



Report to:

South Cambridgeshire District
Council Planning Committee

28 February 2022

Lead Officer:

Joint Director of Planning and Economic
Development

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

Proposal: Outline planning application for the development of Northstowe Phase 3B for 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.

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)

Amendment/update report – Phase 3B application

Additional Correspondence:

Correspondence from Michael Bottomley, Senior Planner, Tibbalds Planning and Urban Design Ltd, on behalf of Applicant (memo dated 25 February 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 committee report:

- **Paras 331/335:** There is no site-specific policy requirement for Gypsy and Traveller accommodation therefore it does not form part of the proposals.
- **Para 344 - Clarification:** The report is incorrect in stating that there is no specific community provision within Phase 3B. A single site for community/faith is to be provided as confirmed in para 361.
- **Paras 526-531 - Clarification:** For Phase 3B the proposal is to connect to the water main in the B1050. Wider upgrades have already been secured.
- **Paras 543/544 – Clarification:** No refuse freighter or bin contribution is included in the draft Heads of Terms.
- **Para 558 – Clarifications:**
 - Plots for self-build housing to be secured by condition rather than s106.
 - There are duplicate references to sports hall provision listed under 'Sports and Recreation'. The proposal is for a single contribution to secure expansion to the existing sports hall which forms part of the phase 2 education campus.
 - There is no contribution towards the Phase 1 community centre proposed. A single site for faith/community use is to be provided in the s106.

- Refuse freighters and bins are not included in the draft Heads of Terms.
- In addition to the above, Homes England would be happy to accept a construction lorry routing obligation within the s106 (rather than as a planning condition) as required in relation to Phase 3A.
- **Paras 561-563** – Homes England would not object to the off-site sports contribution being directed towards facilities in Longstanton.
- **Para 582** – Clarification: Proposal is to achieve 15% minimum biodiversity net gain.

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

- An increased contribution of £114,946 has been agreed for the Sport Hall Expansion Contribution. This would make a revised contribution of £619,226 for Phase 3B.
- A single site for faith/community use is to be provided in the s106.
- Homes England would be happy to accept a construction lorry routing obligation within the s106.

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.