



NORTHSTOWE

Phase 3A

Outline Planning Application
Planning Statement

April 2020



Homes
England

Contents

1. Introduction	3
2. The Site	4
<i>Site Location</i>	4
<i>Figure 1: Northstowe Site Plan (not to scale)</i>	4
3. Planning Context for Phase 3A	5
<i>Site Designations</i>	5
<i>Figure 2: Phase 3A Site and Local Plan Designations (South Cambridgeshire Local Plan, 2018)</i>	6
<i>Planning History</i>	7
4. Phase 3 Overview	8
<i>Phase 3A Development Proposals</i>	8
<i>Application Documents</i>	10
5. Planning Policy	12
6. Key Planning Considerations	13
<i>Introduction</i>	13
<i>The Principle of Development</i>	13
<i>Design</i>	14
<i>Housing</i>	15
<i>Employment</i>	17
<i>Retail</i>	20
<i>Education</i>	20
<i>Community and Health Facilities</i>	21
<i>Open Space and Recreation</i>	22
<i>Transport and Access</i>	24
<i>Biodiversity</i>	26
<i>Landscape and Visual Impact</i>	27
<i>Sustainability</i>	28
<i>Energy</i>	29
<i>Health</i>	30
<i>Heritage and Archaeology</i>	31
<i>Flood Risk and Drainage</i>	32
<i>Ground Conditions</i>	33
<i>Noise and Air Quality</i>	33
<i>Utilities</i>	34
<i>Phasing</i>	34
<i>Construction</i>	35
7. Planning Obligations	36
8. Summary and Conclusion	38

1. Introduction

The new town of Northstowe will provide 10,000 homes and will be a vibrant 21st century settlement with a strong local identity. It will support sustainable patterns of living for a mixed and balanced community with an accent on health and wellbeing. Northstowe is allocated as a strategic development in the South Cambridgeshire Local Plan and will be one of the largest settlements in the district once it is completed.

The majority of Northstowe is being delivered by Homes England (the Applicant), who are a non-departmental public body, sponsored by the Ministry of Housing, Communities and Local Government. Homes England's role is to accelerate the delivery of housing across England to ensure more people have access to better homes in the right places.

Phase 3 of Northstowe will provide up to 5,000 homes and represents the last of three phases of planned development. Phase 3 is comprised of two physically separate sites and is divided into two sub-phases:

- Phase 3A - located to the south of Phase 2 within the confines of the former Oakington Airfield.
- Phase 3B - located to the north-west of Phase 1.

This planning statement has been prepared to support the outline planning application by Homes England for Phase 3A. A separate outline planning application for Phase 3B was submitted on Friday 17th April 2020.

Phase 3A will comprise up to 4,000 homes, a mixed use local centre, two primary schools, and a range of open spaces for play and recreation. This document sets out the justification for the proposed development in planning terms, addressing the planning policy and other material considerations that are relevant to the proposals.

Stakeholder engagement has been integral to the evolution of the proposals and preparation of the outline planning application. This has built on the extensive consultation undertaken to secure the site's policy allocations and for earlier planning applications. Homes England appreciates the valuable inputs that have been provided by stakeholders throughout the process.

The remainder of this document is structured as follows:

- Section 2 - identifies and briefly describes the Phase 3A Site.
- Section 3 – outlines the planning history and context for the planning application.
- Section 4 – summarises the development proposals for Phase 3A and lists the documents which make up the planning application package.
- Section 5 – outlines the planning policy documents against which the application will be considered.
- Section 6 – assesses the key planning considerations raised by the application.
- Section 7 – provides an overview of the areas where planning obligations are considered to be required for Phase 3A.
- Section 8 – provides a brief summary and conclusion.

2. The Site

Site Location

The Phase 3A Site (“the Site”) comprises approximately 210ha of land and includes the southern part of the former Oakington Airfield as well as adjacent agricultural land and woodland. Phase 2 of Northstowe adjoins the site to the north, with the Cambridgeshire Guided Busway directly to the east. The village of Oakington is located to the south and the area to the west is primarily open fields, with the village of Longstanton located to the north-west. The Southern Access Road West (SARW), approved as part of Phase 2 and currently under construction, provides access from the B1050 and A14, through Phase 3A and into the town centre in Phase 2.

Please see the submitted Design and Access Statement for a detailed analysis of the site and its context.



Figure 1: Northstowe Site Plan (not to scale)

3. Planning Context for Phase 3A

Site Designations

In November 2000, the now abolished Regional Planning Guidance for the East of England (RPG 6) first identified the need for a new settlement to serve growth in the Cambridge Sub-Region.

Following an extensive site search, the Northstowe site was allocated as a location for a new town in the 2003 Cambridgeshire & Peterborough Structure Plan, which previously formed part of the Development Plan for the Cambridgeshire and Peterborough area. Northstowe was subsequently allocated as a major development site within the South Cambridgeshire Core Strategy (2007).

The Northstowe Area Action plan (NAAP) was adopted in March 2007, identifying the Northstowe site for the creation of a sustainable new town with a target size of 10,000 dwellings and associated facilities and development, as well as the off-site infrastructure needed to deliver and serve the town. The NAAP contains a series of policies relating to the principles of the development, housing, employment and sustainability that apply to the whole of Northstowe.

In addition to the NAAP, a Development Framework Document (DFD) for Northstowe was endorsed by South Cambridgeshire District Council (SCDC) in October 2012. The DFD is a site-wide master plan prepared jointly by the two main applicants at the time: Gallagher and the Homes England predecessor 'Homes and Communities Agency' and derives from the NAAP. The document defines the rationale and structure for planning and delivery of Northstowe as a comprehensive development, whilst providing place making principles and guidance for individual phases of development.

Given the time that had passed since the NAAP was adopted, the DFD took into account more recent and emerging changes in national and local planning policy and the impact of economic events to ensure that the master plan remained relevant. In particular, the 2008 economic crash led to the delivery strategy being amended, with Gallagher promoting a first phase of 1,500 homes and the Homes and Communities Agency becoming involved to deliver the remainder of the town and associated infrastructure.

The DFD now forms a material consideration in the determination of the planning applications for each phase of the town, but does not contain any specific policies that update or replace the NAAP.

The South Cambridgeshire Local Plan (2018) carries forward Northstowe as a major site allocation and converts the Phase 3B land from a strategic reserve site to a recognised extension to Northstowe. The Local Plan includes an Inset Map (reproduced overleaf with the 3A redline added) which identifies the following site-specific designations for Northstowe:

- NS/3: Northstowe allocation
- NS/13 (1): Landscape buffer
- SS/5: Northstowe extension
- NH/14: Conservation areas

The principle of development of a new town at Northstowe is therefore well established in planning policy.

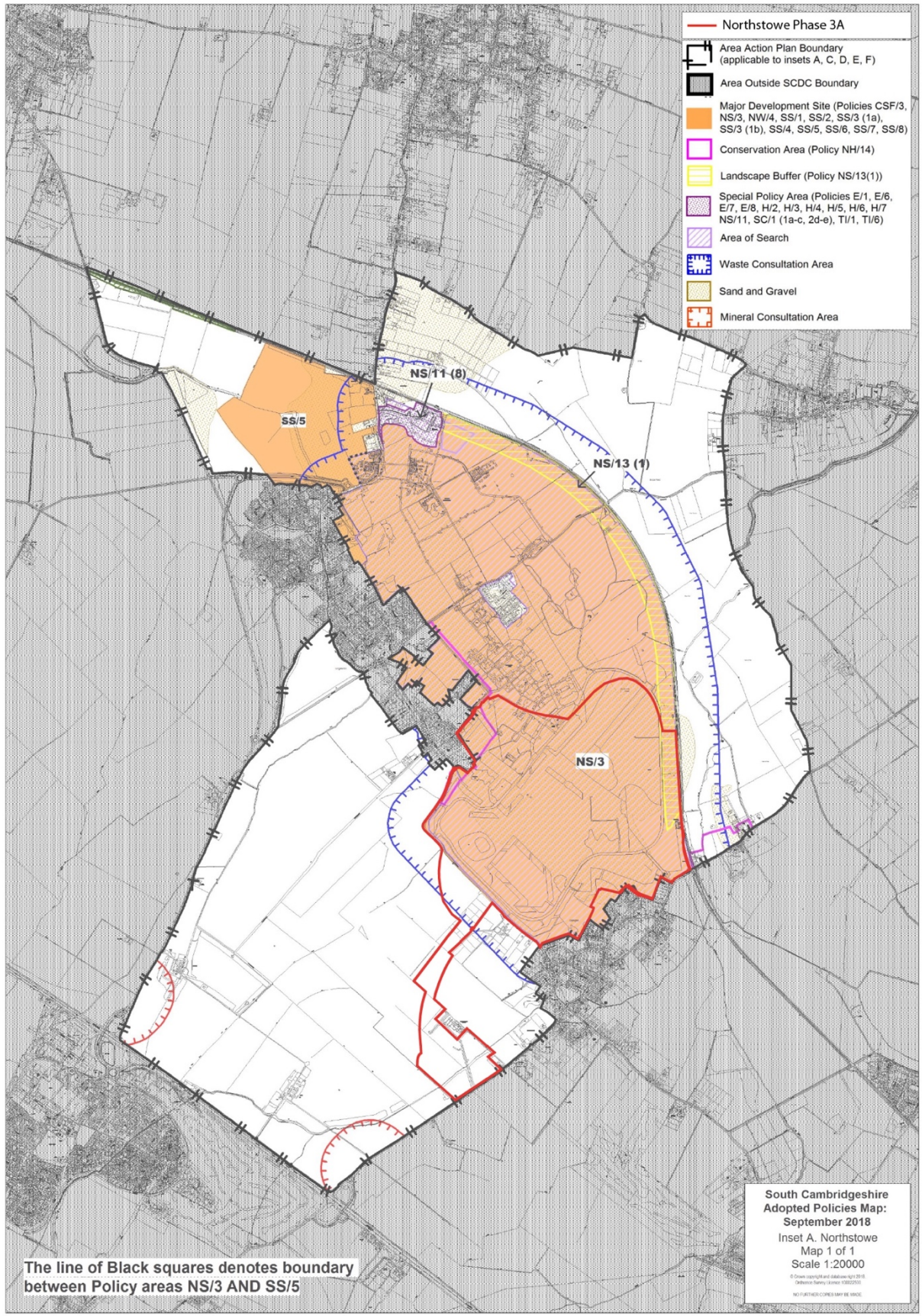


Figure 2: Phase 3A Site and Local Plan Designations (South Cambridgeshire Local Plan, 2018)

Planning History

An outline and two full off-site infrastructure applications were submitted in July 2005 by Gallagher Longstanton Ltd for approximately 8,000 homes and associated development. The applications were subsequently withdrawn, following a decision to further explore the development capacity of the site.

In December 2007 an outline application was submitted for 9,500 homes alongside three full infrastructure applications. The HCA (now Homes England) and Gallagher Longstanton Ltd (Gallagher Estates) became the Joint Promoters for Northstowe in 2008. The 2007 applications were put on hold in 2009, due to the economic downturn, until 2011 when negotiations resumed and the DFD was produced jointly by Gallagher and HCA advocating a phased approach to development and an outline application for Phase 1 were submitted in February 2012.

Phase 1 Outline Application (S/0388/12/OL)

The proposals sought outline planning permission with details of access, appearance, landscaping, layout and scale to be reserved for the following development:

- Up to 1,500 homes;
- A local centre;
- A three-form entry primary school;
- 5 hectares of employment land;
- Formal and informal public open space;
- Water bodies of approximately 5.2ha;
- 1.57ha of allotments and community orchard; and
- Areas of ecological environment for a rich diversity of habitats to flourish.

The application was granted consent on 22nd April 2014 and development is now well underway, with approximately 530 homes completed as of March 2020.

Phase 2 Hybrid Application (S/2011/14/OL)

A hybrid planning application for Phase 2 was submitted in August 2014. The proposals sought outline planning permission, with details of access, appearance, landscaping, layout and scale to be reserved, for the following development:

- Up to 3,500 homes;
- The town centre (9.3 ha);
- Significant elements of the town's required infrastructure;
- An education campus including the site for a secondary school;
- 41ha of formal and informal open space;
- 10.7 ha of sports facilities; and
- A comprehensive network of cycle and walking routes.

Detailed planning permission was also sought for the Southern Access Road West (SARW) between the proposed new town of Northstowe and the B1050. The application was approved on 9th January 2017 and implementation of the strategic infrastructure began in June 2018. Strategic infrastructure works are well advanced, the first phase of the Secondary School is open and a reserved matters application has been approved for an initial parcel of circa 406 homes (Phase 2A).

Phase 3B Outline Application

Phase 3B is the subject of a separate outline planning application for up to 1,000 homes, submitted on Friday 17th April 2020.

4. Phase 3 Overview

Phase 3A Development Proposals

Outline planning permission is sought for development of Phase 3A with details of appearance, landscaping, layout, scale and access reserved. The description of development is as follows:

'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. Application is accompanied by an Environmental Statement and involves works to/affecting existing Public Rights of Way'.

For clarity, the Use Classes covered by the proposed uses in the description of development are set out in the table below:

Description of Development Terms	Use Classes
'Retail and Associated Services'	A1 (shops) and A2 (professional and financial services)
'Food and Drink'	A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways)
'Employment'	B1(a) (business), B1(b) (R&D) and B1(c) (light industry)
'Community'	D1 (non-residential institutions)
'Leisure'	D2 (assembly and leisure)
'Residential'	C2 (residential institutions), C3 (dwelling houses) and C4 (small scale HMOs)
'Other Accommodation'	C1 (hotels and guest houses); Sui Generis: Live/work accommodation

The extent of the Phase 3A development area is shown on the Site Location Plan (ref. 5709-OPA-3A-05-V1). The development proposals are set out in the following parameter plans submitted as part of the planning application:

- Heights (ref. 5709-OPA-3A-03-V1)
- Movement and Access (ref. 5709-OPA-3A-02-V1)
- Open Space and Land Use (ref. 5709-OPA-3A-01-V1)

These parameter plans establish the overall principles underpinning the proposed development, whilst allowing sufficient flexibility to enable the subsequent reserved matters applications to respond to the detailed considerations associated with each element of the proposals. This allows for the general disposition of land uses across the site, layout of routes and infrastructure, and key development parameters such as building heights to be assessed and approved at the outline application stage, whilst leaving the details of appearance, landscaping, layout, access and scale to be approved later in line with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Each element of the proposed development is briefly described below:

Housing

The planning application makes provision for up to 4,000 homes. These will comprise a range of housing types, sizes and tenures so as to provide a wide choice of housing options for different households.

The mix of housing types and sizes will be determined at the reserved matters stage and aims to be policy compliant.

The application proposes to provide up to 40% of the dwellings on site as affordable housing. The total amount of affordable housing delivered will depend upon a range of viability considerations consistent with the Local Plan and national planning policy. With respect to affordable tenure mix, the proposals for affordable housing will contain a variety of affordable tenure types to meet local needs. The precise tenure mix will be subject to agreement with SCDC.

As shown on the Open Space and Land Use parameter plan, housing will be located across the Phase 3A site. This includes primary residential areas as well as housing within the Local Centre, where homes will be integrated with other uses.

Local Centre and “Secondary mixed-use zones”

A Local Centre will provide a range of non-residential uses to support the day-to-day needs of residents, including shops, services, community facilities, employment and leisure. The proposed uses and floorspaces are summarised in the table below:

Use	Floorspace (sqm, GIA)
Convenience foodstore	615
Local shops and services	2,530
Employment uses (B1)	5,882
Total	9,027

The space identified for local shops and services in the Local Centre will include a flexible space for community use, including group meetings and events.

A library is to be provided in the Phase 2 Town Centre to meet the needs of the whole town. A public access centre for the library could be provided within the community space proposed within the Phase 3A Local Centre.

A health facility is to be provided in the Phase 2 Town Centre. It is anticipated that a Section 106 (S106) financial contribution will be required to expand this facility to meet the needs generated by Phase 3A.

With respect to faith provision, it is proposed to provide land for a faith facility in or adjacent to the Local Centre. There is also proposed provision for a ‘garden of remembrance’.

In addition to the Local Centre, a series of ‘secondary mixed-use zones’ are proposed where there will be opportunities to use ground floor space for employment, community, retail and associated services, food and drink, community, leisure or residential uses, to allow for the organic growth of more commercial space as the town grows, responding to the needs of the local community as it evolves. These secondary mixed-use zones are located around the perimeter of the Local Centre, along the central boulevard up to the Military Lake and at other key activity nodes (see Open Space and Land Use parameter plan). The total potential capacity for these uses at ground floor in the secondary zones is 13,300sqm. Based on the assumption that over time 25% of the ground floor area in the secondary zones is used for B1 space, a further potential 3,325sqm of flexible employment space would be provided. The applicant proposes to exclude fast food takeaways from the secondary zones in line with Healthy New Town principles.

Education

Two primary schools are proposed within Phase 3A, as follows:

School	FE	Site Area (ha)	Floorspace (sqm, GIA)
Eastern Primary School	3	3	2,890
Western Primary School	3 / 4 *	4	3,787

*The Western Primary School is conceived as a 3 form entry (FE) school however the site has been sized to enable expansion to 4FE should that be required in the future.

Public provision for early years education will be accommodated within the two primary schools.

Provision for secondary (including post 16) and special education needs (SEN) education is made within Phase 2 and therefore no dedicated space is proposed for these uses within Phase 3A.

Sport and Recreation

The proposals include 67.64ha of open space, which will provide for a wide range of sport and recreation, as follows:

Open Space	Land area (ha)
Outdoor sport	13.55
Formal children's play space	4.14
Other children's play space	4.41
Allotments and community orchards	4.11
Informal open space *	41.43
Total	67.64

*Includes water bodies (3.29ha).

Three buildings are proposed to support the use of open space for sport and recreation:

- Phase 3 eastern sports hub changing and social facility: approx. 245sqm
- Phase 3 western sports hub storage/toilet facility: approx. 15sqm
- Phase 3 northern sports hub changing facility: approx. 36sqm

Application Documents

The Phase 3A planning application is supported by the following documents. This list has been developed based on the SCDC validations checklist and has been agreed through pre-application consultations with Officers.

1. Site plans:
 - a. Site Location Plan 5709-OPA-3A-05-V1
 - b. Existing site levels (Drawing ref. 10019646-AUK-NS-P3-DR-IE-0088-01 Rev P03)
 - c. Proposed site levels (Drawing ref. 10019646-AUK-NS-P3-DR-IE-0089-01 Rev P01)
 - d. Parameter Plans
 - i. Heights 5709-OPA-3A-03-V1
 - ii. Movement 5709-OPA-3A-02-V1
 - iii. Open Space 5709-OPA-3A-01-V1
2. Design and Access Statement (incorporating Development Principles)
3. Environmental Statement main report, with the following chapters:
 - a. Introduction
 - b. The Application Site and Proposed Development
 - c. EIA Approach and Methodology
 - d. Development Need and Consideration of Alternatives
 - e. Agriculture and Soils
 - f. Air Quality
 - g. Biodiversity
 - h. Climate
 - i. Cultural Heritage
 - j. Ground Conditions, Contamination and Hydrogeology
 - k. Health
 - l. Landscape and Visual Impact
 - m. Noise and Vibration
 - n. Socio-Economic
 - o. Transport
 - p. Waste and Resource Management
 - q. Intra-project Cumulative Effects
 - r. Summary of Residual Effects, Mitigation and Monitoring

4. Environmental Statement appendices
5. Environmental Statement Non-technical summary
6. Flood Risk Assessment and Drainage Strategy
7. Hedgerow, Tree Survey and High Level Arboricultural Impact Assessment
8. Strategic Construction Environmental Management Plan
9. Geo environmental Assessment and Outline Remedial Strategy
10. Landscape Strategy
11. Planning Statement
12. Stakeholder and Community Engagement Report
13. Transport Assessment
14. Framework Travel Plan
15. UXO Clearance Report (Confidential)
16. Sustainability Statement
17. Energy Strategy
18. Waste Strategy
19. Utilities Report
20. Economic Development Strategy
21. Housing and Community Infrastructure Strategy (incorporating Community Development and Management Strategy)
22. Sports and Active Recreation Facilities Strategy
23. Low Emissions Strategy

The Phase 3A proposals are subject to an Environmental Impact Assessment (EIA). The scope of the EIA has been agreed through the formal scoping process involving SCDC, CCC and other statutory consultees during the pre-application stage to ensure that the likely effects of the proposed development on the environment are understood and taken into account in the planning process. Please see Chapter 3 of the submitted Environmental Statement (ES) for further details of the scoping process and the relevant regulations.

5. Planning Policy

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The Development Plan for the site consists of the following planning policy documents:

- South Cambridgeshire Local Plan (2018)
- Northstowe Area Action Plan ('NAAP') (2007)

Other material considerations that the proposals have taken into account include:

- National Planning Policy Framework ('NPPF') (2019)
- Northstowe Development Framework Document ('DFD') + appendices/addendum (2012)
- Greater Cambridge Housing Strategy 2019-2023 (2019)
- South Cambridgeshire Supplementary Planning Documents ('SPD'):
 - Affordable Housing SPD (2010)
 - Biodiversity SPD (2009)
 - Development Affecting Conservation Areas SPD (2009)
 - District Design Guide SPD (2010)
 - Health Impact Assessment SPD (2011)
 - Landscape in New Developments SPD (2010)
 - Open Space in New Developments SPD (2009)
 - Public Art SPD (2009)
 - Trees and Development Sites SPD (2009)
 - Sustainable Design and Construction SPD (draft July 2019)

This policy framework has informed the development of the proposals for Phase 3A.

6. Key Planning Considerations

Introduction

This section addresses the key planning considerations that have been identified during the extensive pre-application process. The intention of this section is not to provide a point-by-point summary of every policy requirement, but to explain how the proposals have been developed and designed to provide a high-quality scheme that is compliant with the development plan when read as a whole. Where the proposals deviate from the requirements set out in adopted policy, we have provided an explanation of the material considerations that justify the deviation.

The key planning considerations discussed in this section are:

- The Principle of Development
- Design
- Housing
- Employment
- Retail
- Education
- Community and Health Facilities
- Open Space and Recreation
- Transport and Access
- Biodiversity
- Landscape and Visual Impact
- Sustainability
- Energy
- Health
- Heritage and Archaeology
- Flood Risk and Drainage
- Ground Conditions
- Noise and Air Quality
- Utilities
- Phasing
- Construction

The Principle of Development

Cambridgeshire is a buoyant area of high housing demand. House prices in Cambridge are amongst the highest in the County outside London and the average house price exceeds the average wage by a ratio of approximately 12:1. Homes are required to support the continued economic growth of the area.

Local Plan policy S/6 sets out the development strategy for South Cambridgeshire through to 2031. The strategy includes carrying forward a number of major site allocations from the South Cambridgeshire Local Development Framework 2007-2010, including Northstowe. All of the Phase 3A main development land is within the allocation boundary and it is thus a key component of the new town. NAAP policy NS/3 also establishes the principle of developing the wider Northstowe site, including the Phase 3A land, for up to 10,000 homes, as well as associated employment, services, facilities and infrastructure.

The principle of developing the Phase 3A land for housing and a range of supporting facilities and infrastructure is therefore fully consistent with adopted policy and indeed the town could not be completed as planned without the proposed development.

Design

The requirement to achieve good design in new development is embodied in all levels of planning policy. Chapter 12 of the NPPF sets out a framework of principles underpinning good design as a key element to achieving sustainable development and emphasises the indivisible link between good design and good planning (paragraphs 124-132).

Local Plan policy HQ/1 elaborates on the NPPF principles with a series of design criteria that new development in South Cambridgeshire should meet. NAAP policies NS/1 and NS/2 establish the objective of achieving a sustainable, vibrant and distinctive new town at Northstowe founded on best practice urban design principles, drawing on the best traditions of fen-edge market towns and embracing the characteristic innovation of recent developments in the Cambridge Sub-Region. The DFD provides a high level framework masterplan which illustrates the broad structure of Northstowe in terms of morphology, linkages, local character, natural features, land use distribution and phasing. The DFD also explains how Northstowe should deliver a sustainable and vibrant new community and summarises its defining characteristics.

Since this planning application is in outline it does not address the details of individual elements of the scheme, but instead sets out a robust framework to ensure that Phase 3A will be a well-designed and integrated addition to the emerging new town. A thoughtful approach to urban design has been intrinsic to the proposals from the beginning and is embodied in every facet of the scheme.

The proposals have evolved in response to extensive engagement with the local community, SCDC/CCC officers and other statutory and non-statutory consultees, as well as design review input from the Design Council and Cambridgeshire Quality Panel.

The Design and Access Statement (DAS) sets out full details of the design process, principles and approach, including an Illustrative Masterplan and Landscape Strategy. The Phase 3A proposals have been developed in the context of Building for Life 12 and Appendix B of the DAS includes a summary assessment of the scheme against the applicable criteria.

The DAS is accompanied by the parameter plans (discussed in section 4.1 of this document) and includes a Design Principles document (Appendix A) which brings the parameter plans together and establishes a framework of key design principles and is intended for formal endorsement as part of the outline consent.

In summary, the key defining principles of the design for Phase 3A are as follows:

- Reflecting the site's history by using the alignment of the main airfield runway and historical routes such as Mill Road to structure the masterplan.
- Marking the site with key 'gateways' and open spaces, creating a strong sense of transition and arrival into the town and towards the Town Centre in Phase 2.
- Creating confident development edges that achieve a clear distinction between countryside and town.
- Retaining appropriate landscaped green space between the new development and existing settlement edge of Oakington.
- Retaining the Ridge and Furrow landscape within Longstanton Conservation Area.
- Facilitating locally distinctive buildings and landscape with a sense of place and character that is recognisable from the local context.
- Establishing a network of 'green' and 'blue' routes and spaces which draws the wider landscape through the development, safeguards existing tree belts, creates formal and informal spaces for recreation, encourages bio-diversity and enables sustainable drainage.
- Introducing a Local Centre with a Neighbourhood Park, shops, community facilities and employment in the most accessible and visible location, complementing the Town Centre in Phase 2.
- Creating distinct character areas and variation in building forms, heights and densities across this large site.
- Incorporating significant existing views and vistas and creating new ones.

- Arranging housing to create strong frontages and positive overlooking of streets and open spaces.
- Creating a highly permeable movement network which integrates Phase 3A with the rest of the town and surrounding area, and promotes active and sustainable travel choices (walking, cycling, public transport).
- Promoting innovation and flexibility in car parking provision to accommodate future changes in travel patterns and car ownership.
- Establishing a robust but flexible framework to enable the development to mitigate and adapt to climate change through the location, form, orientation and design of buildings and spaces.

The outline proposals clearly respond positively to the policies and guidance set out in the NPPF, Local Plan, NAAP and DFD, whilst also drawing distinctively upon the specific characteristics and opportunities of the Phase 3A Site and its context.

Following the grant of outline consent a detailed Design Code (or Codes) will be prepared for Phase 3A to shape the subsequent reserved matters applications, ensuring coherence and high standards of design across the development. Coding will be informed by the Development Principles Document submitted with this application.

Housing

Housing Need

The need for a new town at Northstowe has long been identified as part of the strategy to address the projected housing needs of the Cambridgeshire sub-region. Northstowe has been included in several generations of regional and local policy documents since the late 1990's and the current Local Plan for South Cambridgeshire continues to recognise Northstowe as a key strategic site for the delivery of housing.

Both the Local Plan and the NAAP allocate 10,000 homes on the Northstowe site. 1,500 homes have already been granted planning consent within Northstowe Phase 1 and 3,500 homes within Phase 2. Northstowe Phase 3A will deliver up to 4,000 homes, and approximately 1,000 homes will be delivered on Phase 3B through a separate outline planning application.

The April 2020 Greater Cambridge Housing Trajectory and Housing Land Supply report recognises that the delivery of strategic new town sites, including Northstowe, is crucial to meeting projected housing demand and continuing to ensure that Greater Cambridge as a whole can demonstrate a five year housing land supply. Whilst a supply of 5.4 years can currently be demonstrated until 2025, Northstowe Phase 3 is relied upon to deliver a significant amount of housing post 2033.

The need for Phase 3A to accommodate and deliver 4,000 homes is therefore firmly established in policy.

Housing Density

Local Plan Policy H/8 states that average net densities of 40 dwellings per hectare ('dph') are appropriate for new settlements, noting that densities may vary from this where justified by the character of the locality, the scale of the development or other local circumstances. NAAP policy NS/7 states that Northstowe will achieve a housing density of at least 40 dwellings per hectare. The indicative average net density proposed across Northstowe Phase 3A is 45dph.

Section 6.3.5 of the Design and Access Statement sets out the design rationale for the distribution of building forms and densities across Phase 3A. The key principles underpinning the proposed approach to density at Phase 3A can be summarised as follows:

- Creating a variety of distinct areas of differing character, building forms, housing types and densities across this large site to avoid a homogenous 'everywhere' development.
- Reflecting the urban form of Cambridgeshire market towns and villages, which generally have highly compact urban cores and lower density development at the edge of the settlement.
- Coupling density with high quality walking and cycling infrastructure to reduce the use of private cars for trips to community facilities, education, employment and public transport.

- Creating compact areas of development to allow more land for green space, with significant areas of trees, planting and water bodies (both new and retained) and new formal and informal open space provided.
- Introducing lower density development along the edge of the site which adjoins Oakington.

The proposed approach to density is considered to be entirely consistent with the strategic aim for Northstowe to deliver an attractive and distinctive new town with a variety of housing options alongside significant quantities of high-quality open space.

Affordable Housing

Local Plan policy H/10 establishes a target of 40% of homes in new developments of more than 11 dwellings to be affordable. The policy allows for exceptions to the 40% target where it can be demonstrated that the level of affordable housing sought would make the development unviable in light of changing market conditions, individual site circumstances and development costs. In which case a revised mix of affordable tenures and/or a lower level of affordable housing provision may be negotiated.

Under policy H/10, the Local Plan states that if there is an issue over whether a development can meet the affordable housing target this is best addressed through the planning application process where all of the policy calls on a development, together with other development related requirements can be looked at comprehensively and relative priorities determined. An 'open book' approach to negotiation is expected, whereby developers seeking to justify why it is not possible to meet the policy target submit a Financial Viability Assessment for review.

Policy H/10 requires the mix of affordable housing tenures to be agreed based on an assessment of local needs and circumstances. SCDC's Affordable Housing SPD identifies a district-wide target of 70% social rent and 30% intermediate affordable tenures. The Affordable Housing SPD pre-dates the NPPF, which introduces a wider definition of affordable housing. Based on pre-application discussions, SCDC officers acknowledge the current definition of affordable rent and are keen to explore a larger proportion of intermediate homes than set out in the SPD, as well as a greater variety of intermediate types (e.g. rent to buy, discount market sale) in order to meet the widest possible range of household needs. Officers have indicated that the preferred mix of affordable tenures for Phase 3A is 50% affordable rent, 20% shared ownership, 10% discount market sale, and 20% rent to buy, as a response to actual need within the district.

Homes England is committed to ensuring that Northstowe achieves a balanced and sustainable community profile and recognises that the delivery of on-site affordable housing is crucial to that objective. The application proposes to provide up to 40% of the dwellings on site as affordable housing. The total amount of affordable housing which is delivered will depend upon viability considerations consistent with Local Plan policy H/10 and national planning policy.

With respect to affordable tenure mix, the proposals for affordable housing will contain a variety of affordable tenure types to meet local needs. The precise tenure mix will be subject to agreement with SCDC.

In line with policy H/10, a Financial Viability Assessment may be provided following submission of the planning application to inform discussions between Homes England and SCDC on the level and mix of affordable housing that can be provided in the context of project viability and the delivery of required planning obligations, if required.

The affordable housing will be distributed across the Phase 3A site. The precise numbers and locations will be agreed through the subsequent reserved matters applications, but it is anticipated that each sub-phase will deliver a proportion of affordable housing and avoid clustering large numbers of single tenures in one location.

Housing Mix

Local Plan Policy H/9 and NAAP Policy NS/7 establish the following guidance for housing mix for market homes within new development:

Home Size	Local Plan Policy H/9	NAAP Policy NS/7
1-2 Bedrooms	At least 30%*	In the range of 25% to 30%
3 Bedrooms	At least 30%*	In the range of 35% to 40%
4+ Bedrooms	At least 30%*	In the range of 30% to 35%

*A 10% flexibility allowance can be added to any of these categories, taking account of local circumstances.

The mix of housing types across Phase 3A as a whole will comply with the Local Plan and NAAP policies, however the specific mix of each development parcel will be established through the reserved matters applications. It is expected that parcels in higher density areas around the local centre will deliver a lower proportion of larger homes and lower density areas will deliver a higher proportion of larger homes. The Local Plan and NAAP do not prescribe housing mixes for the affordable homes and it is expected that these will be determined by local housing needs evidence.

Housing Standards

Local Plan Policy H/12 requires new dwellings to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015). The applicant intends to meet these standards across Phase 3A, with the detailed proposals assessed at the reserved matters stage.

Housing for Older People

Policy H9 of the Local Plan requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community including older people. The Greater Cambridge Housing Strategy 2019-2023 indicates the direction of policy relating to the provision of homes for older people. It seeks approximately 5% of new supply to be age exclusive homes which meet Building Regulations Part 4 (2 or 3). It also seeks approximately 7% of new supply to be specialist housing for older people, which could take the form of care ready type accommodation or extra care.

For Northstowe Phase 3A it is proposed that provision for age exclusive homes and specialist housing for older people will be informed by the need identified using the Sheffield Hallam Housing for Older People Supply Recommendations model and determined at the reserved matters stage.

Accessible Housing

The Local Plan seeks 5% of all homes to be built to the accessible and adaptable dwellings M4(2) standard. It is proposed that this standard will be met across Phase 3A in line with policy and this will be addressed in detail by the reserved matters applications.

Custom / Self-build Housing

The Local Plan requires that in each phase of strategic sites developers supply dwelling plots for sale to custom and self builders. It is anticipated that a Custom and Self-build Housing Strategy for Phase 3A will be required by a condition attached to the outline consent and that the design principles for these types of housing will be addressed within the Design Code. Custom and self building provision can be delivered as individual plots, or as modular homes, as with Phase 2A (ref. S/3503/19/NM).

Fire Strategy for New Homes

The applicant proposes that all residential premises within Phase 3A, including all tenures and forms of housing, will be fitted with domestic fire sprinklers.

Employment

Northstowe Phase 3A will deliver something approaching 2,900 full time equivalent jobs.

The Local Plan establishes a strategic target of 22,000 new jobs within the district by 2031 and allocates sufficient land for "B-class" land uses to support this, plus a surplus to accommodate additional growth should the economy perform better than expected. The Local Plan identifies that across Northstowe as a

whole there is an opportunity for circa 20ha of employment land and Northstowe is seen as particularly suitable for creation of an employment “cluster” for new businesses which reflect the specialisms of the Cambridge area (bio-tech, clean tech, IT, electronic engineering, etc).

Whilst the NAAP states that the equivalent of 20ha of employment land will be provided at Northstowe. It also makes it clear that the crucial factor is numbers of jobs as opposed to land provision and notes that there will be opportunities to provide employment at higher densities at Northstowe and make more efficient use of land than on a traditional low-density business park.

The NAAP establishes a number of key objectives relating to the provision of employment at Northstowe, which can be summarised as:

- Encouraging the development of a mixed economy to provide a range of employment to support the development of a socially inclusive community.
- Providing for a significant high technology research and development business district located close to the town centre and linked to the main focus of research activity in and on the edge of Cambridge by guided bus.
- Providing for firms that the sub-region needs to attract in order to grow and strengthen its role as a High Technology Cluster.

Under Policy NS/8, the NAAP states that Northstowe will provide approximately 20 hectares of employment land, and that this will comprise:

“a) A significant high-density employment area integrated with the town centre and located close to a stop on the dedicated local busway providing a business district which includes office-based accommodation, D1 educational uses and research institutes, and which supports and contributes to the sub-regional technology cluster, including research and development, in accordance with the Town Centre Strategy;

b) Small-scale local B1 employment within local centres as demand requires, of an appropriate scale to a generally residential area; and

c) An employment area of approximately 5 hectares for predominantly B1c, B2 and B8 employment of a scale serving the needs of Northstowe adjoining the Park and Ride site on Station Road, Longstanton.”

This recognition that strict adherence to an employment land target may not be appropriate is welcomed, particularly given that the NAAP relied on evidence gathered prior to its adoption in 2007, and is therefore based on a dated, pre-Credit Crunch economic trajectory. Also, at the time the NAAP was produced it was assumed that Northstowe would come forward much earlier than other major developments, such as Bourn Airfield and Waterbeach. This meant that there was much greater reliance at the time on Northstowe to deliver a major element of the District’s employment land supply. The new Local Plan removes the sequencing of developments and growth is now taking place simultaneously in several major developments, thereby reducing the reliance on one location to deliver employment space.

In order to both respond comprehensively to the adopted policy and reflect current economic conditions, the proposals for employment provision in Phase 3A have been developed in parallel with an update to the Economic Development Strategy (EDS) for the town as a whole, which was first published in 2014. The updated Northstowe EDS is submitted as a supporting document with the application. Reference should be made to this document for a full exposition of the town-wide employment strategy and rationale for the employment proposals for Phase 3A, however the key points are discussed below.

The main elements of the town-wide strategy for employment provision set out in the EDS are summarised in the table below. Please note that the table only includes employment generated from B-class uses in order to provide an “apples to apples” comparison with the policy context set out above. Nevertheless, it is worth noting that a significant number of additional jobs will be supported by other uses across the town such as from community, educational and leisure facilities (library, nurseries, schools, health care, sports facilities, etc), shops, services, cafes and restaurants. The EDS estimates that some 1,140 to 1,271 additional jobs could be provided from these uses.

Northstowe Town-wide Employment Provision				
Phase	Type of Employment	Land area (ha)	Floorspace (sqm)	Estimated jobs (FTE)
1	Northstowe Enterprise Zone employment area (B1/B2/B8)	5.0	19,355	691
	Homeworking (B-class land equivalent*)	1.5	N/A	382
	Sub-total	6.5	N/A	1,073
2	Town Centre Workspace (B1)	2.4	10,460 (min)	849 (min)
	Market Hall (B1a, B1c)		16,200 (max)	1,080 (max)
	Homeworking (B-class land equivalent*)	3.6	N/A	892
	Sub-total	6.0	N/A	1,741 – 1,977
3A	Phase 3A Local Centre Workspace (B1)	0.9	5,882	353
	Phase 3A "Flexible Workspace" (B1)**	0.5	3,325	166
	Homeworking (B-class land equivalent*)	4.1	N/A	1,019
	Sub-total	5.5	N/A	1,538
3B	Homeworking (B-class land equivalent*)	1.0	N/A	255
TOTAL		19.1	N/A	4,607 (min) 4,838 (max)

Notes:

* It is assumed that an average of 20% of the economically active (86%) working age people (25 to 64-year olds) expected to live in Northstowe in the future will be working at home. The employment land equivalent of these homeworkers is derived by converting the floorspace requirements of these workers at 20 sqm per person and then converting this floorspace to land using a plot ratio of 50%.

** The ground floor area in the Phase 3A "secondary mixed-use zones" is proposed to have a flexible planning status and it is assumed that 25% of this will be converted to office space to be used by SME's and small-scale entrepreneurs. The employment density of this flexible space is assumed to be 20sqm per employee to reflect that it is office type space but could include some elements of light industrial use. The plot ratio used to convert floorspace to land is 68%.

In accordance with the NAAP, employment space in Phase 3A will be mainly provided in the Local Centre, where 5,882sqm is proposed. The employment provision will include smaller scale flexible office space, incubator units and 'move-on' space for start-up businesses that may currently be located in more established employment areas such as the Cambridge Science Park. For example, small IT, creative or scientific firms that want to be in a location close to homes, shops and cafes with a pleasant ambiance, or people growing their business from working from home to requiring office accommodation.

The updated EDS explains how Northstowe is well located for access to existing and proposed major employment sites.

Much of the Phase 3A office space will be above ground floor uses in the Local Centre which will include retail, cafes and restaurants. The office space will be easily adapted to accommodate a range of office sizes and could include co-working centres and potential for some light industrial/studio type uses such as non-noisy or odour generating art and design work or assembly and testing of computing and other technical equipment. Some dedicated flexible light industrial units/studios in a 'Mews' formation are also envisaged to the rear of the main Local Centre frontages.

In addition to the Local Centre employment space, a series of secondary mixed-use zones are proposed where there will be opportunities to use ground floor space for employment, community, retail and associated services, food and drink, community, leisure or residential uses, to allow for the organic growth of more commercial space as the town grows. These secondary mixed-use zones are located around the perimeter of the Local Centre, along the central boulevard up to the military lake and at other key activity nodes (see Open Space and Land Use parameter plan).

Based on the assumption that 25% of the ground floor area in the secondary mixed-use zones is used for B1 space, a further 3,325sqm would be provided. This would enable the market to rapidly respond to demand and reflect the type of provision that business will need in the future, thus ensuring the sustainability of the burgeoning employment base at Northstowe.

In summary, the applicant considers that the employment proposals for Phase 3A respond positively to the Local Plan and NAAP policies by:

- Providing a critical mass of employment space in the Local Centre, of a scale appropriate to a generally residential area.
- Enabling additional space to be provided in secondary zones to respond to market demand.
- Delivering the right type of space (smaller scale, affordable and flexible office space) to complement the proposals for the Town Centre and Phase 1 Enterprise Zone, as well as current provision in the wider Cambridge sub-region.
- Recognising the growth and importance of home-working through good digital connectivity.

Finally, and of critical importance, the amount and type of employment space proposed can be provided without compromising the amount of housing delivered in Phase 3A or the broad range of community facilities and infrastructure required to create a successful community. The inclusion of sufficient homes is fundamental to the financial viability of the Phase 3A proposals and meeting the overall Northstowe housing target. Furthermore, a strong focus on the delivery of new homes also helps to address a significant challenge facing the Cambridge sub-regional economy, namely housing affordability for workers and associated labour supply shortages.

Retail

Local Plan Policies E/21 and E/22 identify Northstowe as the location for a new town centre within the district's retail hierarchy where there will be a need for convenience and comparison shops of a scale necessary to ensure that the settlement is sustainable. In addition to the town centre, NAAP Policy NS/8 calls for a series of accessibly-located Local Centres to be provided to help meet the day-to-day shopping needs of residents.

Northstowe Phase 2 contains the town centre and includes space for a range of comparison and convenience shops which will cater for the primary shopping needs of the town's residents. To complement the town centre retail provision, a Local Centre is proposed for Phase 3A (see Open Space and Land Use parameter plan) as envisaged in the DFD.

The Local Centre will provide space for a convenience foodstore of 615sqm and up to 2,530sqm of other local shops and services, integrated with higher density housing, employment space, community and leisure facilities.

To complement the Local Centre, secondary mixed use zones have been identified within Phase 3A, located around the perimeter of the Local Centre, along the central avenue up to the runway lake and at other key activity nodes. These areas are conceived as residential areas with adaptable ground floors where non-residential uses could be incorporated. This creates a level of flexibility within the masterplan to enable local shops, cafés and services to set up should demand arise. The flexible secondary mixed-use zones also provide an opportunity for home-based businesses and start ups to expand without having to relocate away from Northstowe.

The Phase 3A retail proposals fully conform with the Local Plan and NAAP policies by providing local, convenience shopping facilities which complement facilities in local villages as well as the broader provision within the Phase 2 town centre and are highly accessible to residents.

Education

Local Plan Policy SC/4 requires all new housing developments to contribute to the timely provision of the services and facilities necessary to meet the needs of the development, including primary and secondary schools. Similarly, NAAP Policy NS/9 states that Northstowe will provide a range of publicly provided services (e.g. schools, community uses, health facilities), funded where possible by the development.

The need for primary schools within Northstowe Phase 3A has been assessed through demographic modelling of the proposed development (see Housing and Community Infrastructure Strategy for details)

and discussed with Cambridgeshire County Council (CCC) during the pre-application process. Phase 3A will provide two primary schools - the Eastern primary school will be three forms of entry (3FE) and the Western primary school will be 3FE with the capacity to expand to 4FE if required. CCC has confirmed that the provision of land in the Phase 3A application is sufficient to meet its requirements.

The indicative locations for the Eastern and Western primary schools within Phase 3A (see Open Space and Land Use parameter plan) have been chosen to deliver high quality and accessible education facilities, taking account of the following factors:

- Provision and location of schools within Phase 2.
- Ensuring that the 800 metre (10 minute walk) catchment area covers as much of the proposed development as possible.
- Connectivity and ease of access within Northstowe and from surrounding settlements.
- Ensuring that the schools are located close to or within the green network.
- Clustering the schools with informal and formal sports provision.

The detailed design of the primary school sites will be submitted as full planning applications by the County Council and the (yet to be identified) school provider. The timing of the delivery of the Phase 3A primary schools will be established as part of the S106 agreement. Factors including the phasing of development within Phase 3A and projected population build-up rates will be taken into consideration to ensure that there is adequate provision during the buildout.

Provision for early years education will be met primarily through facilities integrated with the Phase 3A primary schools. In addition, there is likely to be demand for private nurseries and childcare, which can be met in the Local Centre and within the secondary zones.

A 12FE secondary school is being delivered on the Phase 2 education campus. This has been designed to meet the requirements of the whole of Northstowe so no secondary education provision is proposed for Phase 3A, but a proportional financial contribution for secondary provision will be made. Similarly, the Special Education Needs school provided on Phase 2 will meet the needs of Northstowe and the wider area, so separate provision is not proposed in Phase 3A.

In summary, the proposals for educational provision in Phase 3A have been discussed in detail with CCC and are considered to be fully consistent with Local Plan and NAAP policy.

Community and Health Facilities

As noted above, Local Plan Policy SC/4 requires all new housing developments to contribute to the timely provision of the services and facilities necessary to meet the needs of the development. Similarly, NAAP Policy NS/9 states that Northstowe will provide a range of publicly provided services (e.g. schools, community uses, health facilities), funded where possible by the development.

A comprehensive strategy to address the need for community and health facilities in Phase 3A of Northstowe has been developed through pre-application technical work and consultation with CCC and SCDC. The strategy takes account of the provision already committed across the rest of the town, most notably in Phase 2 which addresses many of the town-wide requirements.

Reference should be made to the Housing and Community Infrastructure Strategy for details, however the key elements are summarised below.

Community Centres

The space identified for local shops and services in the Local Centre is expected to include a flexible space for community use, including group meetings and events.

Libraries

The library planned for the town centre in Phase 2 has been sized to meet the needs of the whole town. Piecemeal provision within Phase 3A would be unlikely to be sustainable with revenue funding and would dilute the provision within the town centre. However, a public access point could be accommodated in the Local Centre community space.

Health

A health centre will be provided within the civic hub located in Phase 2. It is anticipated that a S106 financial contribution will be required to expand this facility to meet the needs generated by Phase 3A. In addition, the ground floor space within the Local Centre and secondary mixed-use zones could be used to accommodate outreach health care clinics (e.g. GPs, dentists) on a commercial basis if demand requires.

Faith Provision

With respect to faith provision, it is proposed to provide land for a faith facility in or adjacent to the Local Centre. In addition provision is proposed for a 'garden of remembrance' i.e. a quiet contemplation green space area.

Burial Space

Phase 2 has a requirement to produce a burial space strategy as part of its planning conditions and the S106 agreement. This will address the needs of the whole of Phases 2 and 3. Off-site provision is likely to be required due to the constraints imposed by unsuitable ground conditions, including the high water table, across the whole of Northstowe.

Indoor Sports

A proportional financial contribution to enable the expansion of the sports hall in Phase 2 from 4-8 courts is proposed. In addition, a financial capital contribution towards indoor swimming provision is being considered.

The timing and phasing of the delivery of the community facilities within Phase 3A will be established as part of the S106 agreement in discussion with the various service providers.

An outline Community Development and Management Strategy for the community facilities, addressing in high level general terms the access to facilities, staffing, governance and management arrangements, is submitted as part of the Housing and Community Infrastructure strategy in support of the planning application.

The strategy for the provision of community facilities in Phase 3A is considered to meet the intent of Local Plan and NAAP policy and be appropriate in the context of other committed provision across the town.

Open Space and Recreation

Northstowe phase 3A will deliver over 67 hectares of new open space.

Local Plan Policy SC/7 requires all housing developments to contribute towards outdoor play space and informal open space to meet the needs generated by the development, in accordance with the following minimum standards:

- Outdoor sports: 1.6ha per 1,000 people.
- Open space: 1.2ha per 1,000 people (consisting of formal children's play: 0.4ha; informal children's play: 0.4ha; informal open space: 0.4ha)
- Allotments and community gardens: 0.4ha per 1,000 people.

Policy D10 of the NAAP seeks to ensure that adequate provision is made for sports facilities and public open space for play and informal leisure within Northstowe so that residents "can lead a healthy lifestyle and enjoy a high quality of life and leisure time". Under Policy NS/19, the NAAP applies the space standards for public open space and sports provision in the Development Control Policies DPD (2007), which have since been superseded by the Local Plan standards quoted above.

The NAAP calls for a variety of formal sports facilities to be provided within Phase 3A (tennis, netball, football and rugby) to complement the primary indoor and outdoor sports facilities planned for the education campus in Phase 2. It expects that all homes within Northstowe should be within 1,000 metres of outdoor sports provision.

The Northstowe DFD locates one of Northstowe's four sports hubs in the south eastern part of Phase 3A and establishes principles to ensure that a range of green spaces are provided for formal and informal play and recreation.

Taking account of this policy context, a comprehensive strategy for open space and recreation has been developed for Northstowe Phase 3A. This is described in detail in the Sports and Active Recreation Facilities Strategy, and illustrated in the Landscape Strategy, Design and Access Statement and Open Space and Land Use parameter plan. The strategy takes a holistic approach towards leisure and recreation and aims to complement the facilities being provided within Phases 1 and 2 of the town. The main elements are:

- Formal sports pitches: The Phase 3 eastern sports hub in the south eastern part of the Site providing 4 full-size pitches (1 synthetic turf pitch, 1 rugby, 2 football) and 7 junior pitches, together with changing and social facilities in a pavilion. The Phase 3 western sports hub with 6 junior football pitches and storage/toilet facility adjacent to the primary school. The Phase 3 northern sports hub with a 4-court tennis facility (also usable for netball) and MUGA with changing pavilion in the north eastern part of the Site. This disposition of facilities across the Site ensures that all homes within Phase 3A will be within 1,000 metres of outdoor sport provision, as per NAAP policy.
- Formal children’s play space: A Neighbourhood Equipped Area for Play (NEAP) located alongside the Phase 3 eastern sports hub, 5 Locally Equipped Areas for Play (LEAPs) spread across the Site. In addition, a skate park and BMX track are proposed in the Phase 3 eastern sports hub.
- Informal open space: A wide variety of green spaces and routes spread across the Site, providing opportunities for informal and ‘semi-formal’ recreation, including play areas, walking/cycling trails, allotments, and parks for rest and contemplation.
- Water bodies: The military lake in the south western part of the Site and proposed runway lake. The proposed runway lake could provide opportunities for open water swimming.

The table below sets out the proposed provision of sports and recreational open space against the Local Plan policy requirements (Policy SC/7), based on the projected population of 10,280.

		Local Plan Policy requirement (ha)	Phase 3A Provision (ha)
Outdoor sport (formal sports pitches)		16.45	13.55
Open space	Formal children’s play space	4.11	4.14
	Other children’s play space	4.11	4.41
	Informal open space*	4.11	41.43
Allotments and community orchards		4.11	4.11
Total		32.89	67.64

*Includes water bodies (3.29ha).

The proposals for Phase 3A fall 2.9ha short of the Local Plan policy requirement for formal outdoor sport. However, once the increased capacity for use of the proposed synthetic turf pitch over grass pitches is taken into account using the Sport England methodology, the shortfall in outdoor sport provision is reduced to 1.3ha. The proposals exceed the requirements for children’s play space and very significantly exceed the requirement for informal open space. It should also be noted that the Phase 3A proposals will include a financial contribution towards the expansion of the sports hall in Phase 2, thereby significantly improving the indoor sports facilities available within the town.

The proposed quantum of space for formal outdoor sport is based on an up to date assessment of demand for such facilities in South Cambridgeshire (see Sports and Active Recreation Facilities Strategy for details). This assessment found that in general, participation in formal sports is declining relative to individually-driven, informal recreational activities. Increasingly, opportunities for being active do not

exclusively depend on formal participation in organised sport but need to include a range of easily accessible choices attractive to different age groups.

The strategy for Phase 3A caters for this trend by significantly 'over-providing' informal open space. This space will enable the broadest possible range of age groups to pursue a plethora of active recreational activities (such as walking, cycling, jogging, outdoor gym and table tennis), as well as more passive activities like rest and contemplation. This type of open space enables important Site assets such as trees to be retained and enables future residents to enjoy access for nature for improved wellbeing. The space required under the Local Plan policy for allotments and community gardens can comfortably be accommodated alongside these activities within the informal open space provided.

The proposed level and location of formal outdoor sports provision has been discussed and agreed at the pre-application stage by both Sport England and SCDC. It represents a pragmatic, inclusive and forward-looking response to the needs of the new community and positively addresses the intent of the Local Plan and NAAP policy.

The timing and phasing of the delivery of the open space and recreational facilities within Phase 3A will be established as part of the S106 agreement, with appropriate consideration given to the build-up of new residents across the town and the delivery of facilities in Phases 1 and 2.

Transport and Access

A successful transport and access strategy is essential for the delivery of both Phase 3A and Northstowe as a whole. Phase 3A has been designed from the outset to seamlessly integrate with the rest of the town and the surrounding area. Within the Site the uptake of sustainable transport choices will be encouraged with excellent cycling and walking connectivity, as well as easy access to the Cambridgeshire Guided Busway and proposals for bus services to divert into the Site itself.

In addition to sustainable transport options, the access and travel strategy will ensure that the highway access arrangements are robust enough to sustain additional traffic movements, provide connectivity to existing routes and allow the network to function within reasonable limits without causing significant issues for Northstowe Phase 3A and existing local residents.

Sustainable Transport and Alternative Modes

The importance of sustainable transport is set out in all levels of planning policy. Maximising the opportunities for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train is one of the six key objectives that comprise the vision for the SCDC Local Plan (S/2) and the NPPF (paras 102 and 103). Planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport (Local Plan TI/2).

Phase 3A has been designed to encourage sustainable transport choices and prioritise walking, cycling and public transport as the primary modes of transport within Northstowe and to the rest of the local area.

The access and travel strategy for Phase 3A proposes a comprehensive network of pedestrian footpaths and cycle paths to provide direct and legible routes across the Site to ensure that local services, facilities and public open spaces are easily accessible. Walking and cycling is given top priority in the masterplan and the scope for conflicts between pedestrians, cyclists and vehicles will be minimised by providing dedicated infrastructure in accordance the primary, secondary and tertiary typologies set out in Chapter 6 of the Design and Access Statement. The pedestrian and cycle network will be integrated with existing and proposed Phase 1 and Phase 2 rights of way and cycling routes where possible to provide good connectivity between the phases. The opportunity has also been taken to re-instate former rights of way across the Site and connections between Northstowe, Longstanton and Oakington.

The walking and cycling networks will also connect into the wider network. A completed pedestrian and cycle route runs along the Cambridgeshire Guided Busway (CGB), providing a sustainable and direct link between Northstowe and Cambridge North Station and the Science Park in the south east and the existing local communities including St Ives to the north west. Off-site cycle connections are also being implemented alongside the Southern Access Road West to the B1050 and connecting to the cycle route

alongside the A14 local access road and via a bridge to Bar Hill. A package of measures for off-site walking and cycling connectivity is also expected to be funded using S106 financial contributions.

Northstowe Phase 3A will be highly accessible by public transport. The CGB has been integral to the original allocation and delivery of Northstowe. There are two existing stops within close proximity to Phase 3A, the Longstanton Park and Ride stop located to the north-west and the Oakington stop located to the south-east. A bus only connection to the CGB is currently under construction as part of the Phase 2 permission and when completed it will connect the Phase 2 town centre and the Phase 3A local centre in accordance with NAAP objectives D6/d and e. In addition to the CGB, local bus services that presently serve Oakington and Longstanton will be extended to serve Northstowe – Phase 3A provides a potential local bus link to Station Road, Oakington.

Additional capacity would be required to accommodate demand for bus services and this will be part of discussion with CCC and bus operators, and will need to be combined with the demand from the build out of Phases 1 and 2 in order that services through Northstowe as a whole are sufficient to meet demand.

The public transport routes integrated into the movement network will ensure that the majority of homes are within easy walking distance (400m) of at least one public transport stop in accordance with NPPF paragraph 110. The S106 will also include provision for a community transport contribution to contribute to services capable of providing essential journeys for those who have difficulty accessing conventional public transport. The implementation of a Travel Plan will aim to further influence travel choices by raising awareness of sustainable modes of travel available and facilitating their use.

Overall the Site's location and masterplan clearly maximises the opportunities for journeys to be undertaken by sustainable modes of transport including walking, cycling and public transport, which will in turn contribute towards reducing reliance upon cars, in accordance with the NPPF (paras 103, 110), Local Plan policy TI/2 and NAAP policy NS/11.

Road Infrastructure and Highway Access

The development of Northstowe is predicated on sufficient highway capacity being available in the A14 corridor between Bar Hill and Cambridge for the traffic forecast to be generated by each phase of new town development and ultimately for up to 10,000 dwellings (NAAP NS/10). A14 improvements are well advanced and should be completed in 2020 satisfying the requirements of NAAP Policy NS/10.2.

Access to Phase 3A from the strategic road network will be via the A14 Bar Hill junction, the B1050, and the Southern Access Road West (SARW) dual carriageway to the southern end of Phase 3A. The SARW forms part of the Phase 2 planning consent, routeing between Northstowe and the B1050/ A14, running from the south of Phase 2, through Phase 3A and west to the B1050 Hatton's Road. It will comprise a dual carriageway road and will link to the B1050 via a new roundabout. It is due to open prior to occupation of the first homes in Phase 2 during 2020.

An additional access, the Southern Access Road East (SARE), is proposed to provide a new connection onto Dry Drayton Road and subsequently to the new local access road adjacent to the A14 to the south of the Site, providing a connection to Cambridge and the M11 via this route. The timing of delivery of the SARE will be the subject of further consideration by Homes England (taking into account costs and delivery) and dialogue with CCC and Highways England.

The Transport Assessment accompanying the planning application provides a comprehensive assessment of the impact of the Phase 3A proposals on the transport network. It concludes that with the land use mix and permeability of the internal layout for sustainable modes, together with the provision of high quality transport infrastructure and the mitigation of transport impacts, the Phase 3A proposals do not have a detrimental impact on the transport network that cannot be accommodated compared to the 'Without Development' scenario. It is therefore considered that the proposals meet the test set out in NPPF paragraph 109 and accord with Local Plan policy TI/2 and as such there are no transport reasons why planning permission should not be granted.

Car and Cycle Parking

Figure 11 of the Local Plan sets out indicative car parking provision and minimum cycle parking provision for new developments.

For car parking Figure 11 gives an indicative provision of two spaces per dwelling. The number and location of car and cycle parking provision will be determined as part of subsequent detailed reserved matters applications. The level of car parking provision will need to be carefully considered based on the uses proposed in each development phase, as well as car ownership levels in the future, accessibility to sustainable modes of transport and ensuring appropriate parking for people with impaired mobility (TI/3).

The provision for cycle parking will be detailed in future reserved matters applications but the aim for the development is to provide a generous, policy compliant level of cycle parking and storage provision to promote cycling as a main mode of travel for residents, shoppers, school pupils and employees at Northstowe. It is anticipated that residential spaces will be provided within secure communal areas in apartment blocks and within garages/ cycle stores or sheds within the curtilage of houses. The Local Centre, schools, employment sites and other public facilities will provide cycle stands in convenient locations.

Framework Travel Plan

The NPPF requires all developments that will generate significant amounts of movement to provide a Travel Plan (para 111). A Framework Travel Plan has been submitted in support of this application that will provide the basis for travel planning for the Phase 3A, combining requirements for residential, workplace and school travel planning into a single overarching document. The document includes measurable outputs and monitoring and enforcement arrangements to comply with NAAP Policy NS/11.

Biodiversity

The NPPF places significant emphasis on ensuring that new development protects and enhances biodiversity, including establishing new ecological networks that are more resilient to current and future pressures. It notes that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or compensated for, then planning permission should be refused (paras 170, 175).

Similarly, Local Plan policy NH/4 requires new development to maintain, enhance, restore or add to biodiversity. It states that development proposals should take opportunities to achieve positive gain through their form and design - creating, enhancing and managing wildlife habitats and networks. Where a proposal may affect a Protected Species, Priority Species or Priority Habitat, Local Plan policy NH/4 requires applicants to provide an adequate level of survey information and site assessment to establish the extent of a potential impact.

NAAP policy NS/16 identifies a variety of existing features at Northstowe including trees, tree plantations, the lake and ponds which are to be retained as biodiversity and landscape features to make a positive contribution to the environment of the town. NAAP policy NS/27 outlines a series of new biodiversity features that should be created, including the following applicable to Phase 3A:

- A parkland landscape between Northstowe and Oakington to provide a substantial resource of trees and grassland, designed and managed for its wildlife value.
- Green corridors through and beyond the town.
- Incorporating wildlife habitats within the urban fabric, through urban design and the use of sympathetic materials.

Chapter 7 of the ES reports the potential impacts of the construction and operation of the proposed Phase 3A development on biodiversity. The assessment is based on a suite of baseline surveys undertaken across the Site and within the development's area of influence. The assessment found that the proposed development is not likely to have any significant adverse effects on any designated sites of wildlife or habitat importance.

However, it is recognised that the development has the potential to impact upon biodiversity on the Site, including a range of notable species such as bats, reptiles and great crested newts. As such, measures to safeguard the conservation status of these species have been incorporated within the development proposals and the parameter plans have evolved through design iterations to maximise retention of the most valuable habitats, namely the plantation broadleaved woodlands, aquatic features and trees. The key measures proposed include:

- Ensuring the proposed development avoids the most valuable habitat areas.

- Incorporating features such as the woodlands in appropriate, high quality habitats.
- Creating new areas of valuable habitat, including wetlands, ponds, areas of tree planting, etc.
- Retaining the areas that provided the most transferrable ecosystem services within the development and providing adequate protection/separation of these areas.
- Maximising the ecological value of the built development areas.
- Maximising the value of the green infrastructure around the development.
- Inclusion of allotments and orchards within the development.

Multiple green corridors and open spaces have been incorporated into the parameter plans and these will be maximised for the potential to benefit biodiversity. The detailed design of these spaces will be influenced by future design coding and developed at the reserved matters stage. Habitats proposed to be created include allotments and orchards, ponds and meadows and areas of SuDS for water attenuation. These habitats will provide conditions suitable for species that have been recorded on the Site and those that may colonise the Site in the future.

A comprehensive package to compensate for the loss of farmland bird habitat on the whole of the Northstowe site has been secured and delivered off-site.

Finally, Chapter 7 of the ES sets out the findings of biodiversity net gain calculations. It concludes that overall the proposed enhancement measures combined with the retention of habitats within the Site will achieve a quantifiable net gain of at least 10% (with a stretch target of 15%) in line with the biodiversity offsetting metrics

Landscape and Visual Impact

The landscape vision for Phase 3A embraces the inherited landscape within the Site and surrounding areas to create a high-quality and attractive environment that respects the distinctiveness of the surrounding landscape and relates well to the local character.

Embrace the Inherited Landscape within the Site

A holistic approach has been taken to incorporate and enhance existing landscape assets within Phase 3A, including the Military Lake, tree belts, woodland and hedgerows. These features will be protected and enhanced to enable them to be enjoyed by local residents as well as support biodiversity. The historic ridge and furrow landscape will be retained and enhanced through appropriate management and the alignment of the runway is reflected in a series of key spaces including the neighbourhood park and Runway lake. The submitted landscape strategy demonstrates compliance with the principles set out in the NAAP (NAAP NS/12).

Green Spaces and Corridors

The proposed Phase 3A green infrastructure will create a network of open and natural spaces for the new community and neighbouring residents. There will be approximately 72.3 hectares of green infrastructure within Phase 3A, including a strong network of green corridors, multifunctional green and blue spaces, parks and allotments that will encourage informal recreation and movement (NAAP NS/12 and NAAP NS/14). These multi-functional landscaped areas and green corridors will also improve local walking and cycling links within the Site (Local Plan NH/6) and to the green areas on the periphery of the town and the wider countryside (NAAP NS/20), along with biodiversity and hydrological benefits.

A high level Community Development and Management Strategy accompanies this outline application, however the detailed proposals for the management and maintenance of the landscape and other green infrastructure within the Site has not been fully developed. It is anticipated that a detailed landscape management and maintenance strategy will be agreed post-approval of the Phase 3A outline planning application and in coordination with the rest of Northstowe (NAAP NS/27).

Trees

Trees are important features across the Site and the landscape masterplan seeks to make the best use of the existing trees. The tree belts along Longstanton Road between Longstanton and Oakington will be retained to provide a strategic landscape boundary (NAAP NS/13). There are many individual trees

scattered across the Site. The Hedgerow, Tree Survey and High Level Arboricultural Impact Assessment (AIA) submitted in support of the application lists and categorises the trees and hedgerows on the Site. As many of these as possible will be incorporated into the development parcels as designs are developed, in accordance with future design coding during the reserved matters stage (Local Plan NH/7). Based on the AIA, over 70% of the woodland within the Site is identified as being retained within the Parameter Plans (with retention within the built parcels being in addition to this).

The Arboricultural Impact Assessment has shown that a considerable number of trees on the Site are Category C or U, indicating that they are of low quality and value or are dead, dying or dangerous. Throughout Phase 3A, extensive planting, including native broad-leaved woodland, orchards, shrub and hedgerows, will be implemented to integrate the scheme into the character of the surrounding landscape.

Respond to the Existing Character of the Surrounding Area

Access to the countryside will be improved through strengthening existing links, improving and upgrading footpaths and creating perimeter walks and recreation trails and the submitted Landscape Strategy document appraises the local character areas to ensure that the landscape strategy respects and enhances the local character of the landscape (Local Plan NH/2).

The policy compliant green space between Northstowe, Longstanton and Oakington is included in the masterplan (in accordance with NAAP policy NS/4) and will be accessible to the public for open land uses that will serve both new and existing communities. The green space between Longstanton and Northstowe is designed to ensure the maintenance of the village character of Longstanton, including the open aspect of the fields affording views of All Saints Church. The green space on the northern side of Oakington will be sensitively managed, with existing trees retained and additional planting of trees and landscaping provided. The 'Oakington Edge' zone marked on Figure 6.28bin the DAS has been identified as the most sensitive area to height. Height restrictions of up to 2 storeys have been proposed here, which will be located behind substantial natural buffers afforded by the existing tree belts (NAAP NS/25).

Sustainability

At the heart of the NPPF is the presumption in favour of sustainable development and the overarching objective of the planning system to achieve economic, social and environmental sustainability (paras 8 and 10). The NPPF also requires that new development find ways to reduce rgeenhouse gas emissions and avoid vulnerability to impacts expected from climate change through suitable adaptation measures.

The Local Plan embraces the national presumption in favour of sustainable development and establishes a series of objectives to support a sustainable future for the district (Policy S/2). It also includes a suite of policies which set requirements against which the economic, social and environmental sustainability of development proposals will be judged. In particular, Local Plan policy CC/1 states that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development, and requires applicants to submit a Sustainability Statement to demonstrate how these principles have been embedded.

NAAP policies D13 and NS/23 seek increased sustainability across Northstowe and promote exemplar projects which minimise environmental impacts using proven technology.

The Greater Cambridgeshire Draft Sustainable Design and Construction SPD (draft July 2019) provides more detailed guidance on the information required to be submitted with planning applications to demonstrate how the Local Plan policy requirements will be met.

The Sustainability Statement submitted with the planning application clearly demonstrates that sustainability in its broadest sense has been inextricably woven into the proposals for Phase 3A of Northstowe. The Statement brings together all of the key aspects of sustainability underpinning the proposals and details in section 3 of the document how national and local planning policy requirements will be met.

In brief summary, the Sustainability Statement demonstrates that the Northstowe Phase 3A will:

- Minimise carbon emissions through the approach to energy.

- Minimise water usage and flood impacts.
- Provide a sustainable approach to waste, materials and resources.
- Provide for a high level of accessibility by sustainable travel modes.
- Provide substantial amounts of high quality green infrastructure.
- Develop sustainable new buildings.
- Create a cohesive community and culture.
- Support the local economy.
- Be an exemplar for health and wellbeing.

Chapter 8 of the ES addresses the specific issue of the impact of the construction and operation of Northstowe Phase 3A on climate through production of greenhouse gas emissions. It concludes that the impacts will be Not Significant on climate due to the mitigation measures proposed (such as energy efficient buildings and low carbon travel modes) and the relatively low quantity of emissions from the development in comparison to overall emissions.

Chapter 8 of the ES also considers the vulnerability of the proposed development to climate change. It concludes that, with the various mitigation measures embedded into the proposals (such as sustainable drainage and flood mitigation), the effect of climate change on the proposed development will be Not Significant during both construction and operation.

Energy

The NPPF states that new development should find ways to reduce greenhouse gas emissions and support the transition to a low carbon future through, among other measures, introducing renewable and low carbon energy and associated infrastructure..

SCDC's requirements for renewable and low carbon energy in new developments (under Local Plan policy CC/3) can be summarised as follows:

- Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies.
- This could be provided through the installation of an integrated system or site wide solutions involving the installation of a system that is not integrated within the new building. For a site wide solution, evidence must be submitted demonstrating that the installation is technically feasible and is capable of being installed.
- For growth areas and new settlements, site wide renewable and low carbon energy solutions that maximise on-site generation from these sources will be sought, such as renewable and low carbon district heating systems.

The Greater Cambridgeshire Draft Sustainable Design and Construction SPD (draft July 2019) sets out a vision and objectives for the Greater Cambridge area to support the transition to a more environmentally sustainable low carbon economy and provides guidance on the presentation of carbon calculations in Energy Strategies.

The Energy Strategy accompanying the planning application responds to this policy context and sets the direction and future energy performance for Northstowe Phase 3A. The strategy recognises that Phase 3A will be built out over a long period, during which time there will be changes in planning and regulatory requirements. It therefore provides a strategic direction for future reserved matters applications whilst allowing suitable flexibility to take account of potential changes in regulation and technological advancement.

The Energy Strategy identifies three steps in the Energy Hierarchy for reducing greenhouse gas emissions: Be Lean (reduce emissions through energy efficiency), Be Clean (reduce emissions through a district heating/cooling network) and Be Green (reduce emissions through on-site renewable technology). Reference should be made to the Energy Strategy for details, however the key elements of the strategy under each step are outlined below:

Be Lean

- A range of energy efficiency measures will be incorporated to achieve high standards of sustainable design and construction in new buildings, such as passive design, improved building fabric and insulation, improved air tightness, specification of low energy lighting, smart controls, etc.

Be Clean

- Having reviewed the potential district heating technologies - including CHP, biomass, heat pumps, sewer heat recovery, energy from waste and hydrogen fuel cells – the strategy concludes that they will not be financially viable and/or feasible for Phase 3A, predominantly due to the low/medium density nature of the development.

Be Green

- The strategy reviews a range of renewable energy systems that could be introduced at the building scale and identified, for example, that heat pump technology combined with solar photovoltaics would be suitable for Phase 3A.

Through these proposed measures to reduce energy demand and generate energy from renewable energy sources, the Energy Strategy commits to achieving the Local Plan policy CC/3 requirement and setting a further stretch target of reducing carbon emissions by at least 19% (with 10% from renewables) on the Building Regulations (2013) on a site wide basis, with an aspiration towards zero carbon.

Health

NHS England launched the Healthy New Towns programme in 2015 to explore how the development of new places could provide an opportunity to create healthier communities with integrated and high-quality health services. Northstowe was identified as one of ten new town demonstrator sites with the aim of addressing the following objectives:

- Planning and designing a healthier built environment
- Enabling strong, connected communities to allow healthy ageing
- Creating new ways of providing integrated health and care services

Throughout the design process for Phase 3A there has been a commitment to ensure that healthy new town principles are applied to all aspects of Northstowe's development from first principles. This commitment is embodied in all elements of the outline designs, in particular the masterplan and design guidance, infrastructure, the delivery of open space, landscape, and green infrastructure to maximise opportunities for positive lifestyle choices around obesity. There is also a commitment to ensure that provision is made for all ages and abilities with a focus on healthy ageing. This approach is fully compliant with policy requirements to provide a community where people can live in a healthy and safe environment (NAAP NS2 3e) which promotes healthy lifestyles (Local Plan SC/2) and protects the health and amenity of occupiers and neighbours (Local Plan HQ/1 g,h and NPPF para. 127).

The application documents and sections of this planning statement address different aspects of the approach to human health, with the key elements summarised below:

- New developments of the scale of Northstowe are required to be accompanied by a Health Impact Assessment to demonstrate how the development will have a positive impact on the health and wellbeing of new and existing residents (Local Plan SC/2). For Northstowe Phase 3A, the impacts of the project on human health are considered within the Socio-Economics and Health chapters of the Environmental Statement, which includes a health baseline and assessment of impacts using guidance set out by the Healthy Urban Development Unit (HUDU).
- A health centre will be provided within the civic hub located in Phase 2. It is anticipated that a S106 financial contribution will be required to expand this facility to meet the needs generated by Phase 3A. In addition, the ground floor non-residential space provided within the Phase 3A Local Centre and secondary mixed-use zones could be used to accommodate GP clinics, dentistry or pharmacy provision on a commercial basis if demand requires (NAAP NS/9, Local Plan SC/4 and Local Plan SC/5).
- The integration of play space, informal open space and formal sports provision is crucial to maximise the health and wellbeing of residents (Local Plan SC/7). The scheme greatly exceeds

policy requirements in terms of informal open space and delivers a significant quantity of semi-formal provision (to enable jogging, cycling, exercise, kick-about, dog-walking etc) in line with healthy new town principles.

- Active travel and sustainable travel choices are also crucial to maximise the health and wellbeing of residents (Local Plan TI/2) and full details of the sustainable transport strategy are set out in part 6.10 of this report. Combined with efficient land use, this approach maximise potential for a high proportion of journeys by walking or cycling.
- Local Plan policy SC/12 requires that new development does not adversely affect human health with respect to air quality. The Air Quality assessment provided within Chapter 6 of the ES demonstrates that any adverse impacts on air quality resulting from the construction and operational phases of the development can be adequately mitigated to safeguard the health of existing and future residents.

Heritage and Archaeology

The proposals for Phase 3A have been designed to protect, sustain and enhance the historical character of the Site and surrounding area, and promote improved understanding of the history of the area, as well as create new high quality places that respond to local heritage character (Local Plan S/2 and NH/14). The Site and all nationally designated heritage assets within 2km of the Site boundary have been assessed, combined with the substantial fieldwork that has taken place within Phases 1 and 2 in order to develop an appropriate strategy for buildings, structures and other features of historic interest (NAAP NS/18).

In accordance with the Local Plan policy NH/14 the heritage assets within and around Northstowe have been categorised and appraised as follows:

Designated Heritage Assets

Within the Site there are four cantilevered pillboxes which are Grade II listed. There are no other statutory listed buildings within the Site, but there are several listed buildings near the Site boundary, the most significant of which are the Church of St Andrew in Oakington and the Church of St Michael in Longstanton (both Grade II*). The pillboxes will all be retained, re-used and maintained as points of interest in the landscape (Local Plan NH/15, NAAP NS/18 and NAAP NS/26).

The pillboxes will be affected by visual changes to their setting as a result of the new built form of the development. They will no longer be situated in their original context of the airfield but will be within a residential development. The pillboxes have been retained within open space where possible. It is proposed that a pillbox management plan will be prepared for Phase 3A to further develop the management plan already approved for Phase 2. This will ensure proper maintenance of the pillboxes (as features on a structured Heritage Trail or as bat resources) and greater accessibility for the public, allowing people to engage with the assets.

The Cultural Heritage chapter of the ES concludes that the changes to the setting of the pillboxes would be a moderate adverse impact due to the loss of the original setting, but the increased maintenance and appreciation of the assets would be a moderate beneficial impact. This would result in a moderate beneficial significance of effect on these high value assets, which would be considered significant. Accordingly, the applicant considers that the proposals accord with the NPPF (paras 193-196) and Local Plan policy with respect to the impact of the development on the listed pillboxes.

There are two conservation areas within Longstanton centred on the two churches which were the centres of the original villages of St Michael's and All Saints. The Conservation Area Appraisal details recent additions which join the two Conservation Areas together to incorporate significant trees and areas of ridge and furrow. These recent additions extend into part of the Phase 3A Site, the predominant historic character of which comprises a series of paddocks with hedgerows and small copses, bounded by the tree-lined bridleway of Long Lane (Local Plan NH/1).

In order to preserve this historic landscape it has been incorporated into the masterplan design as green space to ensure the maintenance of the village character of Longstanton and preserve the open aspect of the fields. It is proposed that the paddocks will be managed in accordance with the Conservation Management Proposals developed for adjoining paddock land within Northstowe Phase 2.

The Oakington Conservation Area is focused on a group of historic buildings grouped mostly around the church and High Street and the Westwick Conservation Area is focused on the small village of Westwick. The proposed development is within the setting of these conservation areas, however the masterplan preserves open green spaces and tree planting along the Site boundary to ensure minimal impact on their setting.

The Cultural Heritage chapter of the ES concludes that the Lonstanton and Oakington conservation areas will experience a minor magnitude of impact which, once mitigated, will result in a slight adverse significance of effect, which would be considered not significant. The Westwick Conservation Area is found to experience a negligible adverse impact magnitude, resulting in a slight adverse significance of effect which would be considered not significant. The applicant considers that the proposals accord with the NPPF (paras 193-196) and Local Plan policy with respect to the impact of the development on the Lonstanton, Oakington and Westwick conservation areas.

Non-designated Heritage Assets

There are two non-designated airfield buildings within the Phase 3A Site. These have been identified as being of low value and will be demolished as part of the development. The Cultural Heritage chapter of the ES concludes that this will result in a slight adverse significance of effect which would be considered not significant.

In addition, there are a number of non-designated heritage assets within the 1km search area associated with the former airfield. These are also identified as being of low value. They will not be physically impacted, however they will be subject to changes to their settings. These have been assessed as being moderate impacts resulting in a slight adverse significance of effect which would be considered not significant.

The proposals are considered to be in accordance with the NPPF (para 197) and Local Plan policy in terms of their impact on non-designated heritage assets.

Historic Landscape and Places

Historic influences including former lanes lost due to the more recent RAF history, as well as the surrounding landscape character, are recognised within the masterplan. The former airfield main runway is recognised in the main axis of the Phase 3A development, consisting of a sequence of routes and spaces.

Potential for a Heritage Trail footpath has been incorporated into the masterplan which could pass through the area of ridge and furrow landscape, via three of the four Grade II Listed pillboxes and past the site of the former Oakington windmill.

Archaeology

The approach to archaeology generally follows that established for phases 1 and 2. The proposed development will involve extensive groundworks during the construction phase that will have a permanent effect on below-ground archaeological remains where they are known or suspected to exist. The precise location of the new buildings and the proximity of the works to the sensitive heritage assets will not be known until the reserved matters stage so the exact form and scope of construction mitigation to take place will be defined following the completion of the evaluation trenching and outlined in an archaeological mitigation strategy.

Flood Risk and Drainage

A Flood Risk Assessment (FRA) and Foul and Surface Water Drainage Strategy has been submitted in support of the application. This establishes the key principles for the strategy of flood mitigation and for the management of surface water and foul drainage for Phase 3A in line with the NPPF and Local Plan. The key findings of the FRA are as follows:

- Fluvial: The majority of Phase 3A is in Flood Zone 1, with flooding of less than 1 in 10,000 annual probability. Two sections of the Site are in Flood Zones 2 and 3, however no built development is proposed in those areas with the exception of access roads.
- Surface Water: There are limited areas of the Site at potential risk of flooding from surface water along local drains and waterbodies. The surface water strategy has been designed to sustainably manage these risks.

- Groundwater: The Phase 3A Site has no history of groundwater flooding.
- Artificial and Sewer: The development proposals will discharge directly into existing drains and waterbodies and there is no flood risk from artificial sources.

Overall, the FRA concludes that the development is at low risk of flooding and appropriate mitigation measures can be implemented where required. The impact on adjacent areas, including Oakington, has also been assessed, and with the mitigation measures proposed the limited impact that Northstowe currently has on the area will be significantly reduced. The proposals are therefore in accordance with Local Plan policy CC/9.

In line with Local Plan policy CC/8, a SuDS Strategy has been developed to manage and reduce the flood risk posed by the increase in surface water runoff from the Site as a result of the development. This includes:

- SuDS features to be included within development parcels (swales, tanked permeable paving, rainwater gardens and rainwater harvesting, etc).
- Water quality / SuDS conveyance provided along highways were feasible to provide water quality treatment to highway runoff in accordance with Local Plan policy CC/7.
- Conveyance across the Site through use of piped drainage and swales.
- Strategic attenuation (including forebay areas) providing a final layer of treatment and protection in more extreme rainfall events, and to accommodate overland flows, before surface water is discharged from the Site.

Through the SuDS Strategy, discharge will be limited to the mean annual greenfield runoff rate (3l/s/ha) for up to and including the 1 in 200-year rainfall event, taking account of climate change.

Opportunities have been taken to use the drainage strategy to create amenity, enhance biodiversity and contribute to a network of green and blue open space across the Site. The proposals also incorporate minimal land raise in order to maintain current drainage patterns and ensure that surrounding areas are not put at additional risk.

Ground Conditions

Local Plan policy SC/11 requires new development on land known or suspected to be contaminated to include an assessment of the extent of contamination and any possible risks. Due to the Site's former military use the risk of contamination has been known since it was allocated for development.

This planning application is supported by a comprehensive appraisal of ground conditions, contamination and hydrogeology, as well as a remediation strategy contained within the submitted Environmental Statement and geo-environmental report. Based on the current data and assessment submitted in support of the application, wide scale contamination has not been encountered and therefore no remedial action would be required on the Site.

There are localised areas of contamination identified associated with specific historic uses as reasonably anticipated. Detailed investigation and assessment will be required in these areas to define the extent and better characterise the contamination present, inclusive of waste classification. These additional investigations will be carried out at the reserved matters stage and if unacceptable risks are identified in further intrusive investigations remedial action would be proposed to reduce the risk to receptors. This could include removal of contaminated materials or remediation by appropriate in-situ or ex-situ techniques. The action required would be detailed in a Remediation Strategy.

Noise and Air Quality

Both the NPPF (para 181) and Local Plan seek to ensure that any adverse impacts of new development on air quality are minimised and adequately mitigated. Local Plan policy SC/12 requires that an assessment of the impact of development proposals is carried to demonstrate that national air quality objectives are achieved and the development will not lead to adverse impacts on health, environment or amenity. Development will not be permitted where it would adversely affect air quality in an Air Quality Management Area (AQMA) or lead to the declaration of a new AQMA through causing a significant deterioration in local air quality. Policy SC/12 also requires that a Low Emissions Strategy be submitted in support of large planning applications.

Chapter 6 of the ES provides an assessment of the impact of the Phase 3A proposals on air quality, in accordance with the applicable guidelines. Reference should be made to the ES chapter for details, however the key points can be summarised as follows:

- The impact of the proposals on the A14 Corridor AQMA has been demonstrated to be negligible in both the construction and operational phases.
- A series of measures are proposed which will adequately mitigate construction and operational phase air quality impacts.
- A Low Emissions Strategy covering both the construction and operational phases has been completed and is submitted as part of the planning application package.

Further detail on the mitigation measures required to adequately address the air quality impacts arising from the Phase 3A proposals will be provided as necessary in response to the applicable planning conditions and reserved matters applications.

Local Plan policy SC/10 is clear that new development must not cause unacceptable adverse impacts on existing or planned development. Equally, new development will not be approved if it were to be subject to unacceptable noise levels from existing noise sources.

Chapter 13 of the ES provides an assessment of the impact of the Phase 3A proposals on surrounding areas in respect of noise during construction and operation, as well as the impact of existing and proposed noise sources on the completed development. The key conclusions of the assessment are:

- With suitable mitigation measures implemented, the noise impacts of the development proposals during construction and operation will not lead to unacceptable adverse impacts on residential properties surrounding the Site.
- The existing noise climate on the Site is generally acceptable for the proposed development, with only limited requirements for mitigation measures (e.g. layout and façade measures to address overnight noise).
- The impacts of noise arising within the Phase 3A development between proposed uses (such as residential, commercial and educational) can be adequately addressed through detailed design and noise mitigation measures.

The detailed strategies for mitigating noise impacts from, on and within the Phase 3A development will be provided as necessary through responses to the applicable planning conditions and reserved matters applications.

Utilities

The submitted utilities report demonstrates that demand for Phase 3A can be met and that the anticipated utility requirements for Phase 3A (foul drainage, potable water, gas, electricity and telecoms) have been calculated and agreed with utilities providers.

Phase 3A will deliver high-speed broadband infrastructure that is capable of responding to technology changes (Local Plan TI/10 and NAAP NS/22) and the proposed development will not result in any harm in the form of untreated sewage discharge or increased flood risk from treated waste water (NS/21). The utilities distribution network within the Site will be located within the highway infrastructure, footways and verges for convenient connection to development parcels as they are built out. The delivery of utilities will align with the capacity and infrastructure being delivered under Phase 2 to deliver a comprehensive network.

Phasing

It is proposed that Phase 3 will be delivered concurrently with Northstowe Phase 2 to maximise pace of delivery. The broad approach to the phasing of development within Phase 3A is outlined in the Design and Access Statement, however as with Phase 2 it is proposed that a detailed site-wide phasing plan will be prepared and secured as a condition of the outline consent. The detailed phasing strategy will be

developed to minimise the impacts of construction on the surrounding area, as well as the current and future residents of Northstowe, and ensure the timely delivery of infrastructure.

Construction

As applicant, Homes England is committed to ensuring that Phase 2 of Northstowe will be delivered in a way which will minimise adverse impacts on existing and new residents and the environment. The overall strategy to manage construction and minimise adverse effects is set out in the Strategic Construction Environmental Management Plan submitted in support of the planning application. The document addresses the issues required under Local Plan policy CC/6 and NAAP policy NS/24 in general terms and it is anticipated that more detailed CEMPs will be prepared for each phase of development.

7. Planning Obligations

Policy TI/8 of the Local Plan contains SCDC's most up to date guidance on the funding of infrastructure associated with new developments. It states that:

"1. Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

2. Contributions may also be required towards the future maintenance and upkeep of facilities either in the form of initial support or in perpetuity in accordance with Government guidance."

The provisions contained within the national CIL Regulations (Regulation 122) require that S106 obligations must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

Under the NPPF (para 54), planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

The applicant recognises that planning permission for Phase 3A will be subject to planning conditions and a S106 agreement. A series of pre-application discussions has been held with SCDC and CCC on the nature and extent of necessary S106 obligations. Through these discussions the applicant has stressed the need for the Phase 3A planning obligations to fully reflect:

- the town-wide approach to delivering infrastructure at Northstowe and the need for Phase 3A to complement rather than duplicate committed provision in other phases, most notably Phase 2; and
- the wide range of infrastructure and impact mitigation measures that are embedded within the proposals.

Set out below, without prejudice to negotiations that will take place during the determination process and subject to detailed justification in accordance with the statutory and policy tests, is an overview of the areas where obligations are considered to be required for Phase 3A.

Affordable Housing

- Delivery of up to 40% of residential dwellings as affordable housing.
- Delivery of a mix of affordable housing tenures (as agreed through post-application discussions).
- Provisions related to the phasing and distribution of affordable housing.

Transportation

- Financial contribution to Cambridge Guided Busway.
- Financial contribution to off-site pedestrian and/or cycling infrastructure.
- Facilitation of local bus service improvements and community transport.
- Financial contribution to off-site traffic mitigation and management.

Education

- Provision of land and financial contribution to delivery of one 3FE primary school (3ha) and one 3/4FE primary school (3ha/4ha) (contribution includes early years education).
- Financial contribution to expansion of secondary school in Phase 2
- Financial contribution to Post 16 education in Phase 2.
- Financial contribution to SEN school in Phase 2.

Indoor Sports

- Financial contribution to expansion of community sports hall in Phase 2.
- Financial contribution towards indoor swimming.

Open Space

- Delivery of sports pitches.
- Delivery of formal children's play facilities.
- Delivery of allotments and community gardens/orchards.

Community Building

- Provision of community space in Local Centre.

Community Development

- Financial contribution to community development and community chest.

Health

- Financial contribution to expansion of health facility in Phase 2 so that it can serve residents of phase 3a.

Faith Groups

- Provision of land for faith facility.

8. Summary and Conclusion

This document is submitted in support of an outline planning application for Phase 3A of Northstowe. The application proposals comprise up to 4,000 homes, together with two primary schools, a Local Centre and secondary mixed-use zone including ground floor space suitable for shops, services, residential and employment uses, a variety of open spaces and landscaped areas, sports facilities, and associated infrastructure. The proposals have evolved in response to extensive engagement with the local community, SCDC/CCC officers and other consultees, as well as design review input from the Design Council and Cambridgeshire Quality Panel.

The Phase 3A scheme has been developed to complement Phases 1 and 2, create a well-designed and integrated addition to the emerging new town and fit comfortably within the context of the surrounding fen landscape and neighbouring settlements of Longstanton and Oakington. A thoughtful approach to urban design and sustainability has been intrinsic to the proposals from the beginning and is embodied in every facet of the scheme.

Phase 3A accommodates a significant portion of the 10,000 dwellings to be provided as part of Northstowe as a whole. The delivery of housing in Phase 3A will make an important contribution to meeting the future needs of the population of the district, as well as the wider Cambridge Sub-Region. It will also support the continued economic growth of the sub-region.

As demonstrated throughout this document and in the other documents submitted in support of the planning application, the Phase 3A proposals accord with the development plan when read as a whole and will not result in significant residual adverse effects on the environment. By way of a brief overview, the table below summarises how the Phase 3A proposals respond positively to each of the strategic “Objectives of the Local Plan” contained within Policy S/2:

Objectives of the Local Plan (Policy S/2)	Phase 3A Response
“To support economic growth by supporting South Cambridgeshire’s position as a world leader in research and technology based industries, research and education, and supporting the rural economy.”	The proposals are consistent with the March 2020 Northstowe-wide economic development strategy to deliver the majority of B-use class employment uses within Phases 1, 2 and 3B.
“To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.”	The proposals respond sensitively to the Site’s built and natural heritage and introduce a variety of measures to protect and enhance biodiversity.
“To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.”	The proposals will deliver a wide range of housing types and tenures aimed at meeting local needs, on a site which has long been established as a suitable location for a sustainable new town.
“To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.”	<p>The proposals establish clear intent and a robust framework for a high quality addition to the emerging new town, drawing distinctively on the specific characteristics of the site and its context.</p> <p>A range of mitigation measures are embedded into the proposals to ensure that both the impact of the development on climate change, and the effects of climate change on the development, are not significant.</p>

<p>“To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.”</p>	<p>The proposals embody a strong commitment to healthy new town principles, incorporating a rich mixture of supporting facilities and infrastructure within Phase 3A (local shops and services, primary schools, a community building, formal and informal open space, etc), and will also contribute to the expansion of a number of town-wide facilities.</p>
<p>“To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.”</p>	<p>The proposals have been designed to encourage sustainable transport choices and prioritise walking, cycling and public transport as the primary modes of transport within Northstowe and to the rest of the local area.</p>

As applicant and master-developer, Homes England is committed to delivering a high quality scheme and looks forward to continuing to work proactively and collaboratively with the local community, CCC, SCDC and other consultees to ensure that the application can be approved without undue delay.