

Appendix C – Key Definitions

Development Description:

Outline planning application for the development of Northstowe Phase 3B, comprising up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved. Application accompanied by an Environmental Statement.

For the avoidance of doubt the following definitions are applied within this decision notice in relation to the Development hereby approved:

‘Commencement of Development’ means the first date on which any material operation (as defined in Section 56(4) of the Act) forming part of the Development begins to be carried out on the Site or part thereof. ‘Enabling Works’ are defined within the s106 Legal Agreement.

‘Community’ use means a use that falls under Use Class D1 (non-residential institutions) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) as originally submitted as in force on 31 August 2020 and subsequently within Use Classes E and F.2 of the Town and Country Planning (Use Classes) Order 2020 (as amended)

‘Coordination Document’ means the Homes England Northstowe Development co-ordination statement and guiding principles on Land West of Station Road (dated May 2021)

‘Development Parcel’ means areas of built development, including Residential, Mixed Use Commercial Zones, Primary Schools and the associated landscaping (including Local Areas of Play and communal and private residential gardens), car parking, roads and associated drainage.

‘EIA Regulations’ means the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

‘Employment’ use means a use that falls under uses falling previously under Use Classes B1(a) (business), B1(b) (Research & Development) and B1(c) (light industry) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) as in force on 31 August 2020 and now under Use Class E of the Town and Country Planning (Use Classes Order) 2020.

‘Food and Drink’ means a use that falls under Use Classes A3 (restaurants and cafes), A4 (drinking establishments and Drinking Establishment with Expanded Food Provision), A5 (hot food takeaways) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) as in force on 31 August 2020 and now under Class E and sui generis use of the Town and Country Planning (Use Classes Order) 2020.

'Key Phase' means a collection of development parcels that form one or more character areas to create a development area and subphase for the development of a Design Code and other features of the outline planning permission.

'Leisure' use means a use falling under Use Class D2 (assembly and leisure) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) as in force at 31 August 2020 and now under Use Class E of the Town and Country Planning (Use Classes Order) (as amended).

'Local Plan' or 'SCLP' means the South Cambridgeshire Local Plan, adopted November 2018.

'Masterplan' means Figure 10.1 at Appendix A (Design Principles Document) of the Design and Access Statement.

'NAAP' means the Northstowe Area Action Plan, adopted July 2007

'Net zero carbon' is taken to follow the definition contained in the UK Green Building Council's document Net Zero Carbon Buildings: A Framework Definition (April 2019), or any successor document which forms into the Council's Sustainable Development and Construction SPD and aspirations for Policy CC/1 of the Local Plan or succeeding documents.

'Northstowe Phase 1' means outline planning permission granted under planning reference S/0388/12/OL.

'Northstowe Phase 2' means outline planning permission granted under planning reference S/2011/14/OL.

'Northstowe Phase 3a' means outline planning application submitted under reference 20/02171/OUT

'Northstowe Digital Park' means outline planning application submitted under reference S/3854/19/OL

'Northstowe Endurance Estates' means outline planning application submitted under reference 20/03598/OUT

'NPPF' means the National Planning Policy Framework July 2021, which is the National Planning Policy at the time of the decision.

'NPPG' means the National Planning Practice Guidance which is a web based resource supporting the NPPF.

'Phase' means the areas of land identified by the Site Location Plan and in the submitted Design and Access Statement covering more than one parcel of land.

'Retail and Associated Services' use means a use that falls under Use Classes A1 (shops) and A2 (professional and financial services) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) as in force at 31 August

2020 and now under Use Class E of the Town and Country Planning (Use Classes Order) (as amended).

'Residential' use means a use that falls under Use Classes C2 (residential institutions), C3 (dwelling houses) and C4 (small scale houses in multiple occupation (up to 6 people)) as defined by the Town and Country Planning (Use Classes) Order (as amended)

'S106 Legal Agreement' means legal agreement made pursuant to s106 Town and Country Planning Act 1990 (whether or not with other powers) contributions and commitments to deliver infrastructure secured as part of the Outline Planning Permission

'Secondary Mixed Use Commercial Zones' means the areas shown in hatched red on the submitted Urban Design Masterplan which will be capable of including employment, community, retail and associated services, food and drink, community, leisure, generally on the ground and first floor with residential uses and other accommodation also capable of being accommodated. Commercial uses may also be accommodated on further floors or mezzanines through appropriate design-led solutions.

'Self/Custom Build' means properties or plots which satisfy the criteria in section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) or succeeding legislation and where the future first occupier has had a specific input in the primary design and layout of the approved property.

'Strategic Engineering Elements' means elements aside from Enabling Works which would include, for example, principal roads, junctions and roundabouts, the Southern Access Road East and associated infrastructure, bus links, Longstanton Road, works associated with the military lake and runway lake.

'Strategic Landscaping Elements' means space shown on the approved masterplan as formal sports provision, informal sports provision, strategic tree planting, open space, sustainable drainage systems and green routes, footpaths and other areas not within a Development Parcel. For the avoidance of doubt the Local Centre Square should be included within the Local Centre Development Parcel.