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# ARUP

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Dear Jo

## **Northstowe Phase 2 (S/2011/14/OL) Submission of Revised Plans and Sports Strategy**

Following presentation of the planning application for Northstowe to the NJDCC on 25 March 2015, further to discussion with officers, please find attached revisions to the application. These comprise: revisions to the building heights; revisions to the town park; and changes to the quantum of land for sports and the Sports Strategy.

It should be acknowledged that the changes have been discussed with officers in advance of submission for determination.

### **Building Heights**

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Plan 9 Issue C includes a further area of two storey housing to the north of Rampton Drift. This change has been made in direct response to feedback from the Council and relates to the area immediately opposite the area of existing housing in Rampton Drift. It also includes two further areas of three storey housing, in order to transition from the two storey areas and the four storey areas along the guided busway. Note that the revisions submitted on 16 February 2015 introduced other building height changes which are retained as shown on the plan.

It is also relevant to note that at the NJDCC on 25 March 2015 there was discussion on the height of the secondary school. The proposed building height for this area is three storeys, as originally submitted in August 2014.

### **Town Park**

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In the amendments to the application submitted on 16 February 2015, the Applicant made a commitment to provide a town park of up to 1.2 hectares. Plan 5 (Issue B) which accompanied that submission identified a core area for the town park, but did not define the full extent of the town park, as the Applicant wished to retain flexibility as to the final shape of the town park which will be designed in detail as a part of the town centre area and proposed that the total area of the town park be dealt with by condition. This approach was set out in full in the letter dated 16 February 2015. Subsequently the Council has fed back concerns that the full area of the town park is not identified on Plan 5.

In response Plan 5 Issue C, shows a 'Zone for Town Park'. Within this area a town park of 1.2 hectares will be provided. The area shown is equivalent to 1.52 hectares and is shown in this way as it provides all parties with flexibility in determining the shape for this important element of the town centre that will be brought forward as a part of the detailed design of the town centre. To be clear, this area does not include the section of proposed greenway which connects the town centre to the west of the site.

You will recall that as part of the work that was presented on how the town park might be realised, a series of options for an area of 1.2 hectares were set out; the 'Zone for Town Park' accommodates all of these options.

### Sports

The NJDCC report for 25 March 2015 included a resolution to continue to work with the Applicant on the level of sports provision included in the application. The Applicant has carefully considered its options in this regard and proposes to increase the quantum of open space from 10.67 hectares to 12.8 hectares, an increase of 2.13 hectares. The changes are shown on Plan 5 Issue C and comprise:

- Introduction of an extension to the western sports hub of an area of 0.95 hectares. This area would be located to the east of Long Lane and given proximity to the lane would not permit any artificial lighting.
- Extension of the eastern sports hub to provide an additional 1.2 hectares of land for sports. This has been achieved by redistribution of the open space uses, but does not have an impact on the operation of the water-park.

The eastern sports hub would also provide a 3G STP, which would have the ability to be utilised considerably more than an equivalent grass pitch as detailed in the attached Sports Strategy. If a STP were included it should be treated as equivalent to three grass pitches, resulting in an additional area of 1.6 hectares and therefore an area equivalent to 14.4 hectares for sport. This approach would be compliant with adopted Policy SF/11 and emerging policy which require 14.4 hectares for application area, based on 3,500 homes.

The changes to open space arising from the proposed increase to sports are set out below. This clearly shows that all types of open space meet or exceed policy requirements.

Application Open Space Type	Application Area (ha) (February 2015)	DCP DPD Area and Type	Emerging Policy Area and Type	Revised Application Area (ha) (May 2015)
Green separation	16.62	10.24	13.84	15.67
Greenway	13.18	40.42 Children's play space/ informal open space	Open space/ allotments and community orchards	12.88
Water park (excludes water bodies)	10.62			9.73
Sports hub east	8.22			9.41
Sports hub west	2.44	10.7 Outdoor sport	14.4 Outdoor sport	3.39
				38.29
				12.80

As set out on Page 7 of the letter dated 16 February 2015, it is noted that, as a part of the pre-application discussions, the agreed list of documents to be submitted with the application did not include a Sports Strategy. The Applicant has responded positively to the request from Sport England (and endorsed by the officers) for a Sports Strategy. The Sports Strategy which has been produced sets out the forecast demand for sports that will be generated by the residents of Phase 2. The Sports Strategy shows that the facilities that will be required by the future population can be comfortably accommodated within the

sports areas, with some shared facilities within the secondary school and supplemented by commercial facilities in the town centre.

As the changes do not alter the overall quantum of development, or affect ecological or heritage assets and simply alter the proposed open space uses we are satisfied that the changes that have been made to the drawings do not affect the outcomes of the EIA reported in the Environmental Impact Assessment submitted with the planning application and therefore it is not intended to update any part of the ES. The Council will obviously need to satisfy itself on this aspect and may of course come to a different conclusion.

Should you have any queries in respect of the content of this letter please do not hesitate to get in touch.

Yours sincerely

Nicola White  
Director

Enc      Plan 5 – Landscape and Open Space Parameter Plan Issue C  
            Plan 6 – Land Use Parameter Plan Issue C  
            Plan 9 – Building Heights Parameter Plan Issue C  
            Sports Strategy  
cc        P Kitson - HCA  
            J Stone - SCDC