



# NORTHSTOWE

## Phase 3B

### Planning Statement

March 2020



Homes  
England

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## 1. Introduction

The new town of Northstowe will provide 10,000 homes and will be a vibrant 21<sup>st</sup> 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 (see Figure 1):

- 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 3B. Phase 3A is the subject of a separate outline planning application.

Phase 3B will comprise up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), 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 3B Site.
- Section 3 – outlines the planning history and context for the planning application.
- Section 4 – summarises the development proposals for Phase 3B 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 3B.
- Section 8 – provides a brief summary and conclusion.

## 2. The Site

### Site Location

The Phase 3B Site is approximately 47ha comprising a large arable field with a central woodland copse around a small pond. The Site is bounded by residential and commercial properties along Station Road to the east with the Cambridgeshire Guided Busway (CGB) line running along the northern boundary. The Site is contained by hedgerow within a large area of arable fields to the west and the B1050 to the South.

The Site is immediately adjacent to Endurance Estates Land and Digital Park to the east, to the west are arable fields intersected by Over Road which runs in a north west direction. Two attenuation ponds are situated either side of Over Road.

The surrounding area is predominantly occupied by farmland to the north, west and south-west. Northstowe Phase 1 largely occupies the area to the south east and Longstanton village lies to the south of the Site and the B1050.

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 3B

#### 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 Estates (now L&Q) 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 3B red line 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.

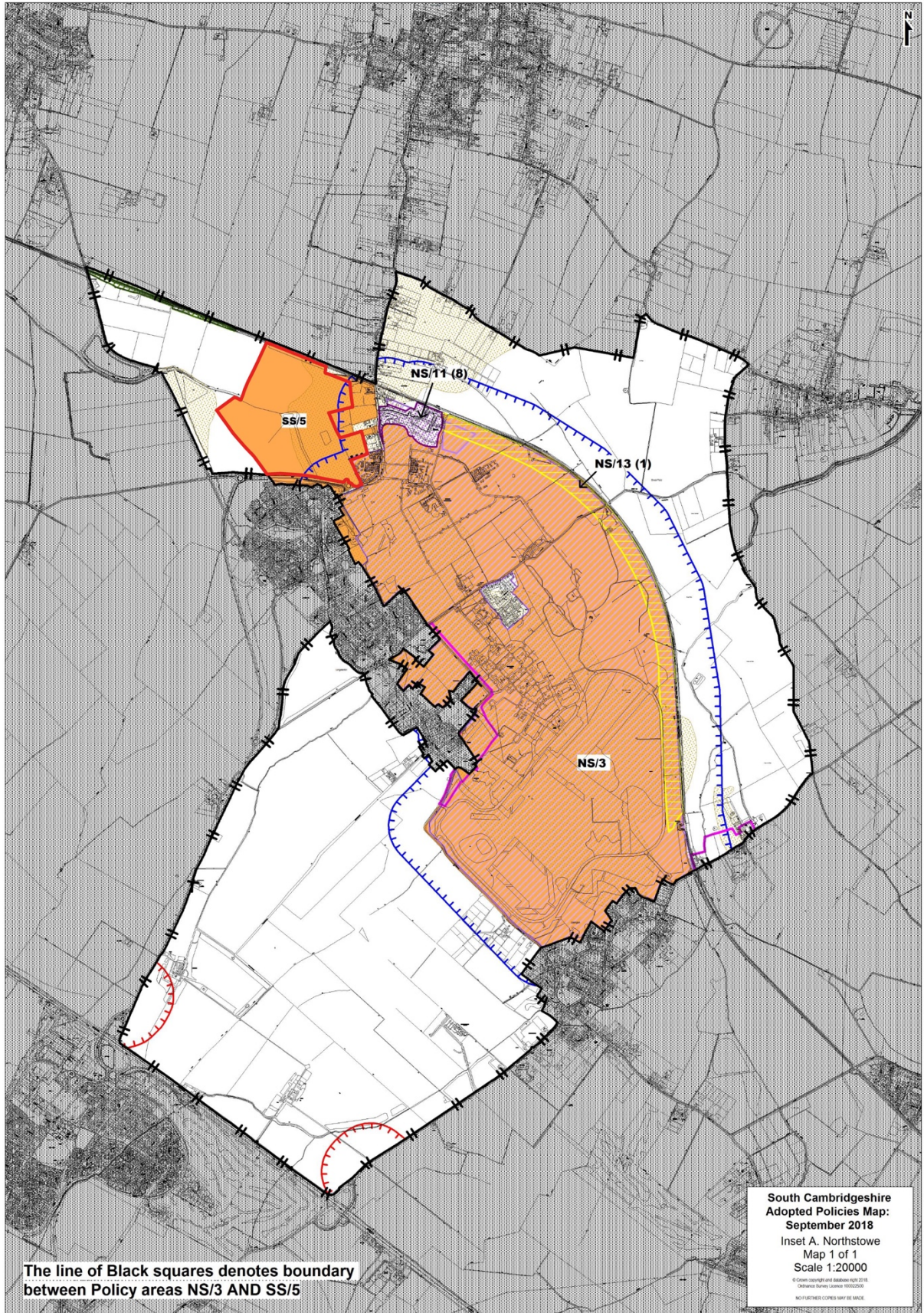


Figure 2: Phase 3B Site and Local Plan Designations (South Cambridgeshire Local Plan, 2018)

## **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 22<sup>nd</sup> 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 9<sup>th</sup> January 2017 and implementation of the strategic infrastructure began in June 2018. Strategic infrastructure works are 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 3A Outline Application

Phase 3A is the subject of a separate outline planning application for up to 4,000 homes.

## 4. Phase 3 Overview

### Phase 3B Development Proposals

Outline planning permission is sought for development of Phase 3B 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 3B, comprising up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved.’

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

- Heights (ref. 5709-OPA-3B-03-V1)
- Movement and Access (ref. 5709-OPA-3B-02-V1)
- Open Space and Land Use (ref. 5709-OPA-3B-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 1,000 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 3B site.

#### “Secondary Mixed Use Zone”

A “secondary mixed use zone” is proposed where there will be opportunities to use ground floor space for retail and associated services, food and drink, community, leisure, employment and residential uses, responding to the needs of the local community as it evolves. The total capacity of the ground floor space in the secondary zone is 1,320sqm (GIA). The secondary zone is located near to the primary school on the main route into the site (see Open Space and Land Use parameter plan).

Please note that on the application form this 1,320sqm GIA of mixed uses has been listed as A1 retail, but will in reality reflect a wider range of uses to be determined at a later date.

#### Education

A 2FE primary school is proposed within Phase 3B. The school will have a site area of 2.4ha and will comprise approximately 2,200sqm of floorspace (GIA).

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



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 3B.

### Sport and Recreation

The proposals include a total of 16.26ha of open space, including informal open space and children's play space, including 2.45 ha of allotments and community orchards.

### **Application Documents**

The Phase 3B 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-3B-05-V1
  - b. Phase 3B Existing Site Levels (Drawing ref. 10037019-ARC-XX-XX-DR-CE-0001-P01 - Layout Rev P01)
  - c. Phase 3B Proposed Site Levels (Drawing ref. 10037019-ARC-XX-XX-DR-CE-0002-P01 Rev P01)
  - d. Parameter Plans
    - i. Heights 5709-OPA-3B-03-V1
    - ii. Movement and Access 5709-OPA-3B-02-V1
    - iii. Open Space and Land Use 5709-OPA-3B-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. Sustainability Statement
16. Energy Strategy
17. Waste Strategy

18. Utilities Report
19. Economic Development Strategy
20. Housing and Community Infrastructure Strategy (incorporating Community Development and Management Strategy)
21. Sports Strategy Statement
22. Low Emissions Strategy

The Phase 3B 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 3B.

## 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. NAAP policy NS/3 also establishes the principle of developing the wider Northstowe site for up to 10,000 homes, as well as associated employment, services, facilities and infrastructure.

NAAP policy NS/3g identified the area to the north and west of the B1050, including the Phase 3B land, as a strategic reserve site. Local Plan policy SS/5 allocates this reserve land identified in the AAP as an extension to the Northstowe site, superseding NS/3g. The extension will help provide the 10,000 homes allocated in the AAP.

The principle of developing the Phase 3B 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, including Phase 3B, 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 3B 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 3B 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 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 3B are as follows:

- Reflecting the landscape characteristics of the site, specifically the central copse of trees and hedgerows, which are retained as a centre-piece and have shaped the distinctive character of this phase.
- Creating confident development edges that achieve a clear distinction between countryside and town.
- 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' routes and spaces which draws the wider landscape through the development, safeguards existing trees and hedgerows, creates spaces for recreation, encourages bio-diversity and enables sustainable drainage.
- Creating distinct character areas and variation in building forms, heights and densities across the site.
- Arranging housing to create strong frontages and positive overlooking of streets and open spaces.
- Creating a highly permeable movement network which integrates Phase 3B 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 3B Site and its context.

Following the grant of outline consent a detailed Design Code (or Codes) will be prepared for Phase 3B 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 up to 3,500 homes within Phase 2. Northstowe Phase 3A will deliver up to 4,000 homes, and Northstowe Phase 3B will deliver up to 1,000 homes.

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 3B to accommodate and deliver 1,000 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 3B is 38dph.

Section 6.3.6 of the Design and Access Statement sets out the design rationale for the distribution of building forms and densities across Phase 3B. The key principles underpinning the proposed approach to density at Phase 3B can be summarised as follows:

- Creating a variety of distinct areas of differing character, building forms, housing types and densities across the 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.

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 3B 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 3B 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 3B 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. 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 3B, 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 3B 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 3B 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 3B 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 3B, including all tenures and forms of housing, will be fitted with domestic fire sprinklers.

## **Employment**

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.”*

In order to both respond comprehensively to the adopted policy and reflect current economic conditions, the proposals for employment provision in Phase 3B 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 3B, 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 B1, B2 and B8 use-classes (Town and Country Planning (Use Classes) Order 1987 (as amended)) 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 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
	<b>Sub-total</b>	<b>6.5</b>	<b>N/A</b>	<b>1,073</b>
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
	<b>Sub-total</b>	<b>6.0</b>	<b>N/A</b>	<b>1,741 – 1,977</b>
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
	<b>Sub-total</b>	<b>5.5</b>	<b>N/A</b>	<b>1,538</b>
3B	Homeworking (B-class land equivalent*)	1.0	N/A	255
<b>TOTAL</b>		<b>19.1</b>	<b>N/A</b>	<b>4,607 (min) 4,843 (max)</b>

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%.

\*\* This assumes that 25% of the ground floor area for the secondary zones (13,300 sqm) could be converted to employment uses if the market dictates.

The majority of Northstowe's employment provision will be located within Phases 1, 2 and 3A, within the town centre, Northstowe Enterprise Zone, local centres and secondary mixed use zones. Phase 3B's employment offer is comprised of homeworking, along with employment opportunities at the new primary school and within the secondary mixed use zone, which will provide an estimated 326 jobs (see table 14 of the submitted Economic Development Strategy). Phase 3B is located less centrally within the town and the provision of B use classes is not considered appropriate as it would work against the clustering of employment uses that is proposed in Phases 2 and 3 in particular. The 2012 DFD did not illustrate employment use with phase 3B.

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

In considering the employment provision in Phase 3B, it should be noted that the delivery of a sufficient number of homes is fundamental to both the financial viability of the Phase 3B 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.

In summary, the applicant considers Phase 3B to be in accordance with the Local Plan and NAAP employment policies when considered in the context of the whole of Northstowe.

## **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. In addition to the town centre, local centres with retail opportunities are proposed for Phases 1 and 3A, as envisaged in the DFD. The Phase 1 local centre is located within a 10 minutes walk for the majority of 3B residents.

To complement this retail provision, a secondary mixed use zone has been identified within Phase 3B, located centrally adjacent to the primary school. This is conceived as a residential area with adaptable ground floors where non-residential uses could be incorporated. This creates a level of flexibility within the masterplan within Phase 3B at a potential node to enable local shops, cafés and services to set up should demand arise. The flexible secondary zone also provides an opportunity for home-based businesses and start ups to expand without having to relocate away from Northstowe.

The Phase 3B proposals fully conform with the Local Plan and NAAP policies by providing opportunities for local, convenience shopping facilities which complement the broader provision within the other phases of the new town.

## **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 a primary school within Northstowe Phase 3B 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 3B will provide one 2FE primary school and CCC has confirmed that the provision of land in the Phase 3B application is more than sufficient to meet its requirements.

The indicative location of the primary school within Phase 3B (see Open Space and Land Use parameter plan) has been chosen to deliver a high quality and accessible education facility, taking account of the following factors:

- Provision and location of the Phase 1 primary school.
- 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.
- Opportunity to create a community node.

The detailed design of the primary school site will be submitted as a full planning application by the County Council and the (yet to be identified) school provider. The timing of the delivery of the Phase 3B primary school will be established as part of the S106 agreement. Factors including the phasing of development within Phase 3B 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 3B primary school. The secondary mixed use zone could potentially accommodate private nursery provision should demand exist.

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 3B, although Phase 3B will be making a proportionate financial contribution for secondary provision. 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 3B.

In summary, the proposals for educational provision in Phase 3B 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 3B 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 includes the town centre) 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 and Faith Provision

Community and faith provision will primarily be within Phases 2 and 3A, so no specific provision is proposed in Phase 3B, although there will be potential for flexible floorspace to provide for these uses within the secondary mixed use zone.

#### 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 3B would not be sustainable with revenue funding and would dilute the provision within the town centre.

#### 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 3B. In addition, the ground floor space within the secondary mixed use zone could be used to accommodate outreach health care clinics (e.g. GPs, dentists) on a commercial basis if demand requires.

#### 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 the Northstowe site.

### Indoor Sports

A proportionate financial contribution to enable the expansion of the sports hall in Phase 2 is proposed. In addition, a financial capital contribution towards indoor swimming provision is being considered.

The strategy for the provision of community facilities in Phase 3B 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**

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 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 north-west part of Phase 3B 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 3B. This is described in detail in the Sports Strategy Statement 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, 2 and 3A of the town. The main elements are:

- Formal children's play space: A Neighbourhood Equipped Area for Play (NEAP) located on the western boundary of the site, 3 Locally Equipped Areas for Play (LEAPs) spread across the Site and 10 Local Areas for Play (LAPs) within development plots.
- 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 orchards.

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 2,570.

		Local Plan Policy requirement (ha)	Phase 3B Provision (ha)
Outdoor sport (formal sports pitches)		4.11	0
Open space	Formal children's play space	1.03	1.67
	Other children's play space	1.03	3.66
	Informal open space (including allotments and orchards)	2.06	10.94
<b>Total</b>		<b>8.23</b>	<b>16.26</b>

Northstowe Phase 3B will deliver 16.26 hectares of new open space, including 2.45 ha of allotments and community orchards. The proposals for Phase 3B do not include any formal sports pitches against the policy requirement for 4.11 ha, however this strategy needs to be seen in the wider context of demand for and provision of formal sports pitches across Northstowe.

The proposals are based on an up to date assessment of demand for formal sports facilities in South Cambridgeshire (see Sports Strategy Statement 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.

Significant formal sports hubs and indoor sports facilities are being provided on Phases 1, 2 and 3A and demand for formal sports facilities from 3B residents is best met by these facilities. If a policy compliant level of formal sports pitches was provided at Phase 3B, much of it would be underused due to lack of demand and the availability of similar space and facilities in other parts of the town. In addition the small size and remote location of any Phase 3B specific formal sports provision would make the facilities difficult to manage and go against the Council's recommendations to avoid dispersing provision.

It should be noted that the Phase 3B proposals will include a financial contribution to off-site sport facilities; such as the expansion of the sports hall in Phase 2, thereby significantly improving the indoor sports facilities available within the town.

The proposals for Phase 3B significantly over-provide informal open space against the policy requirements. 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, consistent with healthy new town objectives. 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 approach to open space and recreation provision for Phase 3B represents a pragmatic, inclusive and forward-looking response to the needs of the new community, within the context of the town-wide provision, and positively addresses the intent of the Local Plan and NAAP policy.

### Transport and Access

A successful transport and access strategy is essential for the delivery of both Phase 3B and Northstowe as a whole. Phase 3B 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.

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 3B 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 3B 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 3B proposes a comprehensive network of pedestrian footpaths and cycle paths to provide direct and legible routes across the Site and into Phase 1 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, Phase 2 and Phase 3A rights of way and cycling routes where possible to provide good connectivity between the phases.

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. Phase 3B includes direct pedestrian and cycle connections to the route alongside the CGB, this provides access to the Longstanton Park and Ride Station and the wider network. 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 3B will be highly accessible by public transport. The CGB has been integral to the original allocation and delivery of Northstowe and the Longstanton Park and Ride stop is located to the east of Phase 3B. In addition it is proposed that the Citi 5 service is extended from Phase 1 to Northstowe town centre, with the frequency of the service being increased to provide better connections to the town centre from Bar Hill, Longstanton, Willingham, Over and Swavesey

Additional capacity may 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, 2 and 3A in order that services through Northstowe as a whole are sufficient to meet demand.

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 maximise 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.

The A14 running to the south of Northstowe forms part of the trunk road network that provides access from the strategic road network to the local area surrounding the proposed Development. The Bar Hill junction provides access to Bar Hill, Longstanton and Northstowe Phases 1, 2 and 3A, and will serve Phase 3B. In addition, a new local access road connects north from Huntingdon Road in Cambridge to Dry Drayton Road.

The Transport Assessment accompanying the planning application provides a comprehensive assessment of the impact of the Phase 3B proposals on the transport network. It concludes that with the land use mix and the permeability of the internal layout for sustainable modes, together with the provision of high quality transport infrastructure and the mitigation of transport impacts, the proposed Development does not have a detrimental impact on the transport network that cannot be accommodated compared to the 'Without Development'. 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.

The Phase 3B masterplan has been coordinated with the emerging proposals for the adjoining land at Endurance Estate and Digital Park. The proposals can be brought forward individually and in any order, but will form a coherent place once all fully implemented. This collaboration may deliver enhanced access between the 3B site and Station Road for all modes, with pedestrians and cycles prioritised. These will improve permeability and integration but development of 3A is not dependent on provision of such links.

#### Car and Cycle Parking

Figure 11 of the Local Plan sets out indicative car parking provision and minimum cycle parking provision for new developments and 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 school will provide cycle stands in convenient and secure 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 3B, 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/17 outlines a series of new biodiversity features that should be created, including the following applicable to Phase 3B:

- 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 provides an assessment of the proposed Phase 3B development relative to biodiversity. The assessment identifies a series of measures to safeguard the conservation status of key 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 central tree copse and hedgerows. The key measures proposed include:

- Ensuring the proposed development avoids the most valuable habitat areas.
- Incorporating existing features such as the tree copse and hedgerows in appropriate, high quality habitats.
- Protecting and enhancing biodiversity and habitat connectivity via a strong network of greenways and interconnected green and blue spaces to achieve a biodiversity net gain.
- 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 the Landscape Strategy and future design coding and developed at the reserved matters stage. Habitats proposed to be created include 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 17.58%.

## **Landscape and Visual Impact**

The landscape vision for Phase 3B 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 3B, including the existing copse of trees and hedgerows. These features will be protected and enhanced to enable them to be enjoyed by local residents as well as support biodiversity. The submitted landscape strategy demonstrates compliance with the principles set out in the NAAP (NAAP NS/12).

### Green Spaces and Corridors

The proposed Phase 3B green infrastructure will create a network of open and natural spaces for the new community and neighbouring residents. There will be 16.26 hectares of green infrastructure within Phase 3B, including a strong network of green corridors, multifunctional green spaces and parks 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.

It is anticipated that a detailed landscape management and maintenance strategy will be agreed post-approval of the Phase 3B outline planning application and in coordination with the rest of Northstowe (NAAP NS/27), although a 66.19% increase in hedgerow units is predicted.

### Trees

Trees are important features across the Site and the landscape masterplan seeks to make the best use of the existing trees. The Phase 3B site has a large central woodland copse and various hedgerows. 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 and none of the trees are covered by individual Tree Preservation Orders or are within a Conservation Area.

One category C tree and a total of 75m in five separate sections of hedgerow will need to be removed to facilitate the installation of the roads outlined on the parameter plans (NAAP NS/13). The remaining trees and hedgerows will be retained as far as possible and incorporated into the development parcels as designs are developed, in accordance with future design coding during the reserved matters stage (Local Plan NH/7). Throughout Phase 3B, 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 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).

## **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 greenhouse 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 3B of Northstowe. The Statement brings together all of the key aspects of sustainability underpinning the proposals and details in section 2 of the document how national and local planning policy requirements will be met.

In brief summary, the Sustainability Statement demonstrates that the Northstowe Phase 3B 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 3B 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 be 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 1,000m<sup>2</sup> 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 submitted Energy Strategy has been developed to respond to these requirements and demonstrate a sustainable vision for energy generation and demand over the lifetime of the proposed Development. An approach using the Energy Hierarchy of Be Lean (considering energy efficiency measures), Be Clean (assessing the potential for district heating) and Be Green (introduction of low and zero carbon energy generation) has been used against current Part L 2013 of Building Regulations and a carbon target for the proposed Development has been set that exceeds the local planning policy of 10% reduction to at least a 19% reduction.

## 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 aging
- Creating new ways of providing integrated health and care services

Throughout the design process for Phase 3B 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 and enable contact with nature for wellbeing. 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 3B, 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 3B. In addition, the ground floor space provided within the Phase 3B secondary mixed use zone 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 this application. 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 3B 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 nearby nationally designated heritage assets 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 the Site have been categorised and appraised as follows:

### Designated Heritage Assets

There are no statutory listed buildings within the Site, but there are several listed buildings and structures within 1km of the Site boundary. The Cultural Heritage chapter of the ES sets out all of the listed structures within the study area and concludes that the proposed Development would have no direct

physical impact and negligible to no indirect impact on any of the designated assets within the study area (Local Plan NH/15, NAAP NS/18 and NAAP NS/26).

The Site is not within a designated conservation area, but the Longstanton Conservation area is located 945m south, focussed on the two churches which were the centres of the two 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.

The setting of Longstanton Conservation Area is influenced by the remaining urban form of Longstanton to the north, as well as the wider flat agricultural land to its west and south. Due to the intervening urban form to the north of the conservation area, this setting does not extend to the 3B Site. 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 Longstanton conservation areas.

#### Non-designated Heritage Assets

There are no extant non-designated historic buildings located within the site. The HER records the presence of the former Fishpond Cottages (146) in the centre of the site but no extant elements of these remain.

#### Historic Landscape and Archeology

A range of historical activity can be traced across the site which predates historical mapping. The 2019 geophysical survey shows what appears to be a large palaeochannel running north-south as well as the known Roman settlement with Saxon continuation in the east of the site. It is likely that the area of the site and the immediate surrounding area was in agricultural use during the medieval period as LIDAR data has shown evidence of ridge and furrow adjacent to the site to the north-west.

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. Whilst parameter plans show broad areas of development, 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; however, it is expected that this will follow the same approach as undertaken for Phase 1 and 2; through excavation and recording of the features of interest, which will broaden our understanding of how humans occupied the site in the past.

#### **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 3B in line with the NPPF and Local Plan. The key findings of the FRA are as follows:

- Fluvial: The majority of Phase 3B is in Flood Zone 1, with flooding of less than 1 in 10,000 annual probability. A small section of the west side of the development is 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, these are mainly along local ditches within the Site. The surface water strategy has been designed to sustainably manage these risks.
- Groundwater: The Phase 3B 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 Swavesey, 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. The surface water from the site will maintain the existing drainage regime (discharging to watercourses) as ground conditions indicated that infiltration will not be suitable. To mitigate the risk, SuDS features will be included within development parcels (swales, attenuation ponds, inlets, outlets and flow control systems). Residual risk will be managed through the appropriate design of onsite levels and corridors to manage overland flows sustainably. Water quality will be improved through a number of SuDS features such as permeable paving, vegetated SuDS strips, rainwater gardens, wetland features, and other SuDS components.

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 raising 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. Potential sources of contamination are expected to be low, as the land has formerly, and is currently used for agricultural purposes. The only exceptions to this are the former cottages on the Site, the railway line to the north of the Site, and a sand pit adjacent to the south east corner of the Site.

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.

The ground investigation undertaken concluded that no contaminant linkages of a severity likely to be of regulatory concern have been identified. The ground monitoring undertaken to date was designed to establish a baseline condition, however contamination may be present that has not been identified through the exploratory boreholes, and further stages of more detailed site investigation are likely to be undertaken. The contamination of controlled waters and the built environment is also considered to be very low risk, although further testing may be required.

### **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 3B 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 3B 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 with regard to noise pollution. 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 3B 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 (including noise and vibration controls specified in the Strategic CEMP), 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 3B 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 3B 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 from Phase 3B can be met and that the anticipated utility requirements for Phase 3B (foul drainage, potable water, electricity and telecoms) have been calculated and agreed with utilities providers. The delivery of utilities will align with the capacity and infrastructure being delivered under Phase 2 to deliver a comprehensive network. Capacity will be provided from the Phase 2 development through the installation of new infrastructure to the Phase 3B site along either the Cambridgeshire Guided Busway, through Phase 1, or Longstanton.

The proposed development at Phase 3B 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.

### **Phasing**

The submitted Environmental Statement projects the delivery of Phase 3B in 2031-2036. The applicant are seeking a longer time between securing planning permission and commencement of development due to the relationship with Phase 2 and 3A, which will be under construction concurrently.

The broad approach to the phasing of development within the site is outlined in the Design and Access Statement, however as with Phase 2 and 3A 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 3B 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 3B 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 3B planning obligations to fully reflect:

- the town-wide approach to delivering infrastructure at Northstowe and the need for Phase 3B 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 3B.

### 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.
- 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 2FE primary school (2.4ha) (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 formal children's play facilities.
- Delivery of allotments and community gardens/orchards.
- Off-site financial contribution to improvement of local sports facilities

#### Community Development

- Financial contribution to community development and community chest.
- Contributions towards Phase 1 community centre and sports pavilion (for consideration and further discussion).

#### Health

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

## 8. Summary and Conclusion

This document is submitted in support of an outline planning application for Phase 3B of Northstowe. The application proposals comprise up to 1,000 homes, together with a new primary school, a secondary mixed-use zone including ground floor space suitable for shops, services, residential and employment uses and a variety of open spaces and landscaped areas. 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 3B scheme has been developed to complement Phases 1, 2 and 3A, 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 settlement of Longstanton. 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.

The delivery of housing in Phase 3B 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 3B 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 3B 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 3B 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 3A.
“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, providing excellent access to the facilities and infrastructure within Phases 3B (secondary mixed use zone, a primary school, 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.