



**South
Cambridgeshire
District Council**

Report to:

South Cambridgeshire District Council
Planning Committee

28 January 2022

Lead Officer:

Joint Director of Planning and Economic Development

20/02142/OUT – Northstowe Phase 3B, Station Road, Longstanton (Longstanton and Oakington/Northstowe Parishes)

Proposal: 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

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

Other material planning considerations

Planning balance

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 complete the Section 106 Agreement.

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

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

AMENDMENT/UPDATE REPORT - PHASE 3B APPLICATION

Further Consultation Responses – Third Party representations

A number of the third party representations referred to in the Phase 3A amendment/update report relate specifically to the Phase 3B application. The submissions relating to Phase 3B are included in Appendix A of the Phase 3A amendment/update report.

The following is a summary of the issues raised:

1. Impact of increased traffic, including noise pollution arising from the road/roundabout which will serve the development; noise assessment does not capture impact of properties in Phase 1.

Officer note - this is covered in the Noise and Vibration section of the report (Section 7 (j) from Para 482).

2. Consideration of a bypass around Northstowe to Willingham/Over – Officer comment – Transport Issues are covered in Section 3, Transport (from Para 267).

Officer note - the County Principal Transport Officer will be present at the committee meeting and can provide a verbal update regarding the issue of a bypass around Northstowe.

To note:

Additional Correspondence

Correspondence from Michael Bottomley, Senior Planner, Tibbalds Planning and Urban Design Ltd, on behalf of Applicant (memo dated 25 January 2022)

Writes to set out main comments in respect of the published committee report (addressing factual inaccuracies/omissions), along with minor corrections and clarifications.

Points of clarification/amendments to report

Annex B - Heads of Terms: Ongoing work in respect of the Heads of Terms post dates this document.

1. The proposal is now to provide a single site for community/faith.
2. Additional secondary school contribution (for further places if needed).

Annex D – Proposed planning conditions. The Applicant has reviewed the draft conditions and has confirmed the acceptability in principle. Further discussion will be required with officers in respect of the precise wording. In accordance with the report recommendation, the final wording to be agreed in consultation with the Chair and Vice Chair of Planning Committee prior to the issue of the planning permission.

Para 31 – The latest movement parameter plan is V3.

Para 38 – 40% affordable housing is proposed.

Para 31 – The latest movement parameter plan is v3.

Para 38 - 40% affordable housing is proposed.

Para 64 – In addition, an ES Biodiversity update/addendum and separate LVIA addendum updated chapter has been submitted.

Para 117 - The existing roundabout is to be upgraded.

Para 195 – comment relates to 3A Para 244 - reword as it implies that the whole DAS will be an approved document

Para 294 – Phase 3B will have some impact on Bar Hill so works will be referenced in the s106 for 3B (as well as Phase 3A). The trigger is the number of homes from Northstowe Phase 3 of which 3B will proportionately contribute.

Para 301 - Additional opportunities for home working and the school means that 3B provides 326 estimated FTE jobs

Paras 329/333 - No gypsy site required by site specific policies and is not proposed.

Para 340 – A contribution will be secured for additional secondary places contribution and post 16 contribution.

Para 341 – A proportional contribution will be secured for SEN.

Para 342/359 – A Single Faith/Community site to be provided.

Para 349 – One LEAP is proposed; the other two are on adjoining development sites.

Para 414/416 – The biodiversity net gain proposal is approx. 17% (15% minimum / not 20%).

After **paragraph 419** add the following text -

- An assessment has been undertaken on the effects of the proposed Development on agriculture and soils during both the construction and operational phases.
- During construction the soils would be handled in accordance with published best practice guidelines to ensure they are suitable for their intended use. The construction phase would be expected to result in the loss of 46ha of agricultural land, including 33.47ha of Best and Most Versatile land.
- This is considered to be a Major Adverse effect which is Significant in terms of the EIA Regulations. The associated effect on agricultural businesses is considered to be Negligible and Not Significant. However, this effect is unavoidable if the site is to be developed for housing as allocated in the Local Plan.
- Residual effects on agriculture and soils occur during the operation phase would be minimal, although a Negligible effect relating to fly-tipping on agricultural premises is anticipated which is considered to be Not Significant in terms of the EIA Regulations.

Para 438 – Add ‘and subject to conditions, the submitted proposals have demonstrated that water quality will be protected and enhanced.’

Para 444 – No UXO assessment for Phase 3B was required.

Para 467 - The Landscape Strategy has been submitted to illustrate the proposals.

Paras 468/470 – With regard the B1050 green frontage, p 64 of the DAS was included to illustrate the width and nature of the gap between the new and existing development. This design approach is reflected on the Parameter Plans (secures a landscape strip of 5m on the inside of the red line). The DAS and Design Principles document illustrate the development approach and show a gap of min 15m between the site boundary and the houses. In total the landscape zone between the B1050 and the 3B houses is approximately 29/30m.

Para 511 - Phase 3B will be connected to existing supplies/ sub stations.

Para 512 – The 3B Utilities report states that as part of the development proposals, the existing supply would be extended via the roundabout access into Phase 3B, from the existing medium pressure gas main along Station Road which runs into Longstanton.

Para 514-7 – The site will be connected to the main via the B1050.

Para 549 – 555 – Off-site contributions towards Longstanton Parish Council recreation will be considered.

Proposed planning conditions – amendments

Condition 12 - Reserved matters requirements

Add the following –

- n) Details of Junction design, layout, sections and details of carriageway, footway, cycleway, underground services and drainage
- o) Details of crossing points of pedestrian and cycleways to the surrounding area
- p) Details of the layouts of bus stops and mobility hubs (to accommodate e-bikes, pool cars or other on demand transport options)
- q) Landscaping, tree planting and ecological features
- r) Management, phasing and implementation of the proposed works

Condition 27 - Water efficiency - reword

Notwithstanding the information contained within the Sustainability Statement (July 2021), no part of any Development Parcel containing residential development, pursuant to this outline permission, shall commence until a scheme detailing water conservation and management measures for that particular Development Parcel has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail water efficiency measures sufficient to ensure that potential consumption of potable water by persons occupying a new dwelling does not exceed 110 litres per person per day. Each Development Parcel shall thereafter be implemented in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority. The scheme shall include a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) or successor document.

For all non-residential development, the scheme shall include a water efficiency specification, based on the BREEAM Wat01 Water Calculator or successor document, demonstrating the achievement of 2 credits for water efficiency (Wat01).

REASON: There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use by incorporating practicable water conservation measures in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and NAAP policy NS/21, the Greater Cambridge Sustainable Design and Construction SPD 2020, and the aims and objectives of the NPPF.

Condition 35 - Groundwater monitoring

Add new line

i) A scheme for the monitoring of groundwater on the phase, with an agreed baseline

iii) after recharge, add 'groundwater'.

New Condition - Travel Plan

For the avoidance of doubt, the Travel Plan submission will identify a package of measures consistent with the aim of reducing reliance on the car, and should include (but not be limited to) providing information on / promoting the use of alternative modes of transport, by:-

- i) The appointment of a travel plan co-ordinator,
- ii) The establishment of targets for modal shift,
- iii) The details of measures to be employed to achieve the identified targets,
- iv) Mechanisms for ongoing monitoring and review of targets and travel plan measures,
- v) Details of additional measures to be investigated / implemented in the event that the identified targets are not met.
- vi) Public transport information and ticket details;
- vii) Cycle provision, showers and lockers and associated infrastructure in workspace;
- viii) Walking and cycling initiatives;
- ix) Improving overall links to public transport infrastructure within Northstowe and to adjacent villages;
- x) Opportunities for alternative modes of transport and management of site operatives during construction; and
- xi) including binding methods of delivery, review, and monitoring of the measures in the Travel Plan (including the requirements of this condition).

REASON: To ensure the satisfactory functioning of the development, to promote the use of a range of modes of transport and minimise the use of the car in accordance with Policies S/2, S/3, CC/1, HQ/1, TI/2, TI/3 and TI/8 of the South Cambridgeshire Local Plan 2018 and Policies NS/1, NS/10, NS/11 and NS/27 of the NAAP and the aims and objectives of the NPPF.

New condition - Public rights of way

No development shall commence, apart from enabling works, until a Rights of Way scheme has been submitted to and approved in writing by the LPA. The scheme shall include provision for:

- a) the design of public rights of way routes and their surfacing, widths, gradients, landscaping and structures;
- b) any proposals for the creation, diversion and closure of public rights of way and alternative route provision

REASON: In the interests of the amenity and safety of the public in line with Policy TI/2 of the South Cambridgeshire Local Plan 2018.