in the original report the new SCLP has not fundamentally altered the policy basis of the approval. Further it is noted that the Northstowe Area Action Plan was also adopted at the time of the application and throughout the determination.
95. It is also noted that the Environmental Impact Assessment Regulations were updated in 2017. There is no change to the Regulations which would call for further work to the Environmental Statement. An EIA Conformity Statement has been received as part of the submission.
96. Overall whilst there are changes to the Development Plan, the resultant changes to the policy framework do not alter the principle of development established by the outline planning permission and the established Northstowe Area Action Plan.

The Reserved Matter of Layout

97. Policies HQ/1, H/8 and H/9 of the SCLP are relevant considerations in terms of mix, density, design and layout. Policy H/12 is noted in so far as space standards for the properties with Policies NH/1, NH/2, NH/6 are also relevant in the consideration of strategic landscape provision and green infrastructure. Policies NS/1, NS/2, NS/4, NS/6, NS/7, NS/9, NS/10, NS/11, NS/13, NS/14, NS/15, NS/16, NS/19, NS/23 and NS/25 of the NAAP are also considerations. Supplementary Planning Documents and the National Planning Policy Framework, alongside the practice guidance and Development Framework documents are also carefully considered.
98. The National Design Guide states that Well-designed places have:
- compact forms of development that are walkable, contributing positively to well-being and placemaking;
 - accessible local public transport, services and facilities, to ensure sustainable development;
 - recognisable streets and other spaces with their edges defined by buildings, making it easy for anyone to find their way around, and promoting safety and accessibility; and
 - memorable features or groupings of buildings, spaces, uses or activities that create a sense of place, promoting inclusion and cohesion.
99. The approved Design Code calls this area an “Urban Park” which is intended to act as transition between the urban town centre and more landscape focused areas area to the north. The Design Code anticipated a high density development to the centre of the site along the busway and to the primary road at the eastern edge which would become more typical residential development to the western edge with Rampton Drift.
100. In general, the Design Code set the challenge that the character of the area was aimed at delivering Continuous frontages, and high degree of enclosure, with rows of urban housing, short terraces and blocks of flats. The Design Code specified that each frontage must have a consistent strategy and not randomly vary materials.
101. The application proposals create a proposed housing character (as described above as Inholm) with a distinct ethos throughout the development and inform the layout. However there are five areas within this character which builds identity and legibility. The key areas are:
- Edge Plinth
 - Urban Park Quarter
 - East West Route
 - Linear Park
 - Peninsula
102. The Edge Plinth is the outer boundary and built form of the development parcel in a linear design around the perimeter. Whilst it forms a boundary there are regular openings and entrance features which create permeability in and out of the development for pedestrians and cyclists, in particular. The use of a dark brick plinth on the ground and entrance portals define the boundary as well as routes into and out of the development. These houses on the outer

edge follow the design code in providing an appropriate response to the boundary with the proposed Greenways and Rampton Drift without creating vehicle movement on key green corridors and promoting pedestrian movement.

103. The Urban Park Quarters are four distinct parcels set around pocket parks and parking areas with differing structure and approaches to access and routes. There is a strong north-south emphasis in moving vehicle traffic into the site from the south whilst creating private residential areas.
104. The East West Route runs through the centre of the site linking Rampton Drift to the Education Campus and through the development. The route provides a strong link to the Busway with its own character and uses a series of more urban hard landscape public realms spaces and feature buildings which build legibility to the centre of the site and the guided busway. The scheme would create a strong centre to the development with interesting routes through the development. The route also includes commercial space which would feature around a small piazza which sits adjacent to the Linear Park and busway.
105. The Liner Park is defined by the Busway which runs through the site. At some 260m in length and approximately 30m wide the proposals have responded to this space by setting out individual areas and landscape features within the proposals. The space is broken up but retains a continuity through the treatment of the guided busway and the cycle routes. The northern and southern edges have also been designed to create features and strong entrances to the parcel.
106. The Peninsula is a distinct element of the Development Parcel crossing the primary route and linking with the older person accommodation. The character of this area and routes is to provide a strong residential area whilst bridging the primary route. The residential development provides green spaces within the peninsula and a route through to the water park for residents, but it is anticipated that more direct routes along the greenway will be used by most residents who are seeking to use the water park. The proposals would provide a strong and vital feature to the sports pitches.
107. In terms of layout it is also noted that all the house types would meet the space standards and with amenity space being provided in innovative ways the layout of car parking and gardens would be considered to take forward best practice (amplified by a range of documents including the National Design Guide and Manual for Streets) whilst not allowing the car to dominate residential environments.
108. The proposals would also maintain Rampton Drift and the landscape separation referenced in Policy NH/1 of the SCLP and Policy NS/4 of the NAAP. Further the proposals also link the development to Longstanton and its surroundings as required by Policy NS/13 of the NAAP and follow the aims and objectives of the approved Design Code.

109. Overall, the proposed layout has taken the Design Code forward with strong frontages to the Primary Road and Busway in particular. The layout to the urban busway would be a strong statement and there is good legibility throughout the development.
110. The proposed layout is therefore considered to be in compliance with Policies HQ/1, H/8, H/9, H/12, NH/1, NH/2, NH/6 of the SCLP as well as Policies NS/1, NS/2, NS/4, NS/6, NS/7, NS/9, NS/10, NS/11, NS/13, NS/14, NS/15, NS/16, NS/19, NS/23 and NS/25 of the NAAP. The proposals have also had regard to the approved Design Code for Phase 2 and other adopted guidance. The proposed layout is considered to be acceptable.

The Reserved Matter of Appearance

111. Policy HQ/1 of the SCLP sets out design principles for the District and Policies NS/1, NS/2, NS/12, NS/23 of the NAAP set out the vision for Northstowe, development principles, landscape principles and exemplar in sustainability. These form the policy framework for the consideration of appearance. The National Planning Policy Framework is also considered and guides that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
112. The approved Design Code is a material consideration and sets out that Northstowe Phase 2 will, as a 21st Century Town, include architecture that will be contemporary and of urban character. The Design Code explicitly states that Northstowe Phase 2 will be of higher density than other large developments in South Cambridgeshire, such as Cambourne or Northstowe Phase 1. It will comprise a high percentage of terraces, urban housing and flatted development. Local tradition will inform the overall structure, scale and order of buildings as well as the use of materials, ensuring that Northstowe will be based on the local context and vernacular architecture.
113. The National Design Guide states that appearance is the aspect of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. In the case of a space, its landscape also influences its appearance.
114. Comments received from local residents on the appearance both positive and negative have been considered. It is important to stress that the role of planning is not to intervene in personal architectural choices but to consider whether the architecture has been done to a high standard.
115. The application proposals are a modern concept and take forward housetypes from the traditional housebuilders in providing a higher quality choice with an innovative concept in terms of the provision of gardens, structures and outdoor space being provided throughout the development on the ground and first floors. The proposals echo many points from Accordia and Abode, both

award winning schemes by the same architect, and include high quality design solutions.

116. The proposals would, as described above, form a distinct ethos throughout the development and inform the appearance based on the factory build ethos and modern methods of construction. Five key areas within this character which builds identity and legibility through the appearance and materials. The areas are:
 - Edge Plinth
 - Urban Park Quarter
 - East West Route
 - Linear Park
 - Peninsula
117. Edge Plinth – the materials feature a dark brick plinth on the ground and entrance portals defining routes into the development. Above this the buildings are clad in neutral grey terracotta. The buildings are designed to provide a strong boundary with winged roofs and regular openings and staggered building lines at first floor. The entrances into and out of the development will be framed with openings and features to promote identity and enclosure as well as a sense of arrival to the development.
118. Urban Park Quarter - Each building cluster sits on a dark brick plinth. Brick portals rise out of this plinth to create entrances to car ports. The upper levels of the building are clad in a contrasting (light) terracotta cladding. The buildings themselves are primarily the town house and row house concept which can be a mix of two and three storey with balconies and gardens spaces with integral car parking mixed with additional parking located around informal communal gardens.
119. East West Route - The route centres around several key buildings and whilst this route was not envisaged within the Design Code it is a logical and well thought out route which will present visual interest to future residents and users of the development. The pedestrian route leading through the neighbourhood is characterised by buildings red sinusoidal metal and terracotta cladding. The ground floor of Blocks A-C on the east west route include commercial floorspace which will also provide visual interest and a destination. Garden walls and portals will use the same dark brick as elsewhere to provide continuity.
120. Linear Park - The buildings along the Linear Park have a charcoal grey brick garden wall unifying the street. The upper levels of the building are clad in a neutral grey terracotta cladding. Some of the buildings on the East West Route are visible and will form feature points in terms of their red cladding. The proposals are for large mansion house apartments of a significant scale and in accordance with the aims of the Design Code.
121. Peninsula - The Peninsula has a formal yet intimate character and is defined by a light grey wall. The predominant cladding material is charcoal grey terracotta cladding with accent colours of water blue. The houses have a

strong frontage to the open space and greenways whilst maintaining privacy for future residents. The age-restricted accommodation would also be a prominent feature to the surrounding area and as such the proposals are in accordance with the Design Code in this respect. The use of a landscaped area to the south of the age-restricted accommodation would also provide a pleasant character to the overall development and provide a feature space. This is a variation from the design code but is considered as a welcome and well-thought through area.

122. Overall the proposals are unashamedly modern in their design but this was the aim of Phase 2. The urban and intimate feel of the development, although broken up with landscaped areas and informal spaces, was in line with the ethos from the Design Code and is well-thought through and the scheme has a clear and strong design ethos.
123. The proposed layout is therefore considered to be in compliance with Policy HQ/1 of the SCLP in terms of design principles and Policies NS/1, NS/2, NS/12, NS/23 of the NAAP, the approved Design Code and the National Planning Policy Framework in its appearance and great weight should be given to outstanding or innovative designs which promote high levels of sustainability.

The Reserved Matter of Scale

124. Policy HQ/1 of the SCLP sets out design principles for the District and Policies NS/1, NS/2, NS/13, NS/23 of the NAAP set out the vision for Northstowe, development principles, the treatment of the edge of Northstowe and exemplar in sustainability. These form the policy framework for the consideration of scale. The National Planning Policy Framework is also considered.
125. The outline planning permission is also a material consideration and the parameter height plan approved under S/2435/17/NM showed development of up to 7m (or 2storey) on two areas with a relationship to Rampton Drift, up to 14.5m (4 storeys on the busway) and up to 11m or 3storeys elsewhere.
126. The approved Design Code sets out that Northstowe Phase 2 took the character assessment further defining key frontages to the primary street and the guided busway and areas of importance. It defined the southern and western edge with Rampton Drift as a "Sensitive Edge" and included areas of Townscape importance.
127. Scale is defined as the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. The relationships between the different dimensions of a building or component are known as its proportions.

128. As part of the design evolution and development the applicant has reviewed the Design Code and Parameter Plan assessment. This evolved and informed the design process and the scale of the proposed development.
129. The approved outline application parameter plans show a general density of 41-60 dwellings per hectare (D/ha), when considered with the height parameter a higher density along the busway was likely and this formed part of the Design Code. Smaller areas of lower density (35-40u/ha) set around Rampton Drift and within the northern and north-western area of Phase 2A. The masterplan follows the density pattern with higher density along the busway, less dense on the main site further away from the busway and dropping in density towards Rampton Drift and on 'the peninsula'. The average density is 50 dwellings per hectare.
130. Comments of local residents and the Parish Council have been carefully considered and the comments from the pre-application and application consultation have been fed into the proposals.
131. The relationship to Rampton Drift is considered in detail below. Broadly the proposals are in conformity with the Parameter Plan and Sensitive Edge defined in the Design Code. There is change in terms of the gateway building on the East-West route which is at 4storeys in height rather than 3storeys in the Design Code. This alteration is considered acceptable based on the relationship.
132. To the southwest corner, opposite Rampton Drift play area, the applicant proposes three storey development in this corner as opposed to two storey as shown on the parameter plan. This is as a result of the assessment of the impact of the proposals and the relationship to properties. In this corner the area opposite is the Rampton Drift play area which and therefore it would be beneficial in design terms to increase the height in this location.
133. The other alterations to the scale of buildings in terms of height from the parameter plans would be the presence of two five storey buildings, one on the guided busway and the other in the age-restricted accommodation. Both elements provide waymarking and are of high quality design and fit in with the overall design concept and would not appear out of place.
134. The purpose of parameter plans therefore is to set a basis for the Reserved Matters submission. The proposals have carefully considered and taken forward the design proposals and have carefully considered the variations from the outline parameter plans with key areas and are considered to be of exceptional quality. The variations from the outline planning permission have been fully and clearly set out and their inclusion adds to the design quality of the development.
135. The proposed layout is therefore considered to be in compliance with Policy HQ/1 of the SCLP and Policies NS/1, NS/2, NS/13, NS/23 of the NAAP and the aims and objectives of the National Planning Policy Framework and National Design Guide and is considered to be acceptable.

The Reserved Matter of Landscaping

136. Policies HQ/1, CC/1, SC/9, NH/1, NH/2, NH/4 and NH/6 of SCLP are relevant considerations in terms of the relationship to Longstanton; the landscape character; biodiversity and mitigating the impact of climate change and impact of lighting whilst Policies NS/1, NS/2, NS4, NS/10, NS/11, NS/12, NS/13, NS/14, NS/15 NS/16, NS/17, NS/19, NS/21, NS/23, NS/25 and NS/27 of the NAAP set out a range of matters relating to landscaping, biodiversity, routes around Northstowe and the promotion of an exemplar development. The National Planning Policy Framework and National Design Guide are also material considerations.
137. Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape – trees, shrubs and other planting.
138. The approved Design Code states that
- Planting must be appropriate to its setting and must vary depending on the location and function of the area (for example the informal greenways and waterpark shall contain mainly native plants whilst the commercial centre, town square and mews streets may feature increased numbers of ornamental and non-native species).
 - That measures must be taken to improve the biodiversity value of planting on site in line with BAP priority species for Cambridgeshire.
 - Planting design must be mindful of the effects of climate change both in respect of providing shade for people as well as in the selection of drought tolerant planting.
 - Planting must include evergreen species and must provide year round seasonal interest in the form of foliage, bark, colour, flowers, fragrance, fruits and berries.
 - Any trees known to be associated with destructive diseases must be avoided.
 - Planting beds must be designed to ensure an adequate growing medium for sustained healthy plant growth.
 - Tree planting and building footprints must be coordinated to ensure sufficient space for trees to grow into maturity and to minimise long term management and maintenance.
 - The specification of plant sizes and densities must ensure an attractive and vigorous visual appearance at the time of planting.
139. Within each Primary Landscape or Character Area planting shall feature a selection of key species to define a distinct sense of place and identity. In prominent locations, flowering shrubs and herbaceous planting should feature planting within a red, yellow and white colour palette. The Design Code suggests a number of species and design approaches.

140. Taking account of the comments from the Parish Council on play space. The submitted design approach seeks to make the entire neighbourhood a 'A Playful Place' to encourage residents to get outside, move and interact with others and the natural world. The key aspects of the strategy include:
- An emphasis on productive plants through the Linear Urban Park to create a Playful and Productive trail.
 - Incidental play features along the Linear Urban Park to encourage, curiosity, play and fitness.
 - A community lawn within the park to allow for gatherings, fitness and relaxation.
 - An immersive woodland walk through the existing Rampton Drift tree belt with opportunities for foraging for nuts and berries.
 - 3no. LAPs (Local area of Play) to encourage safe play each with a different theme/ focus.
 - A series of pocket parks across the scheme that provide immersive green pockets for play and relaxation.
 - A variety of cycling, walking and jogging routes that link to the wider circulation networks.
141. The applicant sets out that key aspects of soft landscape design include:
- Three north south green corridors to aid wildlife movement to the proposed northern greenway. These are the Rampton Drift woodland belt, the urban linear park along the busway and swale greenway running along the eastern edge.
 - Proposed tree species (native, non native and fruiting) will provide a stepped canopy levels and link through the open spaces and streets to the wildlife movement corridors of the surrounding waterways.
 - Planting includes native and semi-ornamental shrubs, sedges, grasses and herbaceous species. Flowering species provide seasonal nectar source for invertebrates plus winter seed heads as a potential winter food source for birds.
 - Bird and bat boxes (Faunal) will be integrated into the architectural façade proposals where appropriate.
 - Climbing plants to walls and ancillary structures in the landscape include evergreen and deciduous climber mixes providing potential shelter for over-wintering invertebrates and foraging for bird species.
 - The wet-dry habitat of the proposed swales and rain gardens provide refuge for invertebrates and feeding beds
142. The hard landscape strategy sets out high quality environment at the core with materials and space for pedestrian and cycling in particular at the core of the environment with appropriate space for the car, emergency services and service vehicles catered for within the development.
143. The creation of spaces and treating streets as places allows for the development of residential and shared streets moving throughout the development, a community plaza around the commercial space and a linear urban park along the busway.

144. The Busway itself will be asphalt with a heritage topping to break down the dominance of the carriageway within the Urban Park whilst not impacting on the usability of the new route for public transport.
145. The proposed Pocket Parks within residential areas also create spaces a more informal feel is desired to create routes and spaces people can unwind in.
146. A palette of furniture has also been selected that has a more rustic and textural yet contemporary feel with the use of chunky timber sections that echoes the fen landscape elements. The proposals have also developed an appropriate lighting strategy for the site whilst ensuring that the proposals do not impact on amenity of existing or future residents.
147. The proposals also include a wide range of informal play equipment through the provision of LAPs and SiPs which is in line with the adopted Youth and Play Strategy for Phase 2 with good connections through the development to the greenways and formal LEAPs. There is also potential to link the development to the existing play area within Rampton Drift.
148. In terms of Ecology and Biodiversity and following the comments of Ecology Officers and Longstanton Parish Council the scheme now sets out that:
 - There will be 138 bird and bat boxes on the 'standalone houses' (increased from 29 previously proposed) to comply with the SPD. It is noted that the outline permission Environmental Statement and Framework Ecological Management Plan did not specify a certain amount but the applicant has now incorporated as many as possible.
 - placement of bird boxes- the applicant suggests the eastern elevation, however the ecology officer also states that they should be on northerly elevations. Typically, nest boxes should be placed away from the prevailing winds (westerlies). Placing a nest box anywhere between north, north east through to east -south east are the most favourable positioning options (as per [recommendation from the British Trust for Ornithology BTO](#)). These are therefore recommended in the EMP.
 - placement of bat boxes – ideally, multiple bat boxes should be installed, facing different directions so bats can move between them during the day (following the sun for warmth etc). As requested the bat box positions have been updated to face south-east or south-west ideally, so they are exposed to the sun for the best part of the day.
 - Log piles and other hibernacula – this information has been added to the EMP, however specific landscaping details are being worked up as part of the detailed design stages for Phase 2A (eg species).
149. Having carefully considered the comments of the Parish Council and residents, the wider masterplan and Policies HQ/1, CC/1, CC/8, SC/9, NH/1, NH/2, NH/4 and NH/6 of the SCLP; Policies NS/1, NS/2, NS4, NS/10 NS/11,

NS/12, NS/13, NS/14, NS/15, NS/16, NS/17, NS/19, NS/21, NS/23, NS/25 and NS/27 of the NAAP; the Design Guide SPD; the adopted Design Code and aims and objectives of the National Planning Policy Framework, the proposals are considered acceptable in respect to the proposed landscaping and is considered acceptable.

The Reserved Matter of Access

150. Policies CC/1, HQ/1, TI/2, TI/3, TI/8 and TI/10 of the SCLP are material considerations relating to the mitigation of climate change, design quality of the proposed development, particularly in terms of promoting sustainable travel choices, managing parking provision and cycle parking. Policies NS/1, NS/2, NS/4, NS/10, NS/11, NS/15, NS/20 and NS23 of the NAAP are also material to the determination of the Reserved Matters in respect to the design principles, promoting cycling and walking and links to and from Northstowe.
151. The approved masterplan was developed further by the approved Design Code which developed a strategy for the delivery of strategic routes and road hierarchy around Northstowe Phase 2 which included all forms of transport from vehicle traffic along the primary routes and the definition of the busway through the Phase. The inclusion of cycling routes and the use of guided busway to the east whilst forming attractive pedestrian and recreational routes (e.g. for equestrian use) including fitness trails were also part of the overall strategy.
152. The proposals have developed the movement strategy further with clear links to Rampton Drift, the Greenway, Busway and Primary Road whilst creating a clear hierarchy and movement strategy based on the design concept and the principles of the Design Code. The Approved Design Code was developed on strong north to south links however the proposals have also developed this further to include east west links across the development parcel for pedestrians and non-vehicle traffic whilst east to west movement is restricted for cars and vehicles by the busway running through the site.
153. The road hierarchy has been agreed in principle with County Council Highways department in conjunction with the Local Planning Authority and the agreed design principles. The roads are all Tertiary Streets in accordance with the Design Code. The majority are shared surface Mews Streets, in order to promote social interaction, with the residential streets introduced to create a street hierarchy. The road layout in this respect is similar to adopted roads on the southern fringe development of Abode.
154. The streets are to be built to adoptable standards with the intention that CCC Highways will adopt the streets in the foreseeable future when they link up to the public highways network. Some areas of roadway will not be adopted such as the mews streets adjacent to the linear park (and rear parking courts), which are predominantly used for parking for apartment blocks. Likewise; the areas to the north of the main site (where the refuse vehicle cannot turn) which are used for access parking to homes will not be adopted.

155. The proposals also demonstrate that the development can be served by the Fire Service and the position of hydrants are identified within the submitted Design and Access Statement. All properties can be reached by a Fire Appliance. The proposals can also be serviced by refuse vehicles and appropriate tracking has been submitted showing how bins and refuse vehicles will use the site.
156. With regard to the provision of vertical stacks and the comments of Cambridge Cycle Campaign (Cam Cycle), the design code sets out a number of diagrammatic and text objectives for the provision of cycle parking, this includes, deliberately, vertical stacking solutions. The proposals utilise such mechanisms primarily in Mansion Houses as part of a wide solution to provide covered and safe cycle parking provision. Cam Cycle consider that this is contrary to Policy HQ/1 however officers disagree with their blanket assessment of such solutions and note that the provision would assist in providing higher levels of cycle parking which the development provides.
157. Having carefully considered the comments of residents, the Parish Council and Cam Cycle and CC/1, HQ/1, TI/2, TI/3, TI/8 and TI/10 of the SCLP; Policies NS/1, NS/2, NS4, NS/10 NS/11, NS/12, NS/13, NS/14, NS/15, NS/16, NS/17, NS/19, NS/21, NS/23, NS/25 and NS/27 of the NAAP, the adopted Design Code and aims and objectives of the National Planning Policy Framework, the proposals are considered acceptable in respect to the proposed access and is considered acceptable in promoting sustainable transport and travel at the core of the development.

The Relationship to Rampton Drift

158. Policies HQ/1, NH/1, NH/2, NH/4 and NH/6 of the SCLP are material considerations relating to the design quality of the proposed development, particularly in terms of amenity, the green separation to Longstanton and protecting and enhancing landscape character, biodiversity and green infrastructure. Policies NS/1, NS/2, NS/15, NS/24 and NS25 of the NAAP are also material to the determination of the Reserved Matters in respect to the design principles, strategic landscape and links from Northstowe and the construction strategy.
159. The Council has also adopted a Design Guide SPD which includes ideal separation distances but it is also important to consider the Phase 2 Design Code and the principles outlined in the parameters of the outline planning permission. The design code envisaged a more traditional design and development using short terraces, semi detached houses. No frontage directly overlooking Rampton Drift edge and no access drive along the edge. Gable ends with large windows overlooking natural greenspace on boundary. The Design Code also sought to ensure future pedestrian permeability.
160. The comments of the Parish Council and local residents have been carefully considered in respect of the impact of phasing the impact on amenity and construction traffic, particularly in light of issues experienced as a result of

Anglian Water work on Rampton Road and the change in outlook from the delivery of the development.

161. The approach to phasing and construction is one that has come out of optimising delivery and reducing disturbance as well as managing delivery to the primary road infrastructure. The construction method means that there will be limited disturbance as the homes come ready delivered so in terms of noise the construction effects experienced from Phase 1 will not be as excessive. A condition ensure that “beeping alarms” are not used. Houses are craned into position. The construction will also depend on the sales and the Council are taking a number as affordable housing including the age-restricted accommodation that will front load some of the development.
162. The proposals are two storey development on the boundary with Rampton Drift where there is a relationship to properties on Rampton Drift. The proposals are three storeys on the stepped in element (it is a staggered approach). Where there is no relationship to a property the proposals are three storeys. This is a design led approach rather than the parameter plans which perhaps envisaged a more continuous and traditional approach to the design and a solid continuous built form which would be more oppressive.
163. The design proposals therefore presented is more nuanced and visually interesting and considers the design and relationship to Rampton Drift more carefully than a traditional design.
164. It is also noted that the separation between the existing and proposed properties is larger than the Design Guide SPD and would be approximately 24m from the front of the two storey properties to the garden boundary and approximately 30m for the three storeys element. The separation is also approximately 40m from property to property of the 2storey and 45m for the three storeys. The four-storey building which sits behind a 2 storey dwelling would be in excess of 50m from Rampton Drift residents.
165. In terms of variations to the outline parameter plans there is a single four storey building at the entrance to the East-West link however the separation of this building to residential properties of Rampton Drift is greater due to the shape of the site.
166. Further there are intervening trees which are to be retained. Considering the approach and further visual separation from the three-storey element and with the potential enhancement to the landscape the proposed relationship would be acceptable and maintain amenity.
167. Also to the southwest corner, opposite Rampton Drift play area, the applicant proposes three storey development in this corner as opposed to two storey as shown on the parameter plan. This is as a result of the assessment of the impact of the proposals and the relationship to properties. In this corner the area opposite is the Rampton Drift play area, therefore it would be beneficial in design terms to increase the height in this location. The increase in height, as there is no direct relationship to private residential gardens of Rampton

Drift, and due to the separation from residential properties, this increase in height would be considered acceptable and form an acceptable relationship between the development proposals and Rampton Drift.

168. Rampton Road will not be used as a construction access for lorries and HGVs. The submitted plan is to get the Southern Access Road West connected to the B1050 and operational asap (we are putting pressure on County) and this then will be the access for construction for Phase 2 and 3. It may be that the marketing suite and the show homes use the existing Station Road access and go via Stirling Road as these are likely to be delivered in March/April 2020. The houses delivery route from the factory in Alfreton will be M1 onto A14 and then onto B1050 at Bar Hill junction. This will be secured by condition.
169. Further the position of the proposed compound and the use of non-beeping reversing alarms will also be conditioned alongside construction and delivery hours.
170. Having carefully considered the comments of residents and Policies HQ/1, NH/1, NH/2, NH/4 and NH/6 of the SCLP, Policies NS/1, NS/2, NS/15, NS/24 and NS25 of the NAAP, the Design Guide SPD, the adopted Design Code and aims and objectives of the National Planning Policy Framework, the proposals are considered acceptable in respect to the relationship to Rampton Drift and appropriate conditions can be added to secure the amenity of residents of Rampton Drift and respect the outline planning permission and is considered acceptable.

Heritage

171. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in exercising an authority's planning function, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Heritage Assets.
172. Policy NH/14 of the SCLP requires development to take account of and preserve or enhance heritage assets. The policy is supported by the aims and objectives of the National Planning Policy Framework at paragraphs 189-202.
173. The application site does not include any Built Heritage Assets with the nearest being the Oakington Pillbox on Rampton Road at the entrance to The Leas (Magdalene Close). The other principal built heritage asset is Longstanton Conservation Area but there are several important buildings within Longstanton which are also assessed by the applicant in the submitted Heritage Statement. The outline planning permission assessed the impact on all heritage assets and their setting.

174. The applicant's assessment of the Heritage Assets are set out as:

Longstanton Conservation Area

Phase 2A is located over 0.6km north-east from the Conservation Area, with the development of Rampton Drive and the barracks of RAF Oakington in between. The barracks separate the Conservation Area from the arable land to the north-east, with the effect that the setting of the Conservation Area excludes the application site in most respects. However, the site is considered to form part of the wider 'surroundings' of the settlement, and as such it is regarded to form part of the extended setting of the designated area – albeit that that separation formed by the barracks reduces the degree to which there is a perceptible relationship formed.

175. Due to this intervening built form, there is no intervisibility between the site and the Conservation Area. As views into and from the Conservation Area will not be affected by the proposals, the development of Phase 2A would only have effects on perceptions of the Area's wider setting. As such, these impacts are regarded as being only negligible on the setting of the Conservation Area, and no impact on its significance.

All Saints Church – Grade I listed building

176. The site is located approximately 1km north of the church, with the barracks and residential development of Rampton Drive intervening. The site does not form a key part of the extended setting of the church as the later development has severed any link with the arable land. However, the current openness of the wider landscape may be regarded as forming part of the surroundings in which the church is perceived.

177. In terms of impacts arising from the proposed development, as there is no intervisibility between the church and the site, and no views of the church would be significantly altered, or perceptions changed, the proposed development of Phase 2a would have a negligible impact on the setting of the church, and no impact on its significance.

Church of St Michael – Grade II listed building*

178. The site is located over 1km north of the church with RAF Oakington and the residential development off Rampton Road separates the development site from the church. No views of the church are available from the development site and vice-versa. As such, due to the extent of the separation between the asset and the site, the development of Phase 2A would have no impact on the setting of the Church of St Michael.

Magdalene College Cottage – Grade II listed building

179. There is considerable intervening built-form between the cottage and the site, which is over 1km north of the cottage. As with the Church of St Michael, there is no intervisibility between the cottage and the site due to the built-form of RAF Oakington. Also, the application site does not represent any perceptible part of the surroundings of the asset. Therefore, it is considered that there will be no impact on the setting of the cottage.

The Grange – Grade II listed building

180. The site is some 1.1 km north of The Grange, with the built form of the village and RAF Oakington in-between. As there is no intervisibility between the asset and the site, and no awareness of the site as forming the surroundings of the asset, it does not contribute to the setting of The Grange. There will be no impact arising from the proposed development.

Manor Farmhouse – Grade II listed building

181. Phase 2A is located some 0.9km north of Manor Farmhouse. Once again, the barracks and residential development separate the development site from the setting of the asset. There is no intervisibility between the farmhouse and the site, and no views of the farmhouse or its surroundings would be affected. As such, the development of Phase 2A would have no impact on the setting or significance of the farmhouse.

Eight Cantilevered Pillboxes at the former RAF Oakington and the Cantilevered Pillbox beside Rampton Road – Grade II listed structures

182. Two of the pillboxes are 600m south-west and 1.1km south of the site respectively. Due to the intervening built form, both assets will experience no impact as a result of the development of Phase 2A. Other Pillboxes are 0.5km, 1km and 1.3km east of the site respectively. There is direct intervisibility between the site and these locations due to the open nature of the arable land in-between. However, these pillboxes were constructed to protect the former railway line and this view and relationship would not be curtailed by these proposals. As such, the principal views and settings which linked the pillboxes to their original purpose will be retained. Whilst the development of Phase 2A will result in some changes to the extended setting of these pillboxes, as a result of changes to the character of the wider landscape, the resultant impact on their significance would be negligible in terms of locations to the east, and negligible/minor adverse in relation to locations to the south and south-west.

183. However, it is also noted that permission for the education campus has been granted for the construction of a school on the land between the nearest pillbox and the site, at which point the impact would reduce to negligible for all the pillboxes in locations to the east.

184. In terms of archaeology the site has already been assessed and dealt with through the outline planning permission and the discharge of conditions with finds already recorded.

185. Having considered the application and the applicant's assessments above there is no reason to disagree with the applicant's assessments and the conclusions, it is considered that there will be impacts ranging from no impact to minor adverse. In terms of designated heritage assets, there would be no impact on the Church of St Michael, Magdalene College Cottage, The Grange and Manor Farmhouse as a result of the proposed development of Phase 2A. Due to the slight reduction in the existing open nature of the wider landscape context, the proposals would have a negligible impact on the settings of Longstanton Conservation Area and All Saints Church but no impact on their significance. The listed pillboxes are positioned in various locations and, as

such, the potential impacts on their settings range from no impact to minor adverse due to change in the character of the landscape/surroundings in which they are located. However, once the school has been constructed on the adjacent site in accordance with the Outline Planning Permission, these impact levels fall to no impact to negligible impact. The overall assessment carried out by the applicant is considered to be acceptable and accurate in building on the assessment of the outline planning application.

186. The low-level adverse impacts identified are considered represent “*less than substantial*” harm in the context of Paragraph 196 of the NPPF, a term which according to Bedford Borough Council v SSCLG & Nuon UK Ltd [2013] EWHC 2847 can refer to a range of impacts from an impact that is “negligible” in effect, to one which is “something approaching demolition or destruction.” In these instances, we consider that the “*less than substantial*” harm levels are at the lower end of this scale and would not incur impacts of such an effect as to infer substantial losses of significance by way of impact on setting. At the level of “*less than substantial harm*”, the impacts arising from the development of the site should be considered in the context of public benefits arising from the proposals, in accordance with Paragraph 196 of the NPPF. The public benefits (including the delivery of housing) are considered in the overall planning balance.
187. The development proposals would comply with the requirements of legislation, guidance contained the NPPF and Policy NH/14 of the SCLP and associated guidance.

Construction Methodology

188. Policies HQ/1, CC/1, CC/3 and CC/6 of the SCLP are material considerations relating to the design quality of the proposed development, adaption to climate change and modern construction methods. Policies NS/1, NS/2 and NS/23 of the NAAP are also material to the determination of the Reserved Matters in respect to the design principles and the aim to deliver an exemplar development.
189. It is noted that the Town House concept appears in the National Design Guide as a good practice example in terms of climate change adaption and how the use of Modular homes improve build quality through factory production and minimise on-site construction time as well as reducing disturbance and waste.
190. The comments of local residents and Longstanton Parish Council with regard to the order/phasing has also been carefully considered.
191. The applicant outlines in their submission that the Town House and Row House, as the established house types, are already designed to employ a ‘fabric first’ approach to environmental design with a high performance building envelope to reduce heat loss and large, carefully placed windows to maximise natural daylight. These design strategies are supplemented by efficient heating and ventilation systems with intelligent controls and optional

renewable energy measures. The houses are designed to achieve an EPC rating of A.

192. The proposals also allow for early purchasers to customise the internal layout of houses which mean that the houses are developer led custom-build.
193. The Energy Efficiency of the dwellings will also be included with High efficiency systems being installed to further reduce the energy required to heat and ventilate the dwellings in addition to renewable energy provision on the roofs and electric vehicle charging points.
194. As outlined in the Rampton Drift section above, due to the method of construction the impact on adjoining neighbours to the development will be significantly less than with standard construction, however controls and management through the construction of the development is suggested to seek to manage the impact of the construction process.

Affordable Housing

195. Policies H/10 of the SCLP and Policy NS/7 of the NAAP are of relevance in the consideration of affordable housing. Policies H/12 (space standards) and HQ/1 (design) of the SCLP are also of material consideration with Policies NS/2 and NS/23 of the NAAP also considered.
196. The Council has an adopted Housing Supplementary Planning Document (SPD) but it is noted that the National Planning Policy Framework has updated the definition of affordable housing since the adoption of the SPD. Further since the outline permission was granted in 2017, an updated version of the NPPF was published in July 2018 and further updated in February 2019 and now includes Starter Homes within the definition of affordable housing in Annex 2 however it is noted that the continuation of Starter Homes is also being reviewed.
197. The proposed application submission includes a tenure mix that is in compliance with the outline planning permission. The proposed tenure includes:
 - 40% Northstowe Starter Homes or Shared Equity (capped at 250k)
 - 40% private for sale homes
 - 20% affordable rented homes
198. In the delivery of the affordable rented homes 60 no. of these units will be for age restricted (over 55s) accommodation. The proposed mix of 45no. 1 bed apartments and 15no. 2 bed apartments has been agreed with South Cambridgeshire Housing Department and New Build Team in terms of agreeing the delivery of these units.
199. The remaining affordable rented homes have followed the advice of housing colleagues which has indicated that the mix should be 65% 1-bed apartments and 35% 2-bed apartments. The scheme meets the above mix. Tenures are arranged to create a mixed and cohesive social community.

200. The older persons accommodation is located adjacent to the amenity of the greenway, the pedestrian links to the water park and on a bus route to the town centre. Inter-generational interaction is encouraged by the proximity to the education campus.
201. The remaining 21 no. affordable units are located in one block at the heart of the scheme, adjacent to the neighbourhood square.
202. The proposed affordable housing is located in manageable and appropriate clusters for effective management whilst securing an appropriate distribution across the site. The affordable housing is positioned in an appropriate location and would be similar in design and appearance to the private market housing. Further the housing would be constructed in a similar method with the environmental benefits being also available to affordable housing users. Some of the flexibility to private market may be initially removed due to the proposals being identified for local housing needs however the customisable nature of the units would be the same as the private housing.
203. As such the proposals would be in accordance with the outline planning permission and the terms of the s106. The proposals would be of high quality construction and would be in accordance with Policies HQ/1, H/10 and H/12 of the SCLP and Policies NS/2, NS/7 and NS/23 of the NAAP and the associated Supplementary Planning Document and the aims and objectives of the National Planning Policy Framework.

Retail and commercial space

204. Policies HQ/1, E/10, E/21, E/22, SC/2, SC/4 and TI/2 of the SCLP are material considerations relating to the design quality of the proposed development, ensuring that space around commercial facilities are well designed and ensuring that retail development is appropriately planned and the needs of the community are met and sustainable travel choices are promoted. Policies NS/1, NS/6, NS/8, NS/9 and NS23 of the NAAP are also material to the determination of the Reserved Matters in respect to the design principles, employment, local centres and Northstowe as an exemplar in sustainability.
205. The proposals include 586sqm of commercial floorspace at the centre of the development which was an amendment approved under a non-material amendment, S/3503/19/NM.
206. The approval of the non-material amendment was approved following consideration of the Design Code which recognises that the Urban Park will create a transition between the town centre and the less urban areas of Rampton Drift and Northstowe Fields beyond. Phase 2A is also within the Extended Town Centre Area which covers the core of the development and includes the busway, commercial and retail areas, the town park and part of the formal Greenway. The provision of non-residential uses within the area would enable residents to access local services and facilities and create a

stronger neighbourhood identity. The NPPF at paragraph 91 encourages the promotion of healthy, inclusive and safe places which promote social interaction, including through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages. A range of uses relating to town centre facilities was approved to give maximum flexibility in the uses and therefore allow for such uses to have a clear function and role in establishing the community and providing facilities which could be sustainable in the long term and adapt to the needs of the community whilst being of a scale that would not impact on the success of the town centre or Phase 1 local centre.

207. The proposals would assist therefore in the development of healthy living in providing a convenient commercial provision and meeting place, providing space for the community to meet and being within walkable distance would provide sustainable choices for future residents. The proposals could also provide an opportunity for businesses to meet and local employers and homeworkers to share space and there would be some employment generated from the inclusion of such space.
208. The location, now shown in detail, sits at the heart of the proposed development close to the proposed busway and bus stops. The facilities would sit on the ground floor of apartment buildings with the potential for outdoor seating areas to be established in the piazza/square to which the commercial units would have a direct relationship but this in itself would be positive to the use of the space.
209. As such, the inclusion of commercial floorspace is considered to be a valuable and high quality solution, details such as external ventilation and air conditioning plant equipment (if needed, e.g. for food preparation) are conditioned and hours of deliveries are conditioned with opening hours, being best determined by licencing and trading legislation which can adapt to evolving needs of the community and future users of the space.
210. The proposals would be of high quality construction and would be in accordance with Policies HQ/1, E/10, E/21, E/22, SC/2, SC/4 and TI/2 of the Local Plan and Policies NS/1, NS/8, NS/9 and NS/23 of the Northstowe Area Action Plan and the associated Supplementary Planning Document and the aims and objectives of the National Planning Policy Framework.

Community Engagement

211. At paragraph 39 of the NPPF the Government outlines that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
212. As set out in the applicant's own Statement, the applicant has engaged in a series of meetings and focus group discussions with the Local Planning

Authority and Local Highway Authority. The Council's New Build Team has also been engaged in its role as delivery partner of the affordable housing, including a visit to the housing factory.

213. A full scope of meetings is set out in the planning statement which sets out the following meetings with officers. It is noted that County Council Highways also attended SCDC meetings in addition to their own meetings:
- Presentation to SCDC (28 February 2019);
 - Pre-Application Meeting with SCDC (12 March 2019);
 - Affordable Housing & Health New Towns Meeting with SCDC (26 March 2019);
 - Places and Movement Meeting SCDC (8 April 2019);
 - County Highways (23 May 2019);
 - Cambridgeshire Quality Panel (23 May 2019);
 - Pre-Application Meeting with SCDC (19 June 2019);
 - County Highways (01 July 2019);
 - Pre-Application Meeting with SCDC (16 July 2019);
 - Pre-Application Meeting (02 September 2019);
 - County Highways Meeting (12 August 2019); and
 - Cam Cycle Meeting (20 August 2019).
214. The applicant presented to local residents at a consultation event on 9th July at the Northstowe Community Wing. Over the 5hour event a total of 26 residents attended the presentation and 9 formal comments have been received following the event. Further presentations to local residents at the Northstowe Community Forum have also taken place on 06 February 2019, 15 May 2019 and 24 July 2019.
215. As set out above, the applicants have also presented to the Cambridgeshire Design Quality Panel in May 2019 and received a generally positive review. The Panel welcomed the aspirations of the developer and design team, and the ambition to create a distinctive new quarter for Northstowe approaching the town centre.
216. The Panel gave suggestions to the landscape and green space refinement which have been taken forward as part of the design evolution and development of the scheme. The inclusion of commercial space was also encouraged by the Panel.
217. As such, whilst the continued desire for further meetings with Longstanton Parish Council are noted, the applicants for the proposals have actively engaged with the local community and relevant officers in the preparation of the application.

The Planning Balance

218. Overall, the proposed scheme as the first parcel to Phase 2 takes forward the contemporary and urban context set out in the Design Code. As a first development parcel to Phase 2.

219. The NPPF advises that the economic, social and environment benefits should be weighed in the planning balance and that planning permission should be granted unless there are significant reasons that outweigh the benefits.
220. In terms of the economic benefits the proposals should be weighed in the positive balance in the delivery of 406 homes to the housing land supply, including age-restricted accommodation, affordable housing and the delivery of Northstowe Starter Homes have a positive economic impact. The delivery of construction jobs and the support this offers in terms of the support to services and facilities as well as the creation of commercial floorspace are also weighed as significant positive benefits.
221. Socially, the provision of affordable housing, green space, play areas, jobs as well providing a framework for the delivery of infrastructure (e.g. the busway) and moving the development towards other trigger points in the s106 are significant benefits. The ability for future residents to influence their internal layout and house design is also a significant social benefit. The high insulation standard would also be a significant positive social benefit as it would assist future residents in ensuring that they are not subjected to fuel poverty.
222. Environmentally the proposals would provide environmental enhancement to the Rampton Drift Greenway including the provision of a LAP within this space, the provision of new habitats, bird and bat boxes are significant environmental benefits. The use of sustainable construction in the housing with a low energy requirement would also assist in the delivery of the Council's aims towards zero carbon.
223. In terms of the balance these positive elements outweigh the less than substantial harm to heritage assets which have also followed the outline planning permission and the potential temporary impacts to local residents on Rampton Drift from the construction process.
224. As such, it is recommended that the Reserved Matters is approved subject to conditions.

PART B – CONDITIONS TO PLANNING PERMISSION S/2011/14/OL

225. This Part of the report deals with the Submission and its relationship to conditions of the outline planning permission which have been submitted for discharge and the associated detail. The application submitted includes therefore details to Discharge Condition 9 (Design code); Condition 10 (Fire strategy); Condition 11 (Housing (Market mix); Condition 12 (Housing - Lifetime Homes (Affordable and market dwellings)); Condition 19 (Surface water Drainage); Condition 20 (Foul Water drainage); Condition 23 (Landscape and design); Condition 24 (Landscape Management and Maintenance plan); Condition 27 (Ecological Management plan); Condition 31 (Longstanton conservation area); Condition 32 (Low Carbon Strategy); Condition 33 (Energy delivery strategy); Condition 34 (BREEAM Standards); Condition 38 (Unexploded Ordnance (UXO)); Condition 41(External Artificial Lighting); Condition 42 (Operational Noise - Non Residential use classes); Condition 43 (Operational Traffic Noise Mitigation Scheme on-site); Condition 45 (Waste & Recycling Management Strategy); Condition 48 (Transport - Equine, Walking and Cycling Routes); Condition 57 (Transport - Cycle parking) and Condition 64 (Self-build and custom build).

Discharge of condition 9 (Design code)

Condition Wording	Applicant Submission
Condition 9 requires Reserved Matters to demonstrate compliance with the adopted Design Code which was approved under planning reference S/2407/17/DC on 6 October 2017.	Design and Access Statement (DAS) (within Chapters 3, 8, 10 and 11 of the DAS) shows Design Code Compliance Statement and on the submitted plans.
Summary: The Reserved Matters submission is consistent with the aims and objectives of the Design Code and where there is conflict or inconsistency this is justified and results in a higher quality design-led solution.	Recommendation: Discharge Condition 9 of planning permission S/2011/14/OL in relation to the submitted Parcel.

227. The approved Design Code set a vision for Phase 2 of Northstowe. It sets the basis for the consideration of the detail but equally should allow for flexibility and innovation to allow for higher quality and new solutions to come forward.

228. The Vision is stated that Phase 2 will be a series of urban neighbourhoods of up to 3,500 homes, town centre facilities and schools as well as community and sports facilities. It will feature a range of housing types to suit different lifestyles and cater for a wide range of people. It will allow residents' lifestyles to change and people to age within the town. The architecture will be contemporary and of urban character. Northstowe Phase 2 will be of higher density than other large developments in South Cambridgeshire, such as

Cambourne or Northstowe Phase 1. It will comprise a high percentage of terraces, urban housing and flatted development. Local tradition will inform the overall structure, scale and order of buildings as well as the use of materials, ensuring that Northstowe will be based on the local context and vernacular architecture.

229. The development character will vary across Phase 2 with distinct differences to aid legibility. The town centre will be the most urban in character with mixed-use blocks of around five storeys. Residential areas surrounding the town centre will be more intimate with buildings of mostly 3 storeys and focused on creating a high quality living environment. Homes will be designed for the 21st Century and offer lifestyle choices that promote health and well-being. Medium to high-density housing will be combined with high quality open spaces that are located within short walking distances from all homes. These open spaces will comprise a wide range of natural environments, including areas of enhanced ecology and biodiversity; community orchards, shared gardens and allotments, to make food growing easy; flexible urban spaces for social activities, including concerts and markets as well as many areas for informal and formal play and recreation for all ages. The spaces are designed to be adaptable and designed to create favourable micro-climate, making the most of their orientation by reducing wind and providing pleasant sunlit spaces to encourage outdoor activities.
230. Indoor and outdoor spaces will provide opportunities for the community to meet. Streets and spaces will be social areas that encourage community interaction and avoid segregation of the elderly and less able. All homes will feature access to communal or private outdoor areas, in the form of gardens of various sizes, urban patio areas, roof terraces and balconies.
231. Safe, accessible and tree-lined streets will provide a connected network and encourage active mobility and sustainable transport. The new dedicated busway leading through the site will allow residents to travel to Cambridge and nearby towns quickly and sustainably. The busway will provide the central movement corridor for Northstowe as well as a focus of activity in the form of a new High Street.
232. Northstowe as a whole aspires to having a number of 'healthy living' attributes including housing for an ageing population, treating more people locally in the community, and tackling obesity through providing mixed, inclusive and walkable neighbourhoods with good cycling and walking connections and excellent access to facilities and open space. The framework for Phase 2 is designed to deliver these ambitions.
233. Specifically, this Character Area, was identified as the Urban Park Character Area which was defined by its relationship to Rampton Drift but also the Town Centre. The key focus was:
- Focused on an urban park incorporating busway;
 - Town houses, blocks of flats and maisonettes onto urban park;
 - Buildings of town-scale, 4 storey contemporary interpretation of mansion blocks, town houses and maisonette;

- Grand formal building frontage enclosing the Urban Park;
- Potential pedestrian / cycle connections to Rampton Drift; and
- Mews and terraces adjacent to Rampton Drift.

234. The key characters were that the area should create a clearly defined block structure to ensure a connected network of streets and spaces; create permeability to the Busway; and ensure positive frontages onto the Busway, Primary and Secondary Streets, the Informal Greenway as well as all tertiary streets.
235. In addition, the Design Code states that the development must create an urban park that integrates the bus-only route and has a strong, regular built edge to emphasise its focus of activity for the character area as a whole. The Code suggests that an Urban Park must also provide opportunities for informal recreation and play. Large trees and other strong planting must create a robust green framework. The Urban Park will create a transition between the town centre and the less urban areas of Rampton Drift and Northstowe Fields beyond.
236. In terms of built form creating a consistent material and design strategy for each block and ensuring a regular rhythm with horizontal roof lines with development frontages of min 3-4 storey buildings with strongly defined frontages, modern interpretation of mansion blocks, town houses and maisonettes.
237. In designing for Rampton Drift and incorporate a green space between it and the new development by providing landscape areas to the existing community of Rampton Drift whilst providing for the opportunity to create future pedestrian and cycle routes to Rampton Drift.
238. The Code ensures that building heights step down to two storeys at the edge of the Rampton Drift and that residential areas are intimate with mews streets providing access to houses only.
239. Creating a development frontage that ensures development neither fronts nor turns their back onto Rampton Drift. Large windows or bay windows on upper floors would ensure passive surveillance of this space without overlooking existing homes.
240. Another area of importance identified by the Design Code was to create clearly defined development edge to school playing fields, responding to open views. Achieve this by ensuring that the composition of this frontage responds to the open views across the sports fields. The frontage should adopt a consistent approach in terms of architecture, including materials, roof forms and building line creating a frontage of min 3 storeys with the potential of marker building to be 4 storeys to relate to long views.
241. The application submits within the Design and Access Statement that there are a number of areas of particular attention and careful consideration. These include several areas of consideration.

Busway / Urban Park

242. At approximately 260m in length and 27m wide, the Busway and Urban Park creates a significant opportunity and challenge. A continuous strong and ordered frontage is created along the busway of the same building line and the built form is regular and ordered.
243. The inclusion of a larger greenspace through a minor re-orientation of the buildings in the southern end of the busway creates further play space and interest. This variation from the Code is considered minor and enhances the design solution. The inclusion of commercial space at the core of the busway also enhances the sense of place and provides
244. The proposals are designed to ensure that primary front doors are onto the busway to encourage public transport use. The proposals follow the design code with a mixture of mansion house blocks and town houses front the busway, forming a consistent grand frontage. These are of a town-scale at 4 storeys (mansion houses) and 3 storeys (town houses). The scale builds up to the centre of the neighbourhood.
245. The design relates, at both ends of the urban park, to the 'Areas of Important Townscape with Town Wide Influence' by creating marker 'gatehouse' edge houses that rise a storey above the adjacent houses (to 4 storeys) to be viewed from these spaces and to create a transition to Northstowe Fields and town centre respectively. This reinforces the sense of an enclosed settlement (also important prior to the surrounding phases being built out).
246. Whilst efforts have been made to ensure that active frontages to the busway, bedrooms themselves do not face onto the busway to improve the privacy and amenity. Mansion House apartments have their bedroom facing to the side 'mews streets' and the rear courtyards, building AA has living spaces facing the busway, while the other blocks contain mixed use at ground level.

Street Hierarchy and Design

247. The concept of shared space is pivotal to the Urban Design approach. The majority of streets are Tertiary Streets forming Shared Spaces – to follow through the concept of a defined settlement. A street hierarchy is created by Tertiary Residential Streets within both the eastern and western portions of the main site, accessed from Primary Road (East) and the Secondary Road to the southern boundary.
248. As encouraged and endorsed by the National Design Guide, streets incorporate landscape and opportunities for play; seating and positive community interaction. The materials reflect the hierarchy of streets. All streets and spaces are enclosed by an active frontage.
249. The streets form a permeable grid and are straight (not curved), with increased pedestrian and cycle permeability created across the busway - through 'offset' streets and crossings over the busway – to create an integrated community.

250. The roads are arranged to traffic calm and have been designed through workshops with County Council Highways.

The Peninsula

251. The peninsula design creates a secluded area of housing for residents and also considers the adjacent landscape spaces and level differences. Materials, roof forms and building line are continuous, predominantly 3 storeys, dropping down to 2 storey houses within the centre of the peninsula.
252. The proposals create a clearly defined development edge to the school playing fields. The architectural composition creates a series of 'villa's set behind a retaining wall. Gable elevations at either end have windows and balconies. A consistent approach is taken to materials and roof forms - as an inverted materials palette to the main site.
253. Where the development backs onto the greenway a 'crinkle' wall is introduced to create a raised plinth designating an area of private amenity. Views are created between the narrow gaps between the semi detached houses towards the greenway and likewise the playing fields.

Rampton Drift

254. Whilst noting the changes to the scale and block heights from the approved outline application (as set out in Part A), the separation for the existing community is achieved as per the Design Code and Parameter Plan. Careful attention to the delivery of the Rampton Drift relationship and the detailed design forms a substantive part of the Design and Access Statement.
255. The proposals are two storeys on the boundary with Rampton Drift where there is a relationship to properties on Rampton Drift. The proposals are three storeys on the stepped in element (it is a staggered approach). Where there is no relationship to a property the proposals are three storeys (e.g. to the play area). This is a design led approach rather than the parameter plans which perhaps envisaged a more continuous and traditional approach to the design and provides visual gaps in the buildings.
256. It is also noted that the separation is larger than the Design Guide SPD and would be c24m from the front of the two storeys property to the garden boundary and c.30m for the three storeys element. It is c.40m from property to property of the 2storey and c.45m for the three storeys. Further there are intervening trees which are to be retained with the landscaping to be enhanced.
257. The east-west route connects the neighbourhood to the education campus and waterpark to the east and these pedestrian and cycle links can be extended to Rampton Drift in the future by the residents through the removal of current boundary treatment.

258. The 2 storey edge houses (outer face) and 3 storey houses (inner face) are designed with dual frontages, addressing both the street and the landscaped edge towards Rampton Drift.

Landscape

259. The primary frontage is broken to create permeability to the greenway to the north in two locations. We have consulted with the Greenway designers to coordinate these routes into our scheme. The use of formal and informal spaces with individual approaches to the design and tree planting throughout all show a co-ordinated and well thought through landscape design,
260. A usable and attractive green space is created, through enhancement of the existing grassed and treed area, between the development and Rampton Drift with the landscape enhanced and a LAP included which builds on the natural feel of the development. The design creates a space incorporating informal recreation and play with large trees and strong geometric planting.
261. There are also a number of small 'Pocket Parks' and public spaces throughout the development.

Private & External Amenity Space

262. In addition to the Linear Park and Pocket Parks and 'shared space' which are safe for children to play and cycle in; all homes have private amenity spaces that deliver an innovative approach to living. This approach is consistent with the Design Code and more suitable to 21st Century Lifestyles than often under-used rear gardens. Private amenity is arranged through a variety of more usable spaces that relate to the hierarchy of house typologies (please refer to the typology layouts) and provide a private provision in all dwellings:
- Edge House – courtyards at ground level, terraces at first floor and balconies.
 - Town House – rear private decked area at ground floor level leading onto a large communal garden or private garden and all houses have private balconies.
 - Row House – all have rear private decked area and some row houses have longer gardens.
 - Mansion House – the Urban Park has been carefully designed to create amenity green spaces for residents in front of the blocks, and all apartments have private balconies and equivalent area private spaces at ground level.
 - Apartments buildings close to the busway and east-west route – balconies only considering the proximity to the busway and east-west green spaces and the 'neighbourhood square'. The central marker building has a covered roof terrace.

- Age Restricted apartment block - communal garden, private shared roof terrace, balconies or juliette balconies.

Parking

263. The parking is well integrated: on-plot in tandem; within private parking courts; allocated in mews streets and in small clusters in the public realm and along the Tertiary Streets.
264. The proposals include a total number of car-parking spaces – 490 for 346 homes which equates to 142% parking. An approach to allocated and unallocated has been taken to suit our typologies and the emerging policy and provides around 1.42% parking for phase 2A.

Town House & Edge House - 2 no. car parking spaces on-plot

Row House - 1 no. car parking space on-plot

Apartments - 50% allocated

On-street - 12% unallocated

The age-restricted block proposes 30-32 spaces and 6 visitor / staff spaces.

265. The wider Outline Application planned to provide 1.75% over the entire phase 2 and taking account of the design, the proximity to the future town centre and the design aims as well as the progression and awareness of the climate agenda as well as the provision of the guided busway through the Phase, the lower provision of car parking is in line with the overall aspirations of Phase 2.

Overall

266. Taking the proposals as a whole, the proposals provide an innovative and strong design-led approach that takes forward the Design Code and implements a strong architectural which respects the nearby Rampton Drift residents and will deliver interest and connections across the site.
267. Where there is alteration from the Design Code, there is a clear design ethos in terms of innovating the design approach and taking the consideration of the architectural style to creative design solutions.
268. The proposals are therefore acceptable to discharge Condition 9 of the outline planning permission and meet the requirements of the approved Design Code.

Discharge of condition 10 (Fire strategy)

Condition Wording	Applicant Submission
a) No development shall commence, apart from Enabling Works, Earthworks, Strategic Engineering Elements and Strategic Landscaping Elements, until details for the provision of emergency fire provision for the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with	The application includes a Fire Hydrant Compliance Statement and Fire Hydrant Scheme (within Section 7.6 of the DAS).

<p>the approved details.</p> <p>b) Unless otherwise agreed in writing by the local planning authority, a scheme for the provision of fire hydrants shall be submitted to the local planning authority for approval with all reserved matters applications for layout in relation to any Development Parcel. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of that Development Parcel.</p>	
<p>Summary: Details of fire hydrants and access for emergency services are included in the submission and would ensure that access to all buildings is capable throughout the proposals.</p>	<p>Recommendation: Discharge Condition 10 of planning permission S/2011/14/OL in relation to the submitted Parcel.</p>

269. All buildings would include sprinkler systems and follows the consultation to the outline planning permission. Fire and emergency access is shown to be appropriate throughout the development with appliances capable of accessing all buildings.
270. The application proposals have followed the tracking requirements as set out in the Approved Document B, which determines a maximum revising distance of 20m. We have assumed that the fire tender can drive on the busway and because all dwellings are sprinklered the total hose distance to every point within a dwelling is within 60m. Apartment buildings will have dry fire mains, clearly visible from the street and within 18m of the fire tender.
271. Whilst not a requirement of the condition it is also important to note that whilst none of the buildings are tall buildings and therefore building regulations would take this into consideration, the choice of material in a post-Grenfell Tower climate is also noted in terms of fire risk. The materials identified as creating issues in terms of fire risk are ACM (aluminium composite material) and HPL (high pressure laminate).
272. The proposed development contains neither ACM nor high pressure laminates are being proposed as cladding for the Town House, Row House and Mansion House. For the Mansion House blocks a ceramic cladding system (interlocking tiles) will be used which is non-combustible.
273. As such the detail submitted would be appropriate to discharge Condition 10 of the outline planning permission subject to the implementation.

Discharge of condition 11 (Housing (Market mix))

Condition Wording	Applicant Submission
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<p>The submission of any reserved matters application relating to a Development Parcel for residential development, pursuant to this outline permission, shall include a schedule of the mix of market dwellings proposed within that parcel demonstrating how the proposed mix relates to the overall mix of market dwellings within the primary development site as a whole, taking into account the indicative mix of dwellings detailed within the Planning Statement and local knowledge of market demand. Each Development Parcel for residential development shall be constructed in accordance with the approved market mix for that parcel.</p>	<p>The proposed housing tenure mix is set out within section 5.4 of the DAS and on the submitted plans</p>
<p>Summary: The proposed properties are sold on the basis of the floorspace and flexibility of layout. The number of bedrooms is therefore a choice of the purchaser.</p>	<p>Recommendation Discharge Condition 11 in relation to the submitted Parcel but a further monitoring Condition is proposed as part of the Reserved Matters.</p>

274. The reason for the condition was to ensure that the overall mix of dwellings across the site as a whole is based on the indicative housing mix stated in the Planning Statement, which seeks to ensure development contains a mix of residential units providing accommodation in a range of types, sizes and affordability, to meet local needs. As part of the developer product it is noted that the factory led approach will deliver a different product to a standard housebuilder. The product is based on customer definition of the space and therefore the customer can chose how many bedrooms are needed.
275. There are a range of footprints and layout submitted for all the house types (Town House, Edge House and Row House) and there is some flexibility to the Mansion House apartment layout. The internal walls are not load bearing and as such can be adapted post construction without significant cost. This ensures that the scheme will meet the Lifetime Homes requirement for flexible and adaptable space and ensure that as requirements change the house can also be adapted.
276. The table below outlines the mix proposed for the 162 private market houses which is the maximum number of bedrooms capable of being accommodated in the dwellings whilst meeting the national technical space standards as set out in Policy H/12 of the Local Plan.

Number of bedrooms	Market Typologies	Market Mix (%)	Policy H9* (%)
1 and 2	11 x 2 bed private edge houses	6.79	30
3	21 x 3 bed private edge houses	12.9	30

4 +	35 x 4 bed private edge houses 95 x 4 bed private town houses	80	30

* A 10% flexibility is added to ensure that the total equates to 100%.

277. As stated above the proposals are not based on bedroom numbers and the proposals are not fixed by the internal layout. The proposals are sold on the basis of the floorspace and flexibility of layout. The number of bedrooms is therefore a choice of the purchaser. Therefore, the level of 4 bedroom properties could be lowered to 3 bedroom properties should the customers come forward with this need. The ethos for the sales approach is “you design, we build”.

278. It is noted that there are a wide number of smaller units to assist first time home owners (Starter Homes – capped at £250k). It is noteworthy that since the outline permission was granted in 2017, an updated version of the NPPF was published in July 2018 and further updated in February 2019 and now includes Starter Homes within the definition of affordable housing in Annex 2. The proposed mix of Starter Homes includes:

Including Starter Homes the percentages therefore would be:

Number of bedrooms	Market Typologies	Market Mix (%)	Policy H9* (%)
1 and 2	11 x 2 bed private edge houses 24 x 1 & 2 bed starter homes apartments 96 x 2 bed starter home mansion house apartments 43 x 2 bed starter home row houses	53	30
3	21 x 3 bed private edge houses	6.5	30
4 +	35 x 4 bed private edge houses 95 x 4 bed private town houses	40	30

* A 10% flexibility is added to ensure that the total equates to 100%.

279. It should be noted that a larger number of one and two bedroom properties would be expected in the town centre which could address a potential shortfall and it is likely that the mix in the town centre will appear skewed towards smaller properties with the increased density and storey height anticipated. This is the purpose of the masterplan and Design Code approach which seeks to ensure that there is awareness of the scale of the entire outline planning permission and development and different densities can be delivered in different proposals to enforce particular characters with more three bedroom and larger properties expected to the edge of the development. Given the proximity to the town centre therefore the mix proposed would deliver a range of properties that would be appropriate to the setting of the application site.

280. Taking account of the construction methodology, the approach in the wider masterplan and the proposals being designed on a different concept, the mix shown is an appropriate scenario and it is considered question that the development contains a mix of residential units providing accommodation in a range of types, sizes and affordability, to meet local needs whilst giving significant choice to purchasers. The detail submitted is therefore acceptable to discharge Condition 11.

Discharge of condition 12 (Housing - Lifetime Homes (Affordable and market dwellings))

Condition Wording	Applicant Submission
<p>Design statements shall be submitted specifying the Lifetime Homes Standard for: Each affordable rent dwelling type, with details submitted for approval to the Local Planning Authority with each reserved matters application for layout in relation to any Development Parcel containing affordable rent dwellings. 15% of all homes (other than affordable rent properties), with details submitted for approval to the Local Planning Authority with each reserved matters application for layout in relation to any Development Parcel containing residential dwellings. No affordable rent property or other dwelling type specified to meet the Lifetime Homes Standard within that Development Parcel shall be occupied until a statement confirming compliance with the approved Life Time Homes Standard has been submitted in writing to, and approved by, the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.</p>	<p>Design and Access Statement includes Building for Life and Lifetime Homes Statements at Chapters 13 and 14 which show how the Standard has been met. The proposals are also flexible in their internal design.</p>
<p>Summary: The detail submitted meets the requirements of the Condition and the proposals will meet the Lifetime Homes Standards</p>	<p>Recommendation: Discharge the condition in relation to the submitted Parcel subject to the implementation of the approved detail. A further compliance statement is required prior to occupation.</p>

281. It should be noted that since outline planning permission Lifetime Homes has been replaced by updated building regulations which is encapsulated in Policy H/9 which states that 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property.

282. However, M4(2) is not a direct like for like replacement as it improves certain areas and lessens others with a number of differences between the standards in accessibility standards. Following discussions therefore the applicant has chosen to proceed with the Lifetime Homes as per the outline planning permission rather than seek to vary the condition.
283. The internal walls are not load bearing and as such can be adapted post construction without significant cost. This ensures that the scheme will meet the Lifetime Homes requirement for flexible and adaptable space and ensure that as requirements change the house can also be adapted.
284. Having regard to the submitted information the applicant has demonstrated that the submission meets the requirements of the Lifetime Homes Standard and therefore would comply with the requirements of the condition.
285. It is noted that a further compliance statement is required prior to occupation and that the proposals should be implemented in accordance with the proposals as set out in the submission.

Discharge of condition 19 (Surface water Drainage)

Condition Wording	Applicant Submission
<p>Any reserved matters application shall include a detailed surface water strategy, which shall be in accordance with the agreed Site Wide Surface Water Drainage Strategy (as required under condition 18), pursuant to the reserved matters site for which approval is sought. The detailed surface water strategy shall include a detailed specification which shall include:</p> <ul style="list-style-type: none"> i. plans of the proposed drainage system, showing drainage catchments, existing and proposed levels, long and cross sections, maintenance access; ii. design details of each element; iii. detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings; iv. adoption arrangements; v. a construction method statement; vi. and a maintenance and management plan. <p>The detailed surface water strategy shall also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes. The development shall be carried out in accordance with the approved details and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved</p>	<p>Drainage Strategy and SuDS Report (Rev 00)</p> <p>Surface Water Drainage Plans.</p>

detailed surface water measures have been fully completed in accordance with the approved details.	
<p>Summary: The proposals have taken into account the requirements of the proposed condition and the detail submitted has built on the outline planning permission and links to the wider drainage infrastructure. The proposals are considered to be acceptable and in accordance with Adopted Guidance and best practice.</p>	<p>Recommendation: Discharge Condition 19 subject to the implementation of the agreed details and the continued management of the details in accordance with the submitted Strategy.</p>

286. The area surrounding the Phase 2 Site, is drained by two main catchments Swavesey Drain/Longstanton Brook and the Beck Brook/Cottenham Lode. The Longstanton Brook drains directly to the Swavesey Drain and drains south to north to the west of the Phase 2 Site. The Beck Brook drains directly to the Cottenham Lode and drains south to north to the east of the Phase 2 site. However, based on this report the main catchment area for Phase 2a seems to be Reynolds Drain which is connected to the Cottenham Lode via a 1050mm diameter culvert.
287. The submitted report also states that the main surface water bodies in the vicinity of the Site generally flow south to north, with drainage generally west to east, linking with the primary surface water bodies. Currently the main Phase 2 Development Site drains to the receiving watercourses through existing culverts under the CGB track.
288. The onsite proposed drainage strategy for phase 2a is designed based on the discharge rates as approved by the outline planning permission which will be drained into the Water Park. The onsite proposed surface water for Phase 2a comprises of the following networks.
- Roof drainage: Roof runoff from the properties will be discharged either to onsite swales which will be directed to north of the site to an offsite primary swale or via gravity to the underground pipe network. Due to the generally level grading on the site and shallow pipe network only runoff from the plots adjacent to the swales can be discharged to the swales.
 - Adoptable Road and hard landscape drainage: the road runoff will be either captured via gullies for residential roads or linear drainage channels for shared streets and then be discharged to an underground pipe network where gradually connect to the wider infrastructure.
 - Non-adoptable roads: the runoff from non-adoptable roads will be captured via underground drainage pipeline networks.
 - Soft landscape: the soft landscape areas shall either be discharged directly to the adjacent open swales or will be directed to the onsite drainage networks.

289. It is proposed that the surface water run-off is attenuated utilising area of suitably surfaced permeable paving to all domestic car parking areas, these arrangements will also incorporate localised below ground cellular storage tanks to attenuate and manage storm flows prior to discharging into the wider infrastructure and swale networks. The discharge from the various surface water management systems and attenuation structures will be restricted using suitably-sized controls to meet the agreed discharge rates as part of the outline planning permission.
290. Localised and strategically positioned attenuation tanks will also collect water from the various roof areas of the proposed houses/buildings. In some locations the attenuation tanks are located under the permeable car parking area in order to centralise the storm water management arrangements and place water storage remote from buildings. Permeable paving's will collect water falling externally on to the hard standings and associated paved landscaped areas, vehicle and associated service access areas.
291. The surface water drainage have been developed, detailed and will be installed in line with sustainable development collectively referred to as Sustainable Urban Drainage Systems (SuDS). The objective of SuDS is to minimise the impact of the development on the quantity and quality of site run-off and maximise amenity and biodiversity opportunities. Surface water sustainable drainage systems will be designed and installed in accordance with current National Planning Policy Frameworks (NPPF) requirements and the adopted Cambridgeshire Flood and Water Supplementary planning document and associated CIRIA 521, 522, 523, 625, 626, 609, 697 and 753, and associated reference documents.
292. It has been calculated that the proposed combined attenuation storage can contain a 1 in 100-year 24hr storm event (including 40% allowance for climate change) without causing any flooding on site. The following attenuation medium and volumes have been identified:
- Below ground attenuation tanks (17 no. pre-formed cellular-type tanks proposed)
 - 3 number open planted swale networks
293. The gravity drainage system will convey surface water to the various on-site storm water management and attenuation arrangements and systems. These systems will manage the flow which will be restricted by means of a control device, such as a hydrobreak control unit or similar, where necessary to meet the offsite agreed discharge rates per the outline planning permission.
294. Vegetation and swales, implemented within the site as part of SuDS are also used to improve amenity and biodiversity of the development which has been factored into the design.
295. The proposals are therefore considered to be acceptable to discharge Condition 19 subject to its implementation and continued management.

Discharge of condition 20 (Foul Water Drainage)

Condition Wording	Applicant Submission
<p>ii) Development Parcel - Prior to the commencement of each Development Parcel, pursuant to this outline permission, a detailed scheme for on-site Foul Water Drainage for that Development Parcel, including arrangements for implementation, shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the strategic foul drainage proposals agreed under (i) and the foul water drainage strategy drawing C028-UA006156-01 (Appendix 8 of the Flood Risk Assessment and Drainage Strategy dated August 2014), unless otherwise agreed in writing by the Local Planning Authority. The approved Foul Water Drainage scheme shall be fully implemented for each Development Parcel in accordance with the agreed implementation arrangements unless agreed in writing by the Local Planning Authority.</p>	<p>Condition 20i relating to the Strategic Engineering Elements of Foul Drainage has already been discharged through planning reference S/1271/18/DC.</p> <p>This condition therefore relates to the individual development parcel and how this relates to the submission and the plans and information submitted.</p> <p>Drainage Strategy and SuDS Report (Rev 00) and associated plans.</p>
<p>Summary: Following consultation with Anglian Water, the information submitted is appropriate to discharge Condition 20 relating to the site.</p>	<p>Recommendation Discharge Condition 20 Part ii subject to implementation of the agreed details.</p>

296. Anglian Water as the Statutory Undertaker for dealing with foul water have expressed no objection to the Discharge of Condition 20 relating to foul water drainage as part of the submission. The proposals are therefore considered to be acceptable.

Discharge of condition 23 (Landscape and design)

Condition Wording	Applicant Submission
<p>Reserved matters submissions for Earthworks, each of the Strategic Engineering Elements, each of the Strategic Landscaping Elements and each Development Parcel, pursuant to this outline permission, shall include landscape designs and specifications for</p> <ul style="list-style-type: none"> i) the Earthworks or ii) the relevant part of the Strategic Engineering Elements or iii) the relevant part of the Strategic Landscaping Elements or iv) Development Parcel, as applicable. 	<p>Landscaping plans (refer to Appendix 1). The submission does not include information for point j which is proposed to be dealt with as a separate reserved matters condition.</p>

The details shall, where appropriate, include the following, in accordance with the Design Code where relevant, unless otherwise agreed in writing by the Local Planning Authority.

For Earthworks: Drawings and cross-sections shall be submitted to the Local Planning Authority for approval at an agreed and appropriate scale describing the existing and proposed site levels, land profiling (areas of cut, areas of fill, mounding, shaping and contouring works), associated land drainage works (strategic swale and ditch corridors) and relationships with development and site edges and boundaries.

For the relevant part of Strategic Landscape Elements, Strategic Engineering Elements or Development Parcels: Landscape Implementation drawings and cross sections at an agreed and appropriate scale, together with supporting text describing:

- a) Existing and proposed site levels, with particular reference to the relationship with proposed development edges and boundaries, water bodies, landscape features and buildings.
- b) Details of localised mounding, shaping and contouring works and associated land drainage works.
- c) The treatment of the perimeter of the site, site boundaries and landscape parcels.
- d) The landscape treatment and design of roads (the Busway, primary, secondary and other roads access roads through the development) and pedestrian and cycle routes.
- e) Details of hard surface materials (size, type, colour and typical cross sections)
- f) Details of minor artefacts and structures, including furniture, lighting, refuse or other storage units and signs
- g) Details of play equipment, including safety surfacing.
- h) Details of soft landscape proposals including species, sizes and planting rates for trees shrubs, herbaceous plants, aquatic plants, and turf and seed mixtures.

<p>i) Details of tree pits or trenches for both hard and soft areas, tree crates or other supporting planting infrastructure, and methods for staking and guying and watering.</p> <p>j) Landscape specifications including construction methods, maintenance operations, site preparation, importation and storage of materials, excavation depths including dimensions for tree pits, planting methods and aftercare.</p> <p>The Earthworks, Strategic Engineering Elements, Strategic Landscaping Elements and Development Parcels shall be constructed in accordance with the approved details.</p>	
<p>Summary: As set out in the consideration of the Reserved Matters for landscaping the proposals have considered the Design Code and the requirements of the condition and propose an interesting and diverse environment and landscape solution. The applicant is not proposing to discharge Part j of the condition.</p>	<p>Recommendation That Condition 24 is discharged however a further conditions is added to Part A.</p>

Discharge of condition 24 (Landscape Management and Maintenance plan)

Condition Wording	Applicant Submission
<p>The Landscape Management Plan shall state the short term and long term vision for the landscape and shall describe the relevant landscape operations to achieve this through landscape restoration, maintenance and management before, during and after construction. The Landscape Maintenance Plan shall specify the maintenance procedures, operations, and their frequency, and maintenance standards that will be implemented to ensure the successful establishment and longevity of all hard and soft landscape areas, before, during and after construction.</p> <p>The Landscape Management and Maintenance Plan will be comprised of two parts:</p> <p>i) A short term vision for the Landscape Management and Maintenance Plan (which shall be 3 years in length unless otherwise agreed in writing by the Local Planning Authority).</p> <p>ii) A long term Landscape Management and Maintenance Plan which shall be submitted within 3</p>	<p>Amendment to wording of condition 24 (Landscape Management and Maintenance) was approved under S/2792/18/NM (amended wording in text to the left)</p> <p>Further S/1761/19/DC has also been approved for the Short term management under Part i)</p> <p>The principles of the long-term Landscape Management and Maintenance Proposals are submitted as part of the Design and Access Statement</p>

<p>years of the approval of the short term vision for the Landscape Management and Maintenance Plan.</p> <p>The approved plan(s) shall be fully implemented in accordance with the approved details.</p>	
<p>Summary: S/1761/19/DC has approved the short-term management plan under Part i) of the condition for the entire Phase 2. The proposals set out a framework for the delivery of a long-term management and maintenance plan.</p>	<p>Recommendation: The framework submitted provides an acceptable basis for the discharge of Part ii) of the condition subject to receipt of the detail outlined in the submission.</p>

297. It is the applicant's intention that the non-adopted areas and all areas of soft landscape outside of each private dwelling curtilage will be maintained by a private landscape management company. These areas include the Linear Park, Community Pocket Parks, Residents Communal Garden, LAPs and Rampton Drift Greenway. The landscape and open space are of key value and the creation of a high-quality living environment that will mature and flourish over time. It is the applicant's aspiration to appoint a management company who will oversee this landscape maintenance to the high standards.
298. The key objectives of long-term management will be to ensure:
- The long-term interest of nature conservation and landscape structure is safeguarded, and that the Development is exemplary for its landscape management of this aspect and becomes recognised as having the ingredients for a sustainable 21st century civic life.
 - The preservation of existing trees and provision of new habitats is best encapsulated by the implementation of a long-term Landscape Management Plan.
 - The development and establishment of the landscape in line with South Cambridge District Council planning conditions and guidelines/particularly regarding plant replacements.
 - Management operations will minimise disturbance to the natural land systems such as vegetation cover, soil structure and ground drainage.
 - Sustainable and environment friendly approach is adopted for all operational and maintenance tasks.
 - Vegetation and landscape components are controlled to maintain a safe environment for the public, maintenance operatives and other site users.
 - Educational, leisure, recreation, interpretation opportunities and general visitor experience is maximised and managed.
299. The landscape management plan is likely to have a structure comprising:
- Description of the site with statements regarding the overall landscape design, philosophy and management objectives.
 - Detailed description of individual management types with particular reference to landscape management compartments e.g. swales, wildflower meadows, etc.

- Specifications and schedules of routine and special operations, work programmes and materials etc. necessary to achieve the objectives.
- This information will also provide a basis for budgeting and cost control.
- Recommendations for monitoring and appraisal of the site's development in terms of plant form and growth, habitat species establishment, diversity and surface water collection management and use patterns with the capacity to modify or influence objectives, operations and programmes. Ensure that the framework is flexible to support the opportunities for community enhancement and involvement in the management programme of works. The structure should also enhance the links with educational and skills/teaching programmes.

300. In order to maintain and develop the qualities and aspirations of the landscape proposals, the landscape management and maintenance regimes will need to reflect the specific requirements for each of the various landscape character areas and habitats provided across the site. The following framework of management periods provides an overview of how landscape and public realm management can be undertaken. This framework will be considered in the formation of a future management plan.

Discharge of condition 27 (Ecological Management plan)

Condition Wording	Applicant Submission
<p>Prior to or concurrent with the submission of reserved matters applications for each Strategic Engineering Element, Strategic Landscaping Element or each Development Parcel, full details of the relevant measures for ecological mitigation shall be set out in an Ecological Management Plan (EcMP) which shall be submitted to and approved in writing by the LPA. The EcMP shall accord with the Framework Ecological Management Plan as set out in Appendix D of the Planning Statement, unless agreed in writing with the LPA. The EcMP shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) A summary of all habitat and species surveys to identify areas of importance to biodiversity; b) A plan showing areas of importance for biodiversity and the extent of the area covered by the EcMP; c) Full details of measures for the protection and suitable mitigation of all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development; d) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be 	<p>Part discharged under S/0785/18/DC (22 March 2018)</p> <p>Ecological Management Plan (August 2019) and landscape plans.</p>

<p>provided;</p> <p>e) Details of habitat creation and management for aquatic and terrestrial invertebrates;</p> <p>f) Proposals for ecological enhancement measures and management of habitats and features created within the soft landscape areas;</p> <p>g) A summary work schedule table, including an indication of timings that the prescriptions and protection measures shall be implemented by or undertaken within;</p> <p>h) A 10 year strategy for the monitoring of the implementation of the Ecology Management Plan (EcMP), and a means for its periodic review with the LPA;</p> <p>i) Details of the approach to engaging suitably qualified personnel responsible for overseeing implementation of the EcMP commitments, such as an Ecological Clerk of Works (including an outline of the role).</p> <p>All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved EcMP unless otherwise agreed in writing by the LPA. The EcMP shall be fully implemented as approved and all relevant reserved matters applications shall be designed in accordance with the approved EcMP.</p>	
<p>Summary: The proposals set out to implement a clear strategy to take forward ecological enhancement in the new development and manage the implementation.</p>	<p>Recommendation: Discharge Condition 27 subject to the implementation of the agreed details and continued management.</p>

301. In response to each section:

- a) A summary of the surveys undertaken for the wider site between 2007 and 2014 and the habitats and species identified are summarised as:
- Bat inspection survey (January to February 2007);
 - Extended Phase 1 habitat survey (April to July 2012 and August 2013);
 - Bat scoping and inspection survey (July to November 2013);
 - Bat activity and automated survey (May to September 2013);
 - Bat tree climbing survey (April 2014)
 - Bat emergence and return surveys (May and June 2014);
 - Badger *Meles meles* scoping survey (May to July 2013);
 - Badger bait-marking survey (March and April 2014);
 - Breeding bird survey (May and June 2012, May and June 2013 and March and April 2014);
 - Great crested newt *Triturus cristatus* survey (May 2012, May and June 2013 and April and May 2014); and
 - Common toad *Bufo bufo* survey (March 2014).

b) Within the approved site-wide EMP for Phase 2, Figure 2.1 shows a plan of areas of importance for biodiversity.

c) The Phase 2a development parcel presents very few constraints, with habitats identified being predominantly of low value. Seven trees assessed as having the potential to support roosting bats are located within existing vegetation on the boundary with Rampton Drift. These trees will be retained during development, and connectivity maintained through the creation of 'Rampton Drift Greenway', a green buffer between existing development of Rampton Drift, and Phase 2a. It is recommended that any Site clearance is carried out between September and February to avoid the risk of damaging/destruction of bird nests. Should clearance be required in the period March – August, nesting bird survey is recommended to identify active nests, which will require protection until young have fledged

d) Mitigation measures are set out within section 5 of the EMP which includes tree protection in accordance with the relevant British Standards, sensitive lighting proposals and appropriate timing for work to be carried out in terms of nesting birds.

e) and f) The proposals include the establishment and creation of new habitats within the Rampton Drift Greenway, Swales and General landscaping within the pocket parks as well as the inclusion of bat and bird boxes within the built form.

g) and h) The implementation plan summary is included within section 7 of the submitted plan which shows early establishment in year 1 with continued management over a 10 year period and the appropriate timing of the works in terms of the timing of management and implementation to optimise success of the proposals.

i) The approach is that a suitably qualified ecologist should oversee the implementation of this Plan to ensure all commitments are fulfilled. The ecologist will act as an Ecological Clerk of Works (ECoW) and will ensure that all recorded ecological features, plus any new features recorded at the time of works, are protected according to the EcMP during all relevant pre-construction and construction activities. The ECoW will also be responsible for monitoring the success of the EcMP postconstruction and will make changes to the plan if appropriate (i.e. to reflect emerging findings from the ECoW work).

Discharge of condition 31 (Longstanton conservation area)

Condition Wording	Applicant Submission
Notwithstanding the details set out on Plan 8 (Issue B) and Plan 8B (Issue B) a scheme for the location of the cycle/pedestrian route across Longstanton Conservation Area between Northstowe and the	The scheme does not impact on this condition but does allow for potential connection to

village of Longstanton shall be agreed in writing with the Local Planning Authority prior to the first occupation of the town centre. The approved cycle/pedestrian route shall be fully implemented to the satisfaction of the Local Planning Authority before the first occupation of the town centre.	such a route.
Summary: The application does not directly impact on this condition but would potentially provide future links to the routes identified in the condition. The detail submitted is therefore considered acceptable for this development parcel.	Recommendation Discharge the condition in relation to this development parcel

Discharge of condition 32 (Low Carbon Strategy)

Condition Wording	Applicant Submission
Prior to or concurrently with the submission of reserved matters applications for any Development Parcel containing residential units, pursuant to this outline permission, a statement shall be submitted demonstrating compliance with the Low Carbon Strategy (as set out in the Energy Strategy, August 2014 and Sustainability Statement, August 2014) and shall be agreed in writing by the Local Planning Authority. The development of each Development Parcel shall be carried out in accordance with the approved details.	Energy Strategy (30 August 2019)
Summary: The proposals are demonstrated to reduce the carbon impact of the development and the proposals for the Town House are featured of the National Design Guide in terms of exemplar approaches to modern construction. The proposals would achieve a 20% reduction. The strategy sets out how the development will achieve a high sustainable standard.	Recommendation: That the condition is discharged subject to the implementation of the submitted details and strategy.

302. The submitted Energy Strategy sets out the following:
- All dwellings and commercial spaces will achieve compliance with Part L with a minimum 10% carbon reduction achieved across the site.
 - Walking and Cycle routes have been enhanced across the site with good links to public transport networks.
 - One parking bay for each plot, plus 5% of visitor parking bays will be provided with an EV charging ready parking space.
 - Modern Methods of Construction will be used for a large proportion of the dwelling types. This construction methodology is known to reduce the gap between 'design' and 'actual' energy performance.

- A Fabric First approach has been taken to the design of each dwelling type with an average Dwelling Fabric Energy Efficiency (DFEE) improvement of 20% reduction over the Target Fabric Energy Efficiency (TFEE) rate.
- High levels of daylight have been designed into all dwelling types to enhance the well-being factor of the dwellings.
- Windows are fully openable with multiple opening options to maximise 'free cooling' potential. All houses can achieve cross-ventilation and stack ventilation. The Mansion House apartments can achieve cross-ventilation.
- Open areas have been calculated to exceed minimum provision for Part F purge ventilation to mitigate over-heating.

Condition Wording	Applicant Submission
<p>Unless otherwise agreed in writing by the Local Planning Authority, reserved matters applications for layout in relation to each Development Parcel, pursuant to this outline permission, shall provide an Energy Delivery Strategy which shall demonstrate exemplar status in line with the Northstowe Area Action Plan (2007) and the Energy Strategy (August 2014). The Energy Delivery Strategy for each development parcel shall focus on significantly reducing CO2 emissions using enhanced Fabric Energy Efficiency standards and low/zero Carbon technologies across that development parcel, and shall include the total predicted energy requirement of the development and it's carbon reduction impact and shall set out a schedule of proposed on-site renewable energy technologies across the development. It shall include the respective contributions of different technologies, location, design and where applicable any maintenance programmes. Every development parcel shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed in writing by the LPA.</p>	<p>Energy Strategy (30 August 2019)</p>
<p>Summary: The proposals are demonstrated to reduce the carbon impact of the development and the proposed Town House designs are featured of the National Design Guide in terms of exemplar approaches to modern construction. The proposals would achieve a 20% reduction. Further the proposals will include solar arrays on the roof and electric charging points. The strategy sets out how the development will achieve a high sustainable standard.</p>	<p>Recommendation That the condition is discharged subject to the implementation of the submitted details and strategy.</p>

Discharge of condition 33 (Energy delivery strategy).

Discharge of condition 34 (BREEAM Standards)

Condition Wording	Applicant Submission
<p>Design certificates specifying a minimum BREEAM level of 'Very Good' for each non-residential building below 1000m2 and for all secondary and primary school buildings, and specifying a minimum BREEAM level of 'Excellent' for each non-residential building of 1000m2 or more within that Development Parcel, pursuant to this outline permission, shall be submitted with each reserved matters application for layout in relation of each Development Parcel containing non-residential buildings. Each non-residential building within that development parcel shall not be occupied until a completion certificate confirming compliance with the relevant minimum BREEAM level has been approved in writing by the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.</p>	<p>The applicant has submitted a BREEAM Pre-Assessment Commercial Report (under reference: 1620006201 Version 00)</p>
<p>Summary: The proposals include 586sqm of commercial floorspace and therefore the proposals need to be designed to meet BREEAM Very Good.</p>	<p>Recommendation The condition have been met and subject to the receipt of a compliance certificate at the completion of the space the condition can be discharged. A condition is added to the Reserved matters</p>

303. The application includes a 586sqm of non-residential floorspace as part of the proposed development. This floorspace is proposed to be located within buildings adjacent to the guided busway. In accordance with the requirements of Condition 34, the applicant has submitted a BREEAM Pre-Assessment Commercial Report (under reference: 1620006201 Version 00) has been prepared and concludes that the non-residential floorspace included within Phase 2A is capable of delivering a BREEAM rating of "very good" and will continue to deliver this standard. As such the terms of the condition have been met and subject to the receipt of a compliance certificate at the completion of the space the condition can be discharged with a separate condition added to the Reserved Matters for completeness.

Discharge of condition 38 (Unexploded Ordnance (UXO))

Condition Wording	Applicant Submission
<p>i. No development / property, hereby approved, shall</p>	<p>UXO Detection Survey</p>

<p>be occupied until the Northstowe town wide UXO risk management and mitigation programme / plan for unexploded ordnance (UXO) as detailed in the Zetica Site Safe report titled 'NORTHSTOWE PHASE 1, PLANNING CONDITION DISCHARGE, Unexploded Ordnance (Condition 10), Revision C, 12th November, 2014' has been implemented in full as to the removal of high risk UXO matters in all Development Phases of the new town of Northstowe, or implemented in full for that part of the site as to other necessary mitigation which are covered under the detailed said Zetica Site Safe report and a mitigation completion verification report has been submitted to and approved in writing by the Local Planning Authority, confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated for that part of the site.</p> <p>ii. If, at any time during development, high risk UXO not previously identified in the Zetica Site Safe report titled 'NORTHSTOWE PHASE 1, PLANNING CONDITION DISCHARGE, Unexploded Ordnance (Condition 10), Revision C, 12th November, 2014', is encountered / found to be present on any Phase, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a revised and/or additional UXO risk management and mitigation programme / plan is submitted detailing how the high risk UXO not previously identified shall be dealt with and is approved in writing by the Local Planning Authority. The revised and/or additional UXO risk management and mitigation programme / plan shall be implemented as approved and following completion of mitigation a completion verification report shall be prepared and submitted in writing to the Local Planning Authority for approval confirming that that all risks to (including the possible evacuation of) existing and proposed premises have been satisfactorily mitigated.</p>	<p>(reference: E8639-19) prepared by Zetica UXO.</p> <p>A wider site mitigation strategy has already been approved in relation to Part i of Condition 38 under reference S/3459/17/DC.</p> <p>The submission in support of the application confirms and continues the approved Strategy.</p>
<p>Summary: An amount of work has already been undertaken by Homes England on the site which resulted in a previous part discharge of condition. As UXO clearances rarely guarantee 100% removal of the UXO hazard, there remains a residual (albeit low) risk of UXO being present. The Strategy presented is to ensure risks are minimised to the lowest possible risk. The strategy is a continued management of the risk and is acceptable to Discharge Part i of the Condition.</p>	<p>Recommendation Discharge Condition 38i of planning permission S/2011/14/OL in relation to the site.</p> <p>Part ii is discharged by the completion of the works on site.</p>

The strategy is a continuation of the approved Strategy and is acceptable.	
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304. The submission in support of the application confirms and continues the approved Strategy under reference S/3459/17/DC. The proposed strategy for management and mitigation of risk on the site is to provide compliance and discharge of the planning condition. The Strategy includes:

1. An awareness induction to staff prior to works at the Site.
2. Further risk mitigation strategies in the unlikely event UXO is encountered.

305. The works are inside an area categorised as “cleared of UXO” in compliance with the planning condition. As UXO clearances rarely guarantee 100% removal of the UXO hazard, there remains a residual (albeit low) risk of UXO being present. The induction briefing is to provide the developer’s key staff with the tools for recognition of UXOs, and suitably sensitise those involved in excavation to be vigilant. The induction materials are provided as a file containing both hard copies of the induction materials and back-up information and resources such as UXO awareness posters and emergency contact cards for staff awareness.

306. On completion of the induction, there is an establish protocol, mechanism and support in the event that potential UXO are discovered.

307. In the unlikely event that UXO is encountered, further risk mitigation strategies will be developed, subject to the hazard found. For small areas such as those previously inaccessible for UXO clearance, it is likely that the risk can be addressed by Site supervision. The Engineer will oversee the works, provide direction should UXO be found and will liaise with the authorities to ensure its safe removal/disposal.

308. The overseeing Engineer will carry out a visual assessment on any suspect items and classify them as potential UXO or other material. An Explosive Ordnance Disposal (EOD) tasking will be undertaken where hazardous ordnance is found.

309. The EOD operations are undertaken by trained and experienced staff that have appropriate competencies in conjunction with recognised UK best practice endorsed by HSE, MoD, MCA and crown estates. Liaison with authorities such as the MoD and Police will be undertaken.

310. As such, given the low risk of encountering further UXOs the submitted strategy is considered to be acceptable.

Discharge of condition 41(External Artificial Lighting)

Condition Wording	Applicant Submission
Within each reserved matters application that includes	Electrical Services Site

<p>any form of external lighting illumination affecting a sensitive receptor, an artificial lighting scheme to include details of the height, type, position and angle of glare of any relevant final site lighting / floodlights, the intensity of illumination and predicted horizontal and vertical isolux lighting contours and an assessment of artificial lighting impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by the Local Planning Authority before the external lighting is erected. The details and measures so approved shall be carried out and maintained thereafter in accordance with the approved details.</p>	<p>Wide External Lighting Layout (-RAM-XX-XX-DR-E-63200 Rev I02)</p> <p>Electrical Services Site Wide External Lighting Layout (RAM-XX-XX-DR-E-63201 Rev I01)</p>
<p>Summary: The application includes an appropriate lighting strategy to take account of the adoption criteria of County Highways whilst creating a high-quality environment in non-adopted areas.</p>	<p>Recommendation: Discharge Condition 41 of planning permission S/2011/14/OL in relation to the site.</p>

311. As set out in the Design and Access Statement the lighting strategy has been developed in tandem with the street hierarchy and adoption strategy. To enable adoption of the street lighting by Cambridge County Council Highways department particular heights and types of columns have to be utilised which are 6m high columns. In landscape areas such as the Pocket Parks and communal courtyards which will not be adopted there is more flexibility to create more atmospheric environment with lower level bollard lighting and up lighting of key trees. In non-adopted areas there is also the option of 4m high columns.

Discharge of condition 42 (Operational Noise - Non Residential use classes)

Condition Wording	Applicant Submission
<p>Within any reserved matters application, excluding reserved matters applications for Enabling Works and Earthworks, in relation to any Development Parcel or Strategic Landscaping Element incorporating uses other than residential dwellings, an operational noise impact assessment including, where appropriate, a scheme for the insulation of any building(s) or use(s) and associated plant / equipment, and / or noise mitigation measures to minimise the level of noise emanating from the said building(s) or use(s) and associated plant / equipment shall be submitted to and approved in writing by the local planning authority. The approved scheme of insulation / mitigation shall be fully implemented before the relevant use(s), building(s) or plant / equipment are commenced (in</p>	<p>Northstowe Phase 2A Planning Discharge Report – Acoustics & Noise Conditions 42 & 43 (August 2019)</p>

<p>relation to uses), occupied (in relation to buildings) or used (in relation to plant / equipment) and shall thereafter be maintained in accordance with the approved details.</p>	
<p>Summary: The submitted strategy is considered to be a suitable basis for the provision of operational noise. Precise details of plant and equipment and noise insulation to the commercial units is required.</p>	<p>Recommendation Discharge as an acceptable strategy however further of the precise details of plant and equipment and insulation within new commercial properties are required to fully comply with the condition.</p>

312. The Statement outlines that the plant that will be used in the development is not currently known and should be designed accordingly to meet the plant noise limits at the nearest noise sensitive receptors within and outside site boundary and at the nearest proposed dwellings.

313. The location of commercial premises is identified within the document and assumptions of a typical internal reverberant noise level inside the premises will be 75 dB LAeq. The nearest proposed dwellings are 8m from commercial properties. The noise levels would reduce by approximately 18dB, meaning the façade sound insulation would need to provide at least 32dB reduction to achieve appropriate . This can be achieved by using 10mm single glazing or standard double glazing, and standard entrance doors, if windows and doors remain closed.

314. If the operational noise levels are met at the nearest residential dwellings to the commercial properties of the site, then the limits at the existing receptors at the site boundary will be met.

Discharge of Condition 43 (Operational Traffic Noise Mitigation Scheme on-site)

Condition Wording	Applicant Submission
<p>Within any reserved matters application in relation to any Development Parcel containing residential development a noise impact assessment and a noise attenuation / insulation scheme (having regard to the building fabric, glazing and background and purge / rapid ventilation requirements) to protect occupants or other users internally and externally as appropriate from the on and off-site Cambridgeshire Guided Busway (CGB) / Dedicated Busway and internal site road / street corridor traffic noise in accordance with the requirements of British Standard 8233:2014 'Sound Insulation and noise reduction for buildings-</p>	<p>Northstowe Phase 2A Planning Discharge Report – Acoustics & Noise Conditions 42 & 43 (August 2019)</p>

Code of Practice' (or as superseded), shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented before the residential use hereby permitted is occupied and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.	
Summary: The submission is considered to be acceptable and sets out an appropriate strategy for managing the impact of road noise.	Recommendation: That condition 43 can be discharge subject to the implementation of the agreed details.

315. The submitted strategy sets out that ventilation and glazing specification for the proposed development has been determined by reference to prescribed standards, to satisfy the requirements of Planning Condition 43. For dwellings with an external noise level below 50 dBLAeq, ventilation can rely on partially open windows which provide up to 15dB sound reduction, to meet the daytime criterion of 35dB(A). For dwellings with an external noise level above 50 dBLAeq, ventilation would need to rely on trickle ventilators, while windows are closed. If this ventilation and glazing strategy is applied than the planning condition will be met.

Discharge of Condition 45 (Waste & Recycling Management Strategy)

Condition Wording	Applicant Submission
<p>Unless otherwise agreed in writing by the local planning authority, any reserved matters application for layout in relation to each Development Parcel shall be accompanied by a Waste Management & Minimisation Strategy (WMMS). The Waste Management & Minimisation Strategy (WMMS) shall demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The WMMS should include:</p> <p>a. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material</p> <p>b. A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development</p>	<p>Waste Management and Minimisation Strategy (August 2019)</p> <p>Refuse Truck Swept Path Analysis Sheet 1 (RAM-XXXX-DR-C-00500 Rev P04)</p> <p>Refuse Truck Swept Path Analysis Sheet 2 (RAM-XXXX-DR-C-00501 Rev P04)</p> <p>Refuse Truck Swept Path Analysis Sheet 3 (RAM-XXXX-DR-C-00503 Rev P04)</p> <p>Refuse Truck Swept Path Analysis Sheet 4 (RAM-XXXX-</p>

c. Proposals for the management of municipal waste generated during the occupation stage of the development, to include

- the design, provision, management, maintenance and renewal of internal and external waste systems for the segregation, storage and collection of recyclables, non-recyclables and compostable materials e.g. internal storage caddies, external underground waste systems, wheeled bin system etc.
- access to storage and/or collection points by users and waste collection vehicles

d. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling

e. Arrangements for the commissioning of underground waste systems if appropriate, prior to occupation.

f. Proposals for the design and provision of temporary community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements

g. Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority

h. A timetable for implementing all proposals

i. Provision for monitoring the implementation of all proposals

No development shall take place in relation to any Development Parcel until the Waste Management & Minimisation Strategy (WMMS) has been approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to the occupation, use or opening for business of any building that will be used for residential, commercial or employment purposes and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Summary: The submitted strategy sets out and meets the requirements of the Condition and details how refuse collection for domestic and commercial properties will be carried out.	Recommendation: Discharge Condition 45 subject to the implementation of the approved details.
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316. The aim of the WMMS is to ensure that waste is effectively managed in line with the waste hierarchy and relevant policy requirements. This WMMS has been prepared in line with the principles of international and national waste policy, the requirements of SCDC planning guidance, RECAP guidance, and the requirements of the British Standard (BS) for waste management in buildings. In line with the phased nature of the proposed development, the implementation of the WMMS will also be phased to ensure appropriate waste storage and collection is provided in parallel to the proposed development being completed.

Discharge of Condition 48 (Transport - Equine, Walking and Cycling Routes)

Condition Wording	Applicant Submission
Each reserved matters application for residential development in relation to any Development Parcel, pursuant to this planning permission, shall include details of the equine, walking and cycle routes for the area within that Development Parcel that will allow the occupants of that Development Parcel access as applicable to facilities in Phase 1 and the town centre area, including where appropriate reference to the temporary and permanent re-routing of footpaths/bridleways. The relevant Development Parcel shall not commence until the scheme has been approved in writing by the Local Planning Authority. No building shall be occupied within that Development Parcel until the approved scheme has been fully carried out.	Equine, Walking and Cycling Route Strategy (within Section 9.7 of the DAS)
Summary: As set out in the consideration of the Reserved Matters for Access, the proposals have taken forward the design code and strategic provision and linked to the primary routes in an acceptable manner.	Recommendation: Discharge Condition 48 subject to the implementation of the approved details.

Discharge of Condition 57 (Transport - Cycle parking)

Condition Wording	Applicant Submission
Notwithstanding the Parking Management Strategy, each application for reserved matters shall ensure cycle parking provision across Phase 2 of 1 cycle space per bedroom for each Development Parcel	Cycle parking details (within Section 7.3 of the DAS)

containing residential properties. All Development Parcels containing residential properties shall be constructed in accordance with this requirement.	
Summary: The proposals provide a significant level of secure and accessible cycle parking and the access and provision of these facilities will be well positioned to promote use of infrastructure and cycling as a sustainable transport choice.	Recommendation Discharge condition 57 subject to the implementation of the approved details.

317. Edge houses have this provided on plot. The town houses have a mixture of on plot (2 per house) and communal bike stores. Row house has 2 per plot. Mansion house and apartments blocks have the requirement in dedicated ground floor bike stores. The proposals include a range of storage solutions and whilst the comments of Cam Cycle are noted to the vertical storage solutions, these are not the only provision and provide a reasonable choice for future residents of the development.

Discharge of Condition 64 (Self-build and custom build)

Condition Wording	Applicant Submission
Prior to the commencement of any development parcel containing residential development a site wide scheme for the provision of self-build and custom build developments shall be submitted to the Local Planning Authority for approval in writing. All subsequent reserved matters applications for development parcels containing residential development shall be in accordance with the approved site wide scheme and shall include a statement demonstrating compliance with the approved site wide scheme unless otherwise approved in writing by the Local Planning Authority.	S/2183/18/DC – Approved a strategy for Phase 2 of Northstowe for self build (relevant RM apps need to be in accordance with this)
Summary: The proposals are in accordance with the agreed strategy for Phase 2 under reference S/2183/18/DC, and the proposals have the potential to exceed the agreed Strategy.	Recommendation Discharge Condition 64 in relation to Parcel 2A

318. Practice Guidance states that the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

319. In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.
320. The Approved Strategy under reference S/2183/18/DC outlines that 40 plots (shown as part of the development parcel known as Northstowe Fields to the northwestern corner of Phase 2) with a further 5% of the total development within Phase 3 (250 dwellings). This parcel therefore is not intended as a self build parcel.
321. However, it is noted that the proposals are customisable with the initial owner potentially having significant input into the internal layout in particular and design elements. This is a feature of the factory build process. As such, potentially, a significant proportion of the dwellings could be considered custom build. Based on the implementation of the first 40 properties on Port Loop, Birmingham, this could be approximately 50% of the private market dwellings
322. The proposed submission is in compliance with Condition 64 of the outline planning permission however a condition is attached to part A of the permission to allow for effective monitoring of any customised aspect of dwellings (e.g. choice of internal layouts, bedrooms numbers).

PART C - FULL PLANNING PERMISSION FOR THE TEMPORARY CHANGE OF USE OF TWO DWELLINGS TO SHOW HOMES

The position and detail of the proposed show homes

323. The proposed dwellings are located on the eastern side of the primary road which links the site to the Education Campus and Phase 1 of Northstowe. This road to the front of the proposed show homes runs between the age-restricted accommodation and the area known as the Peninsula.
324. To the north and east of the proposed show homes is the access to the Peninsula element with proposed car parking which could also be used for potential staff and visitors to the premises.
325. Further to the North is Phase 1 whilst further to the East is the proposed Water Park.
326. To the south is the proposed site for one of the Phase 2 Primary Schools and the playing fields to the Education Campus.
327. The proposed show homes (which form part of the detailed submission for 406 dwellings under Part A of this report) would be the first houses built on the development.
328. The proposals are the Town House product which are 3storeys in height with balconies and feature windows on the first and second floors and feature cladding panels on the southeast and northwest elevations.
329. Internally the proposals would show two of the 27 available layouts (which result in a total of 82 different combinations) as part of the customisable approach to the “fabric first” factory build process.
330. Show Home 1 would a 3bedroom property (over the ground and first floor) with the second floor as the kitchen and living accommodation on the second floor and further living accommodation on the ground floor. Bathrooms would also be located on the ground and first floors.
331. Show Home 2 would be a 3bedroom property with a more conventional internal layout with the ground floor as the kitchen and living accommodation and bedrooms on the first and second floor. It is noted that further living accommodation on the second floor is shown but this is of suitable size to be a bedroom and meet space standards. Bathrooms would also be located on the first and second floors.
332. Both show homes would also include gardens and secure cycle storage to the rear. The proposals would be easily accessible to visitors and sales staff and would be at an appropriate location for potential purchasers without interfering with the development process.

333. The proposed designs and layouts are therefore in keeping with the character of the proposed development and the temporary use of potentially permanent houses as show homes would be acceptable in terms of their position and detail in accordance with Policies HQ/1 and CC/5 of the South Cambridgeshire District Local Plan 2018.

Sustainability of construction

334. The proposals would be built to display the same sustainable construction and factory build process as the remainder of the development with high quality deliver in terms of environmental insulation and reduction in heat loss and energy consumption whilst including high ceilings and large modern window detail.
335. The proposals also utilise low energy LED fittings throughout with optional wireless controls with both houses also including solar photovoltaic arrays on the roof energy generation.
336. The proposals will also include A or A+ rated appliances and sanitary ware is also specified for low water consumption rates.
337. The fabric first factory build process also reduces construction waste as there is very limited construction activity on the site and in turn this minimises the disturbance on site and environmental pollution (e.g. noise, lighting, and disruption) experienced on a conventional construction sites.
338. It is noted that battery storage systems and integrated electric charging points are also options being investigated and progressed.
339. Overall, the sustainability of the construction of the show homes, matches the quality of construction of the development and would be in accordance with Policies CC/1, CC/3, CC/4, CC/5 and CC/6 of the South Cambridgeshire District Local Plan 2018 and Policy NS/23 of the Northstowe Area Action Plan 2007 as well as the aims and objectives of the National Planning Policy Framework, in particular paragraph 148.

Policy CC/5 of the South Cambridgeshire District Local Plan 2018

340. Policy CC/5 sets three criteria for assessment in considering sustainable show homes. These are:
1. On developments where a show home is being provided, a sustainable show home must be provided (either separately or instead of the show home) demonstrating environmentally sustainable alternatives beyond those provided to achieve the standard agreed for the development.
 2. The sustainable alternatives can be purchased when a dwelling is bought off-plan and must be fully functional in the show home and positively marketed. Purchasers should be clear on where alternatives are available, why it is more sustainable, and the cost of including the alternative.
 3. It must be as practical as possible for the purchaser to buy the sustainable alternatives as to purchase the standard options and the environmentally

friendly options must be offered at a price (including cost of delivery and/or installation) that reflects the same profit margin to the developer as other standard buyer's options or extras.

341. As stated above the proposals would demonstrate environmentally sustainable options and showcase the standard of the proposed development, it will also show options in terms of the difference in terms of options of layouts.
342. On completion of the development the proposals would also revert to part of the development and would be part of the same development ethos and part of the permanent solution with no difference between the show home and proposed development in terms of architectural treatment.
343. As such the proposals would meet all the requirements of Policy CC/5.

The planning balance

344. Whilst the proposals would result in the temporary loss of two dwellings, the proposals would complement and showcase the proposed environmental and architectural standard of development which is a fundamental aim of Policy CC/5. In addition the proposed showhouses would allow for potential sustainable and environmental aims of the development to be presented. There would be no construction work required to convert the proposed show home back into normal homes. The proposed temporary status of the change of use therefore is considered to be acceptable with the proposals being converted to housing on completion of the development.

PART A - PLANNING CONDITIONS

Approved Plans

1. The development hereby permitted shall be carried out in accordance with the plans submitted and approved by the Local Planning Authority on the following drawings (as amended):

Title	Drawing Number
Site Location Plan	A440_PMA-AP-XX-DR-A0001
Existing Site Plan	A440_PMA-AP-XX-DR-A0002
Proposed Site Plan Diagrammatic	A440_PMA-AP-XX-DR-A0003
Proposed Site Plan Ground Floor	A440_PMA-AP-XX-DR-A0004 Rev B
Drawing Structure Key	A440_PMA-AP-XX-DR-A0005
Diagram - Typology	A440_PMA-AP-XX-DR-A0006
Diagram - Town House Key Plan	A440_PMA-AP-XX-DR-A0007
Diagram - Row House Key Plan	A440_PMA-AP-XX-DR-A0008
Diagram - Edge House Key Plan	A440_PMA-AP-XX-DR-A0009
Diagram – Parking	A440-PMA-AP-XX-DR-A-0010 Rev A
Phase 1 Ground Floor Plan	A440-PMA-01-00-DR-A-0100 Rev C
Phase 1 First Floor Plan	A440-PMA-01-01-DR-A-0101 Rev C
Phase 1 Second Floor Plan	A440-PMA-01-01-DR-A-0102 Rev C
Phase 1 Third Floor Plan	A440-PMA-01-01-DR-A-0103 Rev C
Phase 1 Roof Plan	A440-PMA-01-01-DR-A-0104 Rev C
Phase 2 Ground Floor Plan	A440-PMA-02-00-DR-A-0200 Rev C
Phase 2 First Floor Plan	A440-PMA-02-01-DR-A-0201 Rev C
Phase 2 Second Floor Plan	A440-PMA-02-01-DR-A-0202 Rev C
Phase 2 Third Floor Plan	A440-PMA-02-01-DR-A-0203 Rev C
Phase 2 Fourth Floor Plan	A440-PMA-02-01-DR-A-0204 Rev C
Phase 2 Roof Plan	A440-PMA-02-01-DR-A-0205 Rev C
Phase 3 Ground Floor Plan	A440-PMA-03-00-DR-A-0300 Rev C
Phase 3 First Floor Plan	A440-PMA-03-00-DR-A-0301 Rev C
Phase 3 Second Floor Plan	A440-PMA-03-00-DR-A-0302 Rev C
Phase 3 Third Floor Plan	A440-PMA-03-00-DR-A-0303 Rev C
Phase 3 Roof Plan	A440-PMA-03-00-DR-A-0304 Rev C
Phase 4 Ground Floor Plan	A440-PMA-04-00-DR-A-0400 Rev C
Phase 4 First Floor Plan	A440-PMA-04-00-DR-A-0401 Rev C
Phase 4 Second Floor Plan	A440-PMA-04-00-DR-A-0402 Rev C
Phase 4 Third Floor Plan	A440-PMA-04-00-DR-A-0403 Rev C
Phase 4 Roof Plan	A440-PMA-04-00-DR-A-0404 Rev C
Phase 5 Ground Floor Plan	A440-PMA-05-00-DR-A-0500 Rev C
Phase 5 First Floor Plan	A440-PMA-05-00-DR-A-0501 Rev C
Phase 5 Second Floor Plan	A440-PMA-05-00-DR-A-0502 Rev C
Phase 5 Third Floor Plan	A440-PMA-05-00-DR-A-0503 Rev C
Phase 5 Roof Plan	A440-PMA-05-00-DR-A-0504 Rev C
2 Bed 2 Storey Edge House V1 – Floor Plan	A440-PMA-AP-XX-DR-A-1001
2 Bed 3 Storey Edge House V2 – Floor Plan	A440-PMA-AP-XX-DR-A-1002
3 Bed 3 Storey Edge House V1- Floor Plan	A440-PMA-AP-XX-DR-A-1003
3 Bed 3 Storey Edge House V2- Floor Plan	A440-PMA-AP-XX-DR-A-1004
4 Bed 3 Storey Edge House – Floor Plan	A440-PMA-AP-XX-DR-A-1005

5 Bed 3 Storey Edge House – Floor Plan	A440-PMA-AP-XX-DR-A-1006
2 Bed Row House - Semi-detached Floor Plan	A440-PMA-AP-XX-DR-A-1011
3 Storey Bed Town House- Urban Quarter – Floor Plan	A440-PMA-AP-XX-DR-A-1021
3 Storey Bed Town House - Linear Park – Floor Plan	A440-PMA-AP-XX-DR-A-1022
3 Storey Town House – Peninsular – Floor Plan	A440-PMA-AP-XX-DR-A-1023
Mansion House Block A Sheet 1 – Ground & 1 st - Floor Plan	A440-PMA-AP-XX-DR-A-1031 Rev A
Mansion House Block A Sheet 2 – 2 nd and 3 rd – Floor Plan	A440-PMA-AP-XX-DR-A-1032
Mansion & Row House Block B Sheet 1 - Ground Floor Plan	A440-PMA-AP-XX-DR-A-1033 Rev A
Mansion & Row House Block B Sheet 2 – 1 st Floor Plan	A440-PMA-AP-XX-DR-A-1034 Rev A
Mansion & Row House Block B Sheet 3 – 2 nd & 3 rd Floor Plan	A440-PMA-AP-XX-DR-A-1035
Mansion & Row House Block C Sheet 1 - Ground Floor Plan	A440-PMA-AP-XX-DR-A-1036 Rev A
Mansion & Row House Block C Sheet 2 - 1 st Floor Plan	A440-PMA-AP-XX-DR-A-1037 Rev A
Mansion & Row House Block C Sheet 3 - 2 nd & 3 rd Floor Plan	A440-PMA-AP-XX-DR-A-1038
Mansion & Row House Block E Sheet 1 - Ground Floor Plan	A440-PMA-AP-XX-DR-A-1039 Rev A
Mansion & Row House Block E Sheet 2- 1 st Floor Plan	A440-PMA-AP-XX-DR-A-1040 Rev A
Mansion & Row House Block E Sheet 3 2 nd & 3 rd Floor Plan	A440-PMA-AP-XX-DR-A-1041
Apartment Block A- Sheet 1– Ground & 1 st Floor Plan	A440-PMA-AP-XX-DR-A-1051 Rev A
Apartment Block A - Sheet 2 - 2 nd and 3 rd – Floor Plan	A440-PMA-AP-XX-DR-A-1052 Rev A
Apartment Block B - Ground, 1st, 2nd, 3rd & 4th - Floor Plans	A440-PMA-AP-XX-DR-A-1053 Rev A
Apartment Block C - Sheet 1 - Ground & 1 st - Floor Plan	A440-PMA-AP-XX-DR-A-1054 Rev A
Apartment Block C - Sheet 2 - 2 nd and 3 rd – Floor Plan	A440-PMA-AP-XX-DR-A-1055 Rev A
Age Restricted Apartment Block - Sheet 1 - Ground Floor Plan	A440-PMA-AP-XX-DR-A-1061 Rev A
Age Restricted Apartment Block - Sheet 2 – 1st Floor Plan	A440-PMA-AP-XX-DR-A-1062 Rev A
Age Restricted Apartment Block - Sheet 3 – 2nd Floor Plan	A440-PMA-AP-XX-DR-A-1063 Rev A
Age Restricted Apartment Block - Sheet 4 – 3 rd Floor Plan	A440-PMA-AP-XX-DR-A-1064 Rev A

Age Restricted Apartment Block - Sheet 5 – 4 th Floor Plan	A440-PMA-AP-XX-DR-A-1065 Rev A
2 Bed 2 Storey Edge House V1 Elevations	A440-PMA-AP-XX-DR-A-3001
2 Bed 2 Storey Edge House V2 Elevations	A440-PMA-AP-XX-DR-A-3002
3 Bed 3 Storey Edge House V1 Elevations	A440-PMA-AP-XX-DR-A-3003
3 Bed 3 Storey Edge House V2 Elevations	A440-PMA-AP-XX-DR-A-3004
4 Bed 3 Storey Edge House Elevations	A440-PMA-AP-XX-DR-A-3005
5 Bed 4 Storey Edge House V1 Elevations Sheet 1	A440-PMA-AP-XX-DR-A-3006
5 Bed 4 Storey Edge House V1 Elevations Sheet 2	A440-PMA-AP-XX-DR-A-3007
2 Bed Row House Semi-detached Elevations	A440-PMA-AP-XX-DR-A-3011
3 Storey Town House - Urban Quarter Elevations	A440-PMA-AP-XX-DR-A-3021
3 Storey Town House - Linear Park Elevations	A440-PMA-AP-XX-DR-A-3022
3 Storey Town House - Peninsula Elevations	A440-PMA-AP-XX-DR-A-3023
Mansion House Block A Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3031
Mansion House Block A Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3032
Mansion House Block B Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3033
Mansion House Block B Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3034
Mansion House Block B Sheet 3 Elevations	A440-PMA-AP-XX-DR-A-3035
Mansion House Block C Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3036
Mansion House Block C Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3037
Mansion House Block C Sheet 3 Elevations	A440-PMA-AP-XX-DR-A-3038
Mansion House Block E Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3039
Mansion House Block E Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3040
Mansion House Block E Sheet 3 Elevations	A440-PMA-AP-XX-DR-A-3041
Apartment Block A Elevations	A440-PMA-AP-XX-DR-A-3051
Apartment Block B Elevations	A440-PMA-AP-XX-DR-A-3052
Apartment Block C Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3053
Apartment Block C Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3054
Age Restricted Apartment Block Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3061 Rev A
Age Restricted Apartment Block Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3062 Rev A
Age Restricted Apartment Block Sheet 1 Internal Elevations	A440-PMA-AP-XX-DR-A-3063 Rev /
Age Restricted Apartment Block Sheet 2 Internal Elevations	A440-PMA-AP-XX-DR-A-3064 Rev /
Site Section 1	A440-PMA-AP-XX-DR-A-2001
Site Section 2	A440-PMA-AP-XX-DR-A-2002
Site Section 3	A440-PMA-AP-XX-DR-A-2003
Site Section 4	A440-PMA-AP-XX-DR-A-2004
Northstowe Arch Views	A440-PMA-AP-XX-DR-A-9001
3 Storey Layout Choices Summary	TH_3.0 (30) 101 rev D
General Arrangement - Key Plan	NOR566-GRA-00-DR-L-1101

General Arrangement - Legends	NOR566-GRA-00-DR-L-1102
Illustrative Landscape Plan	NOR566-GRA-00-DR-L-1103
Hard works General Arrangement	NOR566-GRA-00-DR-L-3101
Hard works General Arrangement	NOR566-GRA-00-DR-L-3102
Hard works General Arrangement	NOR566-GRA-00-DR-L-3103
Hard works General Arrangement	NOR566-GRA-00-DR-L-3104
Hard works General Arrangement	NOR566-GRA-00-DR-L-3105
Softworks General Arrangement	NOR566-GRA-00-DR-L-5101
Softworks General Arrangement	NOR566-GRA-00-DR-L-5102
Softworks General Arrangement	NOR566-GRA-00-DR-L-5103
Softworks General Arrangement	NOR566-GRA-00-DR-L-5104
Softworks General Arrangement	NOR566-GRA-00-DR-L-5105
General Arrangement Section 01- Peninsula	NOR566-GRA-00-DR-L-1301
General Arrangement Section 02- Northern Greenway Interface	NOR566-GRA-00-DR-L-1302
General Arrangement Section 03- Edge House & Highway Interface	NOR566-GRA-00-DR-L-1303
General Arrangement Section 04- Rampton Drift Greenway	NOR566-GRA-00-DR-L-1304
General Arrangement Section 05- Pocket Gardens	NOR566-GRA-00-DR-L-1305
General Arrangement Section 06- Shared Communal Gardens	NOR566-GRA-00-DR-L-1306
General Arrangement Section 07- Community Plaza & East West Route	NOR566-GRA-00-DR-L-1307
General Arrangement Section 08- Urban Park	NOR566-GRA-00-DR-L-1308
General Arrangement Section 09- Later Living	NOR566-GRA-00-DR-L-1309
Typical Tree Pit Details	NOR566-GRA-00-DR-L-1401
Surface Water Drainage General Arrangement Key Plan	1620006201-RAM-XX-XX-DR-C-00100 Rev P04
Surface Water Drainage General Arrangement Sheet 1	1620006201-RAM-XX-XX-DR-C-00101 Rev P07
Surface Water Drainage General Arrangement Sheet 2	1620006201-RAM-XX-XX-DR-C-00102 Rev P06
Surface Water Drainage General Arrangement Sheet 3:	1620006201-RAM-XX-XX-DR-C-00103 Rev P06
Surface Water Drainage General Arrangement Sheet 4	1620006201-RAM-XX-XX-DR-C-00104 Rev P06
Surface Water Drainage General Arrangement Sheet 5	1620006201-RAM-XX-XX-DR-C-00105 Rev P06
Surface Water Drainage General Arrangement Sheet 6:	1620006201-RAM-XX-XX-DR-C-00106 Rev P06
Surface Water Drainage General Arrangement Sheet 7	1620006201-RAM-XX-XX-DR-C-00107 Rev P05
Surface Water Drainage General Arrangement Sheet 8	1620006201-RAM-XX-XX-DR-C-00108 Rev: P05
Manhole Schedule Sheet 1	1620006201-RAM-XX-XX-DR-C-

	00250 Rev P03
Manhole Schedule Sheet 2	1620006201-RAM-XX-XX-DR-C-00251 Rev P03
Foul Water Drainage Key Plan:	1620006201-RAM-XX-XX-DR-C-00110 Rev P04
Foul Water Drainage Sheet 1	1620006201-RAM-XX-XX-DR-C-00111 Rev P04
Foul Water Drainage Sheet 2	1620006201-RAM-XX-XX-DR-C-00112 Rev P04
Foul Water Drainage Sheet 3	1620006201-RAM-XX-XX-DR-C-00113 Rev: P04
Foul Water Drainage Sheet 4	1620006201-RAM-XX-XX-DR-C-00114 Rev P04
Foul Water Drainage Sheet 5	1620006201-RAM-XX-XX-DR-C-00115 Rev P04
Foul Water Drainage Sheet 6	1620006201-RAM-XX-XX-DR-C-00116 Rev P04
Foul Water Drainage Sheet 7	1620006201-RAM-XX-XX-DR-C-00117 Rev P04
Foul Water Drainage Sheet 8	1620006201-RAM-XX-XX-DR-C-00118 Rev P04
Foul Water Drainage Manhole Schedule	1620006201-RAM-XX-XX-DR-C-00260 Rev P02
Drainage Details Sheet 1	1620006201-RAM-XX-XX-DR-C-00400 Rev P02
Drainage Details Sheet 2	1620006201-RAM-XX-XX-DR-C-00401 Rev P02
Drainage Details Sheet 3	1620006201-RAM-XX-XX-DR-C-00402 Rev P02
Drainage Details Sheet 4	1620006201-RAM-XX-XX-DR-C-00403 Rev P02
Refuse Truck Swept Path Analysis Sheet 1	RAM-XXXX-DR-C-00500 Rev P06
Refuse Truck Swept Path Analysis Sheet 2	RAM-XXXX-DR-C-00501 Rev P06
Refuse Truck Swept Path Analysis Sheet 3	RAM-XXXX-DR-C-00502 Rev P06
Refuse Truck Swept Path Analysis Sheet 4	RAM-XXXX-DR-C-00505 Rev P04
Visibility Splays Key Plan	RAM-XXXX-DR-C-00550 Rev P01
Visibility Splays Sheet 1	RAM-XXXX-DR-C-00551 Rev P01
Visibility Splays Sheet 2	RAM-XXXX-DR-C-00552 Rev P01
Visibility Splays Sheet 3	RAM-XXXX-DR-C-00553 Rev P01
Visibility Splays Sheet 4	RAM-XXXX-DR-C-00554 Rev P01
Visibility Splays Sheet 5	RAM-XXXX-DR-C-00555 Rev P01
Visibility Splays Sheet 6	RAM-XXXX-DR-C-00556 Rev P01
Visibility Splays Sheet 7	RAM-XXXX-DR-C-00557 Rev P01
Visibility Splays Sheet 8	RAM-XXXX-DR-C-00558 Rev P01

Reason: To define the permission and to ensure satisfactory development of the application site in accordance with Policies of the South Cambridgeshire Local Plan and Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.

Approval of Materials

2. Prior to above ground works for each phase of development, a schedule of materials based on the principles in the Design and Access Statement, shall be submitted to and agreed in writing by the Local Planning Authority. The submission shall be supplemented with a sample board(s) of the submitted materials to be constructed within the site compound or an alternative agreed location. The sample board shall be retained on site until the completion of the relevant phase of development or an alternative agreed timetable. The materials shall not include ACM (aluminium composite material) and HPL (high pressure laminate).

Reason: To ensure satisfactory development of the application site in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/24 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.

External Plant and Equipment

3. Prior to their installation, details (including location and external appearance) of all external plant and equipment used for the purpose of heating, ventilation and/or air conditioning shall be submitted to and approved in writing by the local planning authority. The agreed details shall be implemented prior to the occupation of the part of the development to which the plant and equipment relates. Any such structures shall be agreed situated within buildings or in acoustically designed enclosures, and thereafter retained in accordance with any approval for the period of their use.

Reason: To ensure satisfactory appearance of the application site and to ensure that the amenities of nearby residents are safeguarded in accordance with the submitted Acoustics Report – Planning Conditions 42 and 43 (reference 1620006201 Rev B) and Policy HQ/1 of the South Cambridgeshire Local Plan.

Housing Mix and Self/Custom Build Monitoring

4. Prior to the occupation of the 50th dwelling (excluding properties for affordable rent and age-restricted housing as defined in the application submission), a Statement, shall be submitted to the Local Planning Authority identifying the plots sold and setting out how the initial owner(s) of the properties have had primary input into its final design and layout and the number of bedrooms within the sold unit. Additional Statements shall be submitted on the occupation of every subsequent 50th dwelling (i.e. 100th, 150th, etc) of the development.

Reason: In order to provide effective information and monitoring of the proposals which are capable of being considered as custom-build properties in terms of Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) in accordance with Policy H/8 of the South Cambridgeshire District Local Plan 2018, Policy NS/7 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework (2019) and to monitor housing mix throughout the Development Parcel and Phase 2 in accordance with Policy H/9 of the South Cambridgeshire District Local Plan 2018.

Removal of Permitted Development Rights

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) or any succeeding or replacement legislation, no extensions or alterations to dwelling houses hereby approved shall be carried out under Schedule 2, Part 1 (all Classes); Part 2 Class A and B and Part 3 Class L.

Reason: Having regard to the specific, innovative and detailed design of the approved dwellings and their relationship within the detailed design to neighbouring dwellings in providing a unique provision of amenity space and having regard to Policy HQ/1 of the South Cambridgeshire District Local Plan 2018, Policy NS/23 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework (2019).

Provision of Parking Spaces

6. The parking spaces that are to be provided shall be provided before the first use of the associated dwelling(s), and those spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles. The parking spaces shall not be used for any trade or business and shall be installed in a manner to ensure access to all users without obstruction.

Reason: To ensure that visitor parking and parking provision is provided for future residents and wider application site in accordance with Policies HQ/1, TI/3 and TI/4 of the South Cambridgeshire Local Plan.

Hours of Working

7i) No demolition, construction or engineering works, (including land reclamation, stabilisation, preparation, remediation or investigation), shall take place on any Sunday, Bank Holiday or Public Holiday, and such works shall only take place between the hours of 08.00 to 20.00 weekdays and 08.00 to 17.00 Saturdays. No plant, machinery or equipment associated with such works shall be started up or operational on the development site outside of these permitted hours.

ii) Should any extension to working hours be required due to unforeseen circumstances, the site manager shall write to the Local Planning Authority and all local residents as to the length of time site operatives will be working on site to carry out essential work only, what work would be undertaken and measures to reduce the impact on adjoining neighbours.

Reason: To safeguard the amenities of neighbouring and nearby residents in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/24 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework.

Deliveries to Commercial Units

8. Prior to the occupation of the commercial units as ground floor to buildings A-B and A-C details of deliveries shall be agreed in writing by the Local Planning Authority. Details shall include timings, measures to reduce noise and the location of delivery vehicles during loading and unloading activity.

Reason: To safeguard the amenities of neighbouring and nearby residents and in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.

Reversing Alarms

9. All construction vehicles shall not use the audible 'beeping' reversing alarms. Alternative vehicle alarms should be used such as the use of white noise, infrared, or visible alarm systems.

Reason: To ensure that the amenities of neighbouring residents are not unduly inconvenienced by development of the site construction operations and in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework.

Site Compound

10. Prior to the commencement of each phase of the development (as outlined within the Design and Access Statement), details of the site compound shall be submitted to and agreed in writing by the Local Planning Authority. The site compound should be positioned as far away from Rampton Drift as reasonably practicable and should not be positioned in root protection areas. The submitted details shall include:

- i. The phases that the compound will serve
- ii. Delivery and storage areas for materials and equipment
- iii. The location and size of any temporary buildings
- iv. Parking for onsite contractors and visitors
- v. Fencing and security measures

The proposed site compound shall be implemented in accordance with the approved details and retained throughout the construction process.

Reason: To ensure satisfactory functioning of the construction process, to protect the amenities of existing residents in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework

Rampton Road

11. No vehicles associated with the construction site shall use Rampton Road for access, parking or deliveries.

Reason: To safeguard the amenities of neighbouring and nearby residents and in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework

Age Restricted Accommodation – Communal Garden

12i) Prior to the first occupation of the age-restricted accommodation, details of the associated communal garden, including details of hardsurfacing and soft landscaping shall be submitted to and agreed in writing by the Local Planning

Authority. Details submitted shall be in accordance with the principles of the Design and Access Statement and include planting species and density, associated structures (e.g. bins, seating) and ground preparation measures. Unless an alternative timescale is submitted and agreed, the landscaping shall be implemented in the first available planting season following approval of the agreed details.

ii) The agreed details shall be maintained for a period of 5years from the date of planting with dead, dying or diseased specimens replaced with equivalent age, size and species in the next available planting season..

Reason: To ensure satisfactory functioning of the construction process, to provide appropriate landscaping and to provide appropriate space for the amenities of future residents. and in accordance with Policies HQ/1, CC/1, NH/2, NH/4, NH/6 and SC/7 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.

Landscaping

13i Prior to first occupation of each Phase of the development hereby permitted, landscape specifications including construction methods, maintenance operations, site preparation, importation and storage of materials, excavation depths including dimensions for tree pits, planting methods and aftercare.

ii) Unless an alternative timescale is submitted and agreed, the landscaping shall be implemented in the first available planting season following approval of the agreed details.

iii) The agreed details shall be maintained for a period of 5years from the date of planting with dead, dying or diseased specimens replaced with equivalent age, size and species in the next available planting season.

Reason: To ensure satisfactory functioning of the construction process, to provide appropriate landscaping and to provide appropriate space for the amenities of future residents and in accordance with Policies HQ/1, CC/1, NH/2, NH/4, NH/6 and SC/7 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.

Sustainability

14. Within 6months of occupation of the commercial units as ground floor to buildings A-B and A-C, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: To ensure an increased level of sustainability across the development as a whole in accordance with Policy NS/23 of the Northstowe Area Action Plan, 2007.

Ecology Implementation

15. Prior to their installation the location and type of bat and bird boxes shall be submitted to and agreed in writing by the Local Planning Authority. The submission shall be implemented in accordance with the implementation strategy set out at Chapter 7 in submitted Ecological Management Plan (ref: 1620006201 Issue 4) including the provision of 138 bird and bat boxes across the phase.

Reason: To ensure the safeguarding and enhancement of habitats, wildlife and biodiversity in accordance with Policy NH/4 of the South Cambridgeshire Local Plan and Policies NS/17 and NS/23 of the Northstowe Area Action Plan.

PART B – PLANNING CONDITION

1. For the avoidance of doubt the submission hereby approved discharges the following conditions of the outline planning permission S/2011/14/OL, as amended by non-material amendments S/2435/17/NM, S/2792/18/NM, S/3255/18/NM, and S/3503/19/NM. The discharge submission is in relation to the Development Parcel outlined in red on plan A440_PMA-AP-XX-DR-A0001 (Location Plan) and is subject to the implementation of the agreed details:

Condition	Description	Recommendation
9	Design Code	Discharge in full
10	Fire Strategy	Discharge in full
11	Housing (Market mix)	Discharge in full but note Condition in Part A.
12	Lifetime Homes (Affordable and market dwellings)	Discharge in full
19	Surface water Drainage	Discharge in full
20	Foul Water drainage	Discharge in full
23	Landscape and design	Discharged in full but note a Condition in Part A
24	Landscape Management and Maintenance plan	Part i discharged by S/1761/19/DC. The application submission is in accordance with this approval. Part ii - The framework submitted provides an acceptable basis for the discharge of Part ii) of the condition subject to receipt of the detail management and maintenance plan outlined in the submission.
27	Ecological Management plan	Discharge in full
31	Longstanton conservation area	Discharge in full
32	Low Carbon Strategy	Discharge in full
33	Energy delivery strategy	Discharge in full
34	BREEAM Standards	Discharge in full
38	Unexploded Ordnance (UXO)	Discharge in full

41	External Artificial Lighting	Discharge in full
42	Operational Noise - Non Residential use classes	Discharge in part – the proposed strategy is considered acceptable however further of the precise details of plant and equipment and insulation within new commercial properties are required to fully comply with the condition.
43	Operational Traffic Noise Mitigation Scheme on-site	Discharge in full
45	Waste & Recycling Management Strategy	Discharge in full
48	Transport - Equine, Walking and Cycling Routes	Discharge in full
57	Transport – Cycle Parking	Discharge in full
64	Self-build and custom build	Discharge in full but note condition in Part A

PART C – PLANNING CONDITIONS

1. The proposals shall be used as show homes and marketing areas for a maximum period of 8years from the date of this decision or on the occupation of the 400th dwelling of the scheme hereby approved under Part A of this approval, whichever is the sooner.

Reason: The show homes are a temporary provision to demonstrate environmentally sustainable options within the development and should be utilised as permanent housing in the long term in accordance with Policy CC/5 of the of the South Cambridgeshire District Local Plan 2018 and Policy NS/23 of the Northstowe Area Action Plan.

2. The proposed show homes hereby approved shall be constructed in accordance with the submitted plans under reference:

Location Plan (NS.SH(PL)001)
Site Plan (NS.SH(PL)002);
Context Plan (NS.SH(PL)003)
Ground Floor Plans (NS.SH(PL)100);
Show House 01 Floor Plans (NS.SH(PL)101);
Show House 02 Floor Plans (NS.SH(PL)102); and
Elevations (NS.SH(PL)200).

Reason: To define the permission and to ensure satisfactory development of the show homes in accordance with Policies HQ/1 and CC/5 of the of the South Cambridgeshire District Local Plan 2018 and Policy NS/23 of the Northstowe Area Action Plan.

3. Prior to first use of the proposed show homes, facilities for visitor and staff car parking, the proposed cycle storage and garden areas shall be laid out in accordance with the approved plans. The proposed cycle storage shall also be made available for potential visitors.

Reason: To define the permission and to ensure satisfactory functioning of the show homes in accordance with Policy CC/5 of the of the South Cambridgeshire District Local Plan 2018 and Policy NS/23 of the Northstowe Area Action Plan.