

22nd January 2021

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Dear Andrew,

Northstowe Phase 3A Planning Application (20/02171/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 3A planning application.

The planning application for Northstowe Phase 3A was submitted on 24th April 2020 and validated on 18th May 2020. 89 statutory bodies were consulted and 83 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 there have been minor revisions to the proposals in response 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 3A 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 • Ecology 	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 Highways England.
Environmental Statement Ecology	Revised document with revised appendices in

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Addendum	response to SCDC Ecology comments. Only figures and appendices that need updating are being resubmitted.
Landscape and Visual Impact Assessment Addendum	Update to respond to comments from SCDC's landscape consultants HBA.
Revised Landscape Strategy	Updated plans to reflect changes to the landscape strategy.
Oakington Transport Technical Note	Summary note responding to comments from Oakington Parish Council and residents regarding the Southern Access Road East, increase in traffic and associated impacts.
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 Strategy	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 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 address comments relating to the green separation with Oakington, amend the size of the western primary school as discussed with CCC Education, respond to comments made by the SCDC Urban Designer, and address CCC comments on the movement and access strategy and other clarifications.
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 amend size of western primary school following discussion with SCDC Education.
Oakington Green Landscape Setting & Military Lake Setting Briefing Note	Summary note responding to comments received from Oakington residents regarding the green separation between Northstowe and Oakington.
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. 20/07/15 – 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.
3. 20/08/05 – PPA Meeting with SCDC and CCC to discuss structure of consultee response pack and transportation.
4. 20/08/19 – PPA Meeting with SCDC to discuss consultee feedback relating to transportation, archeology and hydrology. Planning obligations were also discussed.
5. 20/09/02 – PPA Meeting with SCDC and CCC to discuss sustainability, transport, archeology and the Oakington green edge. Planning obligations were also discussed.
6. 20/09/16 – PPA Meeting with SCDC and CCC to discuss transport and archeology. Planning obligations were also discussed.
7. 20/10/13 – PPA Meeting with SCDC and Sports England to discuss sports pitch strategy.
8. 20/10/14 – Transport meeting with CCC on transport assessment and mitigation.
9. 20/11/11 – PPA Meeting with SCDC and CCC to discuss transport and planning obligations.
10. 20/11/25 – PPA Meeting with SCDC and CCC to discuss planning obligations.
11. 20/11/26 – Ecology workshop with SCDC to discuss ecological queries and comments on submitted documents.
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.

In addition to the topics addressed through the submission of the Planning Consultation Response Pack, Homes England wishes to highlight a number of important points that have been discussed at these meetings, as follows:

Education

The planning application proposed two primary schools. Based upon pre-application discussions, the eastern primary school was specified for three Forms of Entry (FE) on a 3ha plot, while the western primary school was specified as three or four FE on a 4ha plot to allow expansion in the future if required.

Following the submission of the planning application the CCC Education and Demographics teams have confirmed that two, 3FE primary schools will be sufficient to meet projected demand. Accordingly, the western primary school has been amended to a 3FE school on a 3ha plot.

Open Space Typologies

In light of the western primary school plot area being reduced, the Illustrative Masterplan in the Landscape Strategy has been updated to reflect the 1ha reduction in the school playing fields (see Northstowe Phase 3A Revised Landscape Strategy).

The Open Space Typologies do not include this land so there are no associated implications. Potential implications on other technical assessments have been considered. Since the Biodiversity Net Gain is based on the Illustrative Masterplan the calculations have been updated (see Northstowe Phase 3A Biodiversity Net Gain Addendum).

Sports Strategy

The Phase 3A sports strategy proposes a single grass rugby pitch within the eastern sports hub. Sports England commented on 08/06/20 that in order to create a viable hub of rugby activity, the Rugby Football Union would like to see two full sized rugby pitches as part of Phase 3A, potentially reallocating the rugby pitch identified as part of Northstowe Phase 1.

Homes England met with Sports England on 13/10/20 and agreed that it is possible to switch a rugby pitch for a football pitch and consolidate the two rugby pitches on Phase 1 or Phase 3A at a later date. It was agreed that the detailed strategy does not need to be set at this stage since the application is in outline and there will be opportunities in the future to specify the sports pitches.

As requested by Sport England, Homes England has also approached delivery partners about the possibility of an enlarged dual use sports hall within the phase 2 education campus being used for Futsal.

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.

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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