

**Northstowe Phase 3B Planning Application
Summary of Responses to Public Consultation**

Introduction

The planning application for Northstowe Phase 3B was validated on 7th May 2020. 28 comments were received from members of the public. These comments have been reviewed in detail by both Homes England as applicant and South Cambridgeshire District Council as local planning authority to identify where additional information is required to amend or supplement the information originally submitted with the planning the application.

The public comments have been catalogued and sorted into categories. The following table summarises the comments received, provides a brief response and identifies where more detailed information can be found within the original application materials or within the package of information submitted in January 2021 in response to consultee comments (the Planning Consultation Response Pack).

This table has been provided to make it easier to find the information that addresses public comments. Please see the submitted covering letter for further details regarding the scope and contents of the Planning Consultation Response Pack.

Topic	Summary Response	References
Increase in Traffic and the Southern Access Road East		
A total of 9 public comments related to traffic generated by the proposed development. The comments can be summarised as follows:		
Concern regarding the overall increase in volume and speed of traffic.	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.	Phase 3B Planning Consultation Response Pack 1. Revised Transport Assessment

<p>The scheme should prioritise active travel from the start.</p>	<p>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 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.</p>	<p>Phase 3B Planning Consultation Response Pack</p> <ol style="list-style-type: none"> 1. Revised Transport Assessment 2. Design and Access Statement Addendum 3. Movement Parameter Plan
<p>Flood Risk and Drainage</p>		
<p>A total of 4 public comments related to flood risk and drainage. The comments can be summarised as follows:</p>		
<p>Concern that the proposed SUDS and flood risk strategy is not sufficient and will result in increased risk in flooding.</p>	<p>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.</p> <p>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.</p> <p>The proposals currently allow for limiting surface water runoff from the development proposals to the existing mean annual greenfield runoff rate for up to and including the 1 in 200 year rainfall event (including an allowance for climate change) in line with the requirements of the LLFA and IDB. Discussions are ongoing regarding potential to increase discharge rates to benefit the wider catchment, to address comments raised by the IDB, and further agreement and approvals will be</p>	<p>Phase 3B Planning Consultation Response Pack</p> <ol style="list-style-type: none"> 1. Flood Risk Assessment and Drainage Strategy Addendum

	put in place as part of agreeing this approach at the detailed design stage.	
Phasing		
A total of 2 public comments related to the proposed phasing strategy. The comments can be summarised as follows:		
Concern that the phased delivery of the scheme will impact residents. Interim measures may be required to mitigate impact, for example, pedestrian and cycle links provided directly through to Northstowe Phase 1 (west of station road) at an early stage to encourage walking and cycling.	The Phase 3B planning application is in outline only, which means that the detailed phasing plan has not been developed yet. When the designs are prepared as part of the detailed (“reserved matters”) Homes England will ensure that the build out strategy is developed to minimise the impact on residents who move to the site early on and implement the lessons learned from earlier phases.	
Wildlife, Ecology and Trees		
A total of 5 public comments related to wildlife, ecology and trees. The comments can be summarised as follows:		
Prioritise the wildlife that is compatible with an urban area (with lakes), rather than what has been there. Off-site mitigation and biodiversity gain for other species.	Chapter 7 of the ES addendum 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 20.07%. Multiple areas of green space have been incorporated into the Parameter Plans, the design of which will maximise their potential to benefit biodiversity. Habitats proposed to be created include allotments and orchards, ponds and meadows and areas of SuDS water attenuation.	Phase 3B Planning Consultation Response Pack 1. ES Addendum: Ecology
Habitat mitigation should be provided using enhanced green separation along the B1050 and this will provide screening and clear separation between Longstanton and Northstowe.	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	Phase 3B Planning Consultation Response Pack 1. ES Addendum: Ecology 2. Open Space Parameter Plan

	Landscape Strategy have been updated to reflect this change and these typologies are presented throughout the Environmental Statement.	
Swift bricks should be installed to meet the requirement for 50% of new dwellings to have bat, bird, or insect boxes incorporated into the fabric of the building.	<p>The Phase 3B planning application is in outline only, which means that the detailed design of individual buildings has not been undertaken yet. When the designs are prepared as part of the detailed (“reserved matters”) applications for each sub-phase of development.</p> <p>This will need to take account of the SCDC Biodiversity SPD (July 2009) which requires this 50% of new dwellings to have this provision, or any subsequent updated policy which applies to detailed design such as this.</p>	
The wild life corridor must be enhanced with all the original trees and hedges kept and protected	<p>A 66.19% increase in hedgerow units is predicted. 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.</p> <p>One caterogy 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.</p> <p>The remaining trees and hedgerows will be retained as far as possible and incorporated into the development parcels as designs are developed. 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.</p>	<p>Phase 3B Planning Application (submitted under planning application 20/02142/OUT)</p> <ol style="list-style-type: none"> 1. Hedgerow, Tree Survey and High Level Arboricultural Impact Assessment <p>Phase 3B Planning Consultation Response Pack</p> <ol style="list-style-type: none"> 2. ES Addendum: Ecology 3. Open Space Parameter Plan

Green Separation		
A total of 1 public comment related to green separation. The comment can be summarised as follows:		
The green separation proposed is not sufficient to separate existing properties and the new development.	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.	Phase 3B Planning Consultation Response Pack <ol style="list-style-type: none"> 1. Design and Access Statement Addendum 2. Open Space Parameter Plan 3. Landscape and Visual Impact Assessment Addendum
Sports Pitches		
A total of 1 public comment related to the location of sports pitches. The comment can be summarised as follows:		
The land proposed for sports pitches would result a loss of amenity and we would be affected by any lighting and noise pollution which would inevitably occur and disturb local residents. This is sited within 25 metres of my residence. This would also result in a loss of privacy and overshadowing of my residence.	The proposals for Phase 3B do not include any formal sports pitches and will not include floodlighting.	
Heritage and Archaeology		
A total of 2 public comments related to heritage and archaeology. The comments can be summarised as follows:		
The archaeology of the site is important and should that it should influence the character of this Northstowe phase and should include heritage boards, pathways and design features that reflect the heritage of the site. There should be a	The scheme is currently in outline so the detailed heritage strategy has not been developed yet, but Homes England are committed to respecting the historical character of the site.	

<p>commitment to make sure that some of this heritage is reflected in the design of buildings in particular the proposed primary school.</p>		
<p>The development is too dense and that density will put unacceptable pressure on the woodland copse and the track-way. In the plans the track-way is marked down as an orchard; this use is not sensitive to the historical origin of the track and means the track loses its identity and original purpose.</p>	<p>Local Plan Policy H/8 and 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.</p> <p>A key desire from stakeholders and the local communities has been to avoid homogeneous 'everywhere' development. One way of ensuring variety in character is allowing densities to vary. Cambridgeshire market towns and villages comprise highly compact urban cores and lower density development at the edges, where garden sizes get larger.</p> <p>Figure 6.12 in the Design and Access Statement shows how densities could be varied across Phase 3B to create variety in urban form.</p> <p>Phase 3B contains areas of higher density than Phase 1, which enables the large amounts of open space set aside for people and the natural environment.</p>	<p>Phase 3B Planning Consultation Response Pack</p> <ol style="list-style-type: none"> 1. Design and Access Statement Addendum 2. Building Heights Parameter Plan