

26th January 2021

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Dear Andrew,

Northstowe Phase 3B Planning Application (20/02142/OUT): Planning Consultation Response Pack

We write on behalf of our clients Homes England to submit a pack of reports and plans prepared in response to consultee comments received on the Northstowe Phase 3B planning application.

The planning application for Northstowe Phase 3B was submitted on 21st April 2020 and validated on 7th May 2020. 57 statutory bodies were consulted and 28 comments were received from members of the public. In response to these comments Homes England, as applicant, has prepared additional information and provided clarifications to supplement the material submitted in the original application package. In some instances the application proposals have also been amended to respond to consultee comments.

This covering letter identifies the materials prepared in response to consultee comments. It also highlights a number of other key points that have been discussed with South Cambridgeshire District Council (SCDC) and statutory consultees since submission of the planning application.

In addition to this covering letter, the Phase 3B Planning Consultation Response Pack consists of the following documents:

Document	Contents
Environmental Statement Addendum, including: <ul style="list-style-type: none"> • Transport • Air Quality • Noise and Vibration • Cultural Heritage • Socio-economics 	The Environmental Statement has been updated in response to comments from statutory consultees, including the Environment Agency, Highways England and SCDC.
Environmental Statement Revised Chapter 15 Transport	The Environmental Statement chapter has been updated to include a sensitivity test for the cumulative assessment and updated accident analysis in response to comments from statutory consultees, including CCC and

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	Highways England.
Ecology Addendum	Revised document with revised appendices in response to SCDC Ecology comments. Only figures and appendices that need updating are being resubmitted.
Ecology Changes Log	Schedule of changes made to the Ecology ES chapter.
Landscape and Visual Impact Assessment Addendum	Update to respond to comments from SCDC's landscape consultants HBA. Includes wireframes.
Revised Landscape Strategy	Updated plans to reflect changes to the landscape strategy.
Revised Transport Assessment	Update to respond to comments from Cambridgeshire County Council (CCC) and Highways England.
Revised Sustainability Statement	Update in response to SCDC comments regarding sustainability strategy and targets.
Revised Energy Statement	Minor updates to reflect changes in sustainability statement.
Revised Economic Development Strategy	Review in light of comments received from SCDC and changes to Use Classes Order.
Flood Risk Assessment and Drainage Addendum	Minor changes to FRA submitted in support of the planning application to correct broken hyperlinks.
Revised Design and Access Statement	Updated Design and Access Statement to respond to comments made by the SCDC Urban Designer and address CCC comments on the movement and access strategy and other clarifications. Reflects the removal of two trees that were cut down without Homes England's consent or knowledge.
Parameter Plans <ul style="list-style-type: none"> • Open Space Parameter Plan • Movement Parameter Plan • Building Heights Parameter Plan 	Updated parameter plans to replace those submitted in support of the outline planning application to improve clarity, qualify height parameters and incorporate a landscaped edge to the B1050.
Minerals and Waste Response Note	Response to CCC comments on minerals safeguarding and waste management.
Summary of Responses to Public Consultation	Summary of comments received from members of the public, identifying where information can be found to address these comments within the outline planning application and this Planning Consultation Response Pack.

For ease of reference we have noted below a list of meetings that have taken place since the submission of the planning application:

1. 20/06/17 – PPA Meeting with SCDC and CCC to discuss consultee feedback relating to transport, flooding and drainage, Oakington green edge, open space and recreation. Community and stakeholder engagement was also discussed.
2. 20/06/29 – Meeting with SCDC to discuss ecological queries and comments on submitted documents.
3. 20/07/15 – PPA Meeting with SCDC and CCC to discuss consultee feedback relating to transport, flooding and drainage, Oakington green edge and archeology. Planning obligations and community and stakeholder engagement were also discussed.
4. 20/08/05 – PPA Meeting with SCDC and CCC to discuss structure of consultee response pack and transportation.
5. 20/08/19 – PPA Meeting with SCDC to discuss consultee feedback relating to transportation, archeology and hydrology. Planning obligations were also discussed.
6. 20/09/02 – PPA Meeting with SCDC and CCC to discuss sustainability, transport, archeology and the Oakington green edge. Planning obligations were also discussed.
7. 20/09/16 – PPA Meeting with SCDC and CCC to discuss transport and archeology. Planning obligations were also discussed.
8. 20/10/13 – PPA Meeting with SCDC and Sports England to discuss sports pitch strategy.
9. 20/10/14 – Transport meeting with CCC on transport assessment and mitigation.
10. 20/11/11 – PPA Meeting with SCDC and CCC to discuss transport and planning obligations.
11. 20/11/25 – PPA Meeting with SCDC and CCC to discuss planning obligations.
12. 20/12/09 – PPA Meeting with SCDC and CCC to discuss transport, Oakington green edge, ecology and planning obligations.
13. 20/12/11 – Transport meeting with CCC and Highways England to discuss the sensitivity test and mitigation.

Open Space Typologies

In response to consultee comments the green corridor along the southern boundary of the site has been widened as shown on the Open Space Parameter Plan. The Open Space Typologies in the Landscape Strategy have been updated to reflect this change and these typologies are presented throughout the Environmental Statement.

The implications of this change on the technical assessments have been considered and no changes are required since the Biodiversity net gain calculations were based on the Illustrative Masterplan, which already included the wider green corridor on the southern boundary. The Biodiversity net gain calculations have increased slightly since submission.

Where the typologies are presented in the Environmental Statement, the following table should be referred to as a replacement:

Typology	Area (ha)	(%)
Parks and gardens	5.39	11.43
Natural and semi-natural urban green space	8.45 8.42	17.93 17.86
Allotments and community space	2.45	5.20
Total Green Infrastructure	16.29 16.26	34.56 34.49

Governance

Homes England is committed to the long-term management and maintenance of open and communal spaces at Northstowe. To accommodate the range and strategic nature of the assets, a comprehensive approach to stewardship is needed. Homes England are progressing a detailed piece of work around stewardship models. Early findings from the work to date support a Trust model, likely using an experienced provider (examples include the Land Trust or the Wildlife Trust).

In this context, a Trust would take the form of an overarching body responsible for adopting assets, and are is proven model for stewardship in major new developments. This model would support a simple and transparent approach to stewardship, whereby assets are adopted by the Trust and maintained to a high quality. A Trust has the flexibility to respond to the amenities at Northstowe, and could include other built facilities as required, with the ability to grow as the town develops. The Trust would work within formal partnership arrangements with other adoption bodies as appropriate, to ensure a joined-up approach across the town. This proposal has not been formally approved by Homes England, however it is supported by the project team. A high level overview was presented at the Northstowe Community Forum in October 2020, and ongoing discussions are taking place with SCDC to progress a stewardship solution for Northstowe.

Drainage Board

Meetings to agree scope and approach was undertaken before submission and this correspondence is included within the Flood Risk Assessment and Drainage Strategy. This included agreements with the Lead Local Flood Authority, Environment Agency and Internal Drainage Board. The Addendum to the Flood Risk Assessment and Drainage Strategy addressed further comments raised by the IDB through the consultation process.

In addition to the above, further discussion were had with the Lead Local Flood Authority and the Internal Drainage Board on 29th October to address outstanding points, and these have also been captured within the addendum.

We trust you have sufficient information to determine the application but should you have any queries at this stage please do not hesitate to contact me.

We look forward to continuing discussions with the Council as the application progresses.

Yours sincerely

For Tibbalds Planning and Urban Design



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