

Report to: South Cambridgeshire District Council Planning Committee 28 January 2022

Lead Officer: Joint Director of Planning and Economic Development

20/02171/OUT – Northstowe Phase 3A Rampton Road, Longstanton, Cambridgeshire (Northstowe, Longstanton and Oakington Parishes)

Proposal: Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved.

Applicant: Homes England.

Key Material Considerations:

Principle of development
Amount, use, indicative layout, and scale parameters
Access and transport
Housing delivery
Social and community infrastructure, including education
Environmental considerations
Cumulative impacts
Financial obligations / Section 106 and
Other matters

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: An extension of time has been agreed until 28 March 2022 to allow completion of the Section 106 agreement.

Application brought to Committee because: The proposal is a large-scale development of strategic importance.

Officer Recommendation: Delegated approval, subject to conditions and s106 agreement.

Presenting Officer: Paul Ricketts, Principal Planning Officer (Strategic Sites Team)

Report Correction and Update

1. The representation in paragraphs 101-113 (Longstanton Parish Council [representation received 18 January 2022] – Supports) has been incorrectly identified as being from Longstanton Parish Council. The representation was made by Northstowe Town Council and paragraph 101 should read;

“Northstowe Town Council (representation received 18 January 2022) - Supports the application subject to comments being taken into consideration and dealt with by planning conditions. The overarching focus on green infrastructure is welcomed.”

2. Paragraphs 102-113 are unchanged but are attributed to the representation made by Northstowe Town Council.
3. Representations from Longstanton Parish Council were received on 09 June 2020 and 21 September 2020 but were not reported in this section of the published report because of an editing error. The representations from Longstanton Parish Council are as follows;

Longstanton Parish Council Comments. Councillors acknowledge the application as part of the wider Northstowe allocation and trust the developers will work positively for the cohesion of joined up development and working with the community.

Requests S106 contributions relating to the provision of sports facilities based at Longstanton Recreation Ground, including a Multi-Use Games Area, a new community facility provision and contributions relating to

improved bowls club, tennis club, youth provision, allotments, burial ground and increased recreational space.

4. In addition, a letter dated 15th December 2021, received by email on 05 January 2022 was sent by Longstanton Parish Council to Stephen Kelly, Joint Director of Planning and Economic Development, Greater Cambridge Shared Planning Service, raising the following issues:

Decisions being made in respect of Northstowe planning are based on water level data that has remained un-changed since before development started, it is now clear that the general baseline for further decisions to be made is no longer sound.

In the absence of a sound water level baseline, Longstanton Parish Council requests that SCDC commits to making any planning decisions it makes regarding Northstowe Phase 3 through either:

Option 1 - On adjusted scientific water level data that reflects the current conditions by completing the analysis and research using an independent party (such as HR Wallingford) to determine the root-cause of the environmental impact, options for mitigation and a fully- costed, fully-funded aligned plan agreed with the communities impacted by the work completed during Phase 1 indicated by the recent SCDC and Longstanton Parish council initiated independent HR Wallingford report.

Option 2 - On a conditional approval basis subject to the above work being completed, underwriting fully any costs of any investigation by an independent party in the investigation, and any additional funded activities that may be deemed necessary as a result of the investigation

In both proposal options, Longstanton Parish Council would also request such conditional approval to not be to the detriment of the community in respect of S106 or any other funding streams that might impact the community. Additionally, we would request that monitoring equipment is installed and data from this equipment is made freely available to the community to permit ongoing monitoring of the hydrology and hydro-geology situation of the RTD.

We would also request that no development of Phase 3 take place ahead of the completion of the analysis and agreement on a fully costed and funded plan of the work necessary to restore the RTD water levels and put in place a strong position for the hydrology and hydro-geology of Longstanton, Oakington and Northstowe.

5. Both Northstowe Town Council and Longstanton Parish Council's comments have been considered in the body of the report. This correction does not alter officers' conclusions on the assessment of the application, including the planning balance or the recommendation made to the Committee on paragraphs 684-690.