

**NORTHSTOWE PHASE 3A – OUTLINE PLANNING APPLICATION
CONSULTATION RESPONSE**

To: Environment and Sustainability Committee

Meeting Date: 17th September 2020

From: Steve Cox; Executive Director, Place and Economy

Electoral division(s): Papworth and Swavesey, Willingham, Bar Hill, Cottenham, Histon and Impington

Forward Plan ref: N/a **Key decision:** No

Outcome: To consider and endorse the officers' response to an outline planning application for up to 4,000 new dwellings at Northstowe Phase 3a

Recommendation: The Committee is requested to:

a) Endorse the response as set out in Appendix 1;

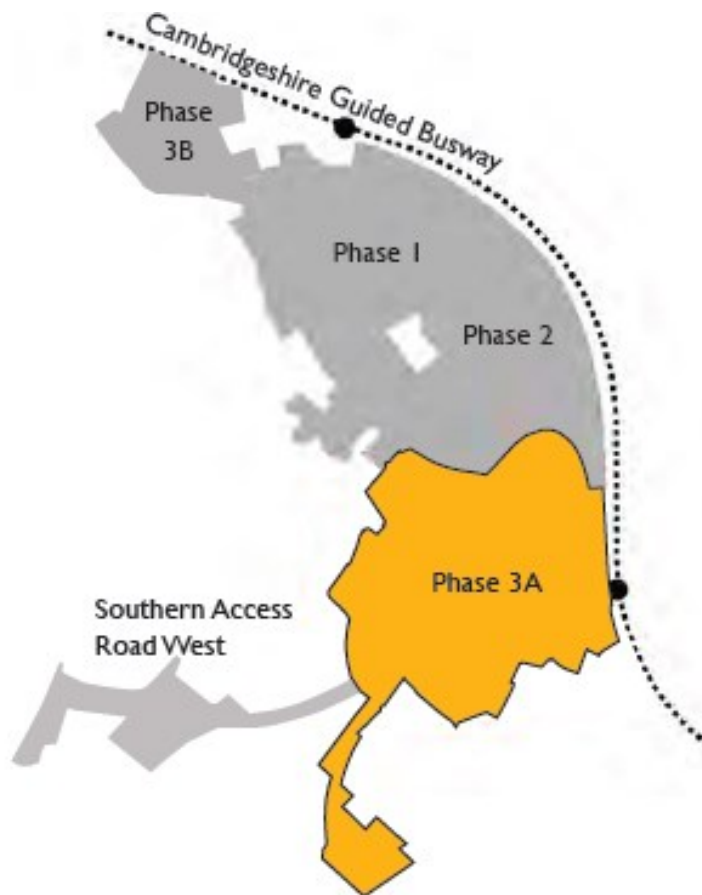
b) Delegate to the Executive Director, Place and Economy in consultation with the Chairman and Vice Chairman of the Committee the authority to make minor changes to the response.

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1. BACKGROUND

- 1.1 Homes England has submitted an outline planning application (OPA) to South Cambridgeshire District Council (SCDC), as the local planning authority, for 4,000 new homes. This report seeks Member endorsement of the officer response to the planning application consultation, which has been submitted to SCDC on the 17th July 2020, in order to meet the consultation deadline.
- 1.2 Northstowe will comprise 10,000 homes and a broad range of supporting facilities and infrastructure. Phase 1 was granted outline planning consent in April 2014 for up to 1,500 dwellings and is currently being built out with approximately 530 homes now occupied. Phase 2 was granted outline planning consent in January 2017 for 'up to' 3,500 homes and a new town centre. Essential infrastructure works are nearing completion.
- 1.3 Phase 3 of Northstowe will provide up to 5,000 homes and represents the last of three phases of planned development. Phase 3 is comprised of two physically separate sites and is divided into two sub phases:
- Phase 3a located to the south of Phase 2 within the confines of the former Oakington Airfield.
 - Phase 3b located to the north-west of Phase 1.

Figure 1 – Northstowe Site Plan



1.4 The OPA proposes:-

- up to 4,000 homes;
- two primary schools;
- a local centre including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation;
- secondary mixed use zones including employment, community, retail and associated services, food and drink, community, leisure, residential uses;
- open space and landscaped areas;
- sport pitches;
- associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved.

2. MAIN ISSUES

- 2.1 The County Council has been engaged closely with the District and the Northstowe developers from the inception of the new town, through masterplanning development framework and the outline planning applications for each of the earlier two phases. This engagement has continued with Phase 3a with extensive pre-application engagement in addition to the statutory consultation on the application. The Phase 3a application has been made in the context of the development framework for the whole new town and the provision of infrastructure will conform to these principles.
- 2.2 Officers have reviewed the planning application and supporting documents and a summary of the key issues are set out below. Full detailed comments are also included in **Appendix 1**. This section sets out the key issues arising from the development for the County Council in terms of the development impacts and the level of mitigation that will be required through planning obligations.

Education

- 2.3 Two 3 forms of entry new primary schools are proposed within the development with an option to further expand one to 4 forms of entry is considered necessary, with the developer providing land and financial contributions towards the capital cost of the schools. Developer contributions will also be sought towards the secondary school, post 16 and SEN provision which are being provided as part of Phase 2. Details will be subject to the s106 to be agreed with the applicant and South Cambridgeshire District Council.

Libraries and Lifelong Learning

- 2.4 Libraries and lifelong learning demand created by Phase 3a will be met by the new library to be provided within the community centre in Phase 2 which will serve the whole town of Northstowe. Developer contributions towards the fit out of the library will be sought.

New Communities

- 2.5 The County Council would like a commitment from the developer to more formal support for community development, especially for those more vulnerable, to ensure all people are fully integrated and welcome in the new community. This can be achieved through interventions such as a commitment to provide community development workers and specialist workers for those who are more susceptible to social isolation (those who are at risk of developing mental health problems) and for children and young people.

Highways and Transport Assessment

- 2.6 Northstowe benefits from strategic infrastructure of the improved A14, the Cambridge Guided Busway, and is well situated to benefit from potential future investment in the Cambridge to St Ives Greenway, and proposed CAM network.
- 2.7 The proposals have a critical dependency on (i) the vehicle trip generation and distribution of the new town's traffic (ii) the capacity of the Bar Hill interchange for strategic traffic, and (iii) the impact of traffic on surrounding villages. These matters require further investigation with the applicant and are the focus of the Transport Assessment work presently taking place. The committee will be asked to review the conditions and S106 obligations when the Transport Assessment has advanced and conclusions about mitigation can be drawn.

Section 106 Heads of Terms

- 2.8 Planning obligations or Section 106 agreements are legal agreements between local planning authorities and developers in the context of the granting of planning permission. They can be both financial and non-financial (land, works in kind), and they are used when there is a requirement to address the impact of a development and the impact itself cannot be dealt with through a planning condition on the permission. The use of planning obligations is an effective tool to ensure that development meets the objectives of sustainable development as required in local and national policies.
- 2.9 Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) provides that from 6th April 2010 it is unlawful for a planning obligation to be taken into account when determining a planning application if the obligation does not meet the following tests:
- 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.
- 2.10 Officers are working with the applicant and SCDC to progress the Heads of Terms for a S106 Agreement to secure the necessary infrastructure to make this development acceptable in planning terms.
- 2.11 The final heads of terms will be approved by the local planning authority prior to resolving to grant of planning permission. It is recognised that there is further work to do on the heads of terms prior to this and Members should be mindful that these will be scrutinised against the legal tests and possible viability assessment of the development.

3. ALIGNMENT WITH CORPORATE PRIORITIES

3.1 A good quality of life for everyone

The development will provide leisure, recreation and community facilities to benefit the local community for all.

3.2 Thriving places for people to live

The development will provide employment and retail opportunities for the residents and the wider community.

3.3 The best start for Cambridgeshire's children

The development will provide education facilities for all children

3.4 Net zero carbon emissions for Cambridgeshire by 2050

The County Council will provide the schools on the site which will be subject to separate planning applications and will comply with the national and local policies for net zero carbon emissions.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

There are no significant implications within this category.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

There are no significant implications within this category.

4.3 Statutory, Legal and Risk Implications

There are no significant implications within this category other than the need to settle the terms of an agreement under S106 of the Town and Country Planning Act 1990 with the developers and the SCDC.

4.4 Equality and Diversity Implications

There are no significant implications within this category.

4.5 Engagement and Communications Implications

There are no significant implications within this category.

4.6 Localism and Local Member Involvement

There are no significant implications within this category.

4.7 Public Health Implications

Many detailed aspects of the Development, which could have implication for health, will be determined at the reserved matters stage” a mechanism for this has not been suggested”, therefore should the application be granted consent a condition should be imposed requiring that:

“A Statement of Compliance shall be submitted for approval with each reserved matters application, pursuant to this outline permission, to show that the Mitigation, Recommendations and Monitoring put forward within the Health Impact Assessment have been implemented and addressed.”

Reason: To ensure that the development and associated mitigation and recommendation measures takes place in accordance with the principles, parameters and assessment contained within the Health Impact Assessment, Application Documentation, and Environmental Statement.

Implications	Officer Clearance
Have the resource implications been cleared by Finance?	Yes or No Name of Financial Officer: Sarah Heywood
Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the LGSS Head of Procurement?	Yes or No Name of Officer: Gus de Silva
Has the impact on statutory, legal and risk implications been cleared by the Council’s Monitoring Officer or LGSS Law?	Yes or No Name of Legal Officer: Fiona McMillan
Have the equality and diversity implications been cleared by your Service Contact?	Yes or No Name of Officer: Elsa Evans
Have any engagement and communication implications been cleared by Communications?	Yes or No Name of Officer: Sarah Silk
Have any localism and Local Member involvement issues been cleared by your Service Contact?	Yes or No Name of Officer: Andy Preston
Have any Public Health implications been cleared by Public Health	Yes or No Name of Officer: Kate Parker

Source Documents	Location
Northstowe Phase 3a planning application	Available at: S/20/02171/OUT

Appendix 1: County Council Officer Comments

Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved. Application is accompanied by an Environmental Statement and involves works to/affecting existing Public Rights of Way.

20/02171/OUT

The following County Council Services have been consulted (✓ denotes response received):-

- Archaeology – comments provided separately
- Digital Infrastructure & Connecting Cambridgeshire – no comments received
- Education ✓
- Energy Investment – no comments received
- Floods and Water– comments provided separately
- Libraries and Lifelong Learning ✓
- Minerals and Waste ✓
- New Communities ✓
- Public Health – no comments received
- Transport Assessment & Highways – comments provided separately
- Strategic Waste ✓

1.0 EDUCATION INFRASTRUCTURE SERVICE

Environmental Impact Assessment

- 1.1 It should be noted that the statutory distance for primary pupils to walk is 3.2 km (2 miles) not the 5km as identified within the report. Nevertheless, the developers' assessment that there is no capacity within surrounding schools is welcomed and is in line with the Council's own assessment. This is the case for both primary and secondary pupils.

- 1.2 The overall demand from the 4,000 new dwellings have been assessed using the Council pupil yield multipliers (see Appendix 1). This shows a demand for primary school places of up to 7.6 forms of entry (FE) arising from the site. It is proposed to mitigate this demand through the provision of two new primary schools within the development. This approach is in line with advice provided to the developers as part of pre-application consultation.
- 1.3 The County Council agrees with the need to mitigate secondary education provision as a developer contribution for expansion of the existing Northstowe secondary school rather than an alternative approach to securing separate capacity. This is in line with the overall development proposals for Northstowe and reflection advice given by officers.
- 1.4 We welcome the reference in the planning statement for contributions towards the new SEN provision in the main education campus site.

Parameter Plans

- 1.5 The County Council is happy to accept the primary school sites set out in the Land Use Parameter plan. It is noted that these are only broad locations at this time and the final locations and site conditions will be subject to the Council's approved specifications prior to transfer.
- 1.6 Both school sites are located with potential to promote sustainable modes of travel. These routes should be delivered in advance of the schools if possible.
- 1.7 It is noted that both school sites are potentially located adjacent to the primary street through the development. This does not take away from the fact that locating the schools on the primary street will have an impact on the school, and may increase costs if it is necessary to mitigate the impact for example, noise and pollution, during the design of the school. Access to the primary schools should not be from the primary street.
- 1.8 All sites should be provided to the Council's adopted policy requirements, notably free of encumbrances.
- 1.9 It is recognised that further detail will emerge, for example through the Design Code for the site. The Council would ask that consideration be given at this time.

2.0 LIBRARIES AND LIFELONG LEARNING

- 2.1 Cambridgeshire County Council has a mandatory statutory duty under the Public Libraries and Museums Act to provide a comprehensive and efficient library service to everyone living, working or studying in Cambridgeshire.
- 2.2 The importance of libraries to the quality of life, well-being, social, economic and cultural development of communities is recognised both nationally and locally. Therefore, it is important to include access to a range of library facilities to meet the needs of the residents of this new development for information, learning and reading resources in connection with work, personal development, personal interests and leisure.

2.3 These services and facilities include:

- Adult and children's books
- Information books and leaflets
- Local studies and tourist information

2.4 These services in libraries, including mobile libraries, are supplemented by online access to books and high quality information resources available to library members from their home, workplace or school/college.

2.5 The facilities and services provided by libraries play a vital role in the following areas:

- Developing children's reading skills and enjoyment of reading and providing the resources for improving them throughout their pre-school and school years;
- Encouraging and supporting the development of adult and children's literacy through the delivery of the Reading Agency's Universal Reading Offer;
- Supporting the economic development of the local area by providing books, information resources and courses for people in work to develop their skills and knowledge, or for people to improve their literacy, numeracy, IT or other basic skills to help them enter or return to the job market;
- Supporting local tourism, sense of place and population movement by providing information and leaflets about local places and services, and local history and heritage.

2.6 In assessing the contribution to be sought from developers towards library provision, a consistent methodology is applied in Cambridgeshire, based on the following two principles.

2.7 Firstly, the **requirement** for a contribution is determined according to:

1) The County Council's Service Levels Policy for the provision of a range of levels of library service to ensure that communities of similar sizes across the County receive equivalent access. Since this policy is used on an ongoing basis to determine the level of stock and resources available in line with the existing population it follows, therefore, that a significant increase in population will require a corresponding increase in the level of resources made available.

2) An assessment of how the additional demand can be addressed, taking into account:

- The size and position of the planned development;
- The distance to / catchment area of any existing static library provision or the location of any existing mobile library stop(s);
- The physical capacity of the existing library provision in the area to deliver a service to additional users.

2.8 Secondly, where appropriate the **level** of developer contributions for new library service provision will be based on national guidance which sets out the costs per head of population increase to cover building, fitting out, stocking and equipping libraries. The guidance is contained in the document: *Public Libraries, Archives and New Development: A Standard Charge Approach, May 2010*, developed

by the Museums, Libraries and Archives Council on behalf of the Department of Culture, Media and Sport, the central government department with overall statutory responsibility for public libraries. This standard charge approach has formed the basis of the agreements already in place for the major new developments in Cambridgeshire. The standard charges are based on the Royal Institution of Chartered Surveyors (RICS) Building Cost Index and the National Statistical Office Retail Price Index for books and periodicals and will be adjusted in line with those indices over time.

- 2.9 Based on these principles, the actual level of the contribution sought for each development will depend on its size and location in relation to the size / physical capacity of existing library accommodation. However, in all cases it will include a one-off contribution to book and library stock and the shelving, equipment and infrastructure to accommodate and support those additional resources.
- 2.10 In order to assess whether the contribution is ***necessary to make the development acceptable in planning terms*** the County Council calculates the number of new residents arising from the new development and assesses this against the current capacity in the area.
- 2.11 The development is within the catchment for the new Northstowe Library in Phase 2.
- 2.12 As the housing mix is currently unknown the number of new residents arising from a site has been calculated by applying the County Council's general household size multiplier of 2.50 residents per dwelling.
- 2.13 This development would therefore generate an additional 10,000 new residents (4,000 dwellings x 2.5 average household size).
- 2.14 Contributions will be sought on the basis of £59 per head of population as per the guidance referred in paragraph 2.8.
- 2.15 Therefore a total contribution of £590,000 (£59 x 10,000) is required to mitigate the impact of the development. This represents the proportionate cost towards the fit out of the new library provision within the community centre in phase 2.

3.0 MINERALS AND WASTE

- 3.1 The site falls within: W1T Northstowe (Area of Search) (W8AQ) as depicted on page 188 of the Cambridgeshire and Peterborough Minerals and Waste Site Specific Plan (SSP) and an area identified as a Sand and Gravel Minerals Safeguarding Area, (also depicted on page 184 of the SSP). Policy CS26 Minerals Safeguarding Areas and Policy CS28 Waste Minimisation, Re-use, and Resource Recovery of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy are also relevant.
- 3.2 The application documentation includes a Waste Management Strategy, which is welcomed. The Strategy inter alia notes previous discussions between the County Council and District Council and the applicant regarding waste, and includes an outline Site Waste Management Plan. In contrast to the Northstowe 3b application this Waste Management Strategy does not address the W1T Northstowe (Area of Search), and it is requested that the applicant addresses this omission. If the

LPA is minded to grant planning permission, in order to ensure that Policy CS28 is adhered to, it is requested that the condition below be imposed.

- 3.3 The topic of the safeguarded sand and gravel does not appear to be addressed within the application documentation. Policy CS26 Mineral Safeguarding Areas of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy sets out that development will only be permitted where 1) it has been demonstrated that the mineral concerned is no longer of economic or potential value, or 2) prior extraction to the development takes place, or ... 4) there is an overriding need for the development and prior extraction cannot be reasonably undertaken. At this time, this policy does not appear to have been addressed. It is, therefore, requested that the applicant assesses the practicalities of incorporating prior extraction into the proposal, if possible. If this is not possible, please include the optional criteria [i] in the condition below requiring that the topic of incidental extraction of minerals be addressed through the Detailed Site Waste Management Plan. Until such time as the requested information is provided, the Minerals and Waste Planning Authority objects to the application.

Condition: Detailed Waste Management and Minimisation Plan

Prior to the commencement of development a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;*
- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;*
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;*
- d) any other steps to ensure the minimisation of waste during construction;*
- e) the location and timing of provision of facilities pursuant to criteria a/b/c/d;*
- f) proposed monitoring and timing of submission of monitoring reports;*
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;*
- h) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles.*
- i) [measures to ensure the best use of any sand and gravel extracted incidentally as part of construction.]*

The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details.

Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with [policy CS26 and] policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste

4.0 SUPPORTING NEW COMMUNITIES

4.1 The County Council requires the following mitigation measures:

- **Kick-start funding** to support the formation of community groups, promote community action and reduce public service involvement in the long term.
- **Specialist Support** – To provide additional capacity for the specialist support required by the new community when demand on services is expected to be at its highest and above that of an established community.
- **Multiagency Support & co-ordination** – To work across agencies and with the community to connect the people who need it most to the most appropriate form of support. Encouraging community-led support, co-production and ensuring partner organisations are collaborating and providing an integrated joined up service that is accessible.
- **Healthy New Town Legacy** – jointly requested from the HNT partnership to embed the legacy of the HNT into the phase 3 development

4.2 Detailed contributions are provided in Appendix 2

Other Considerations

- 4.3 Specialist Housing: To be determined but to include Key worker, LAC move on homes and L&PD adapted homes
- 4.4 Built Environment: a landscape which enables safe pathways and easy access for walking e.g. textured pavements and easy navigation and landmark placing to help people with dementia and older people
- 4.5 Homes for life: An appropriate proportion of homes should conform to the Building for Life standard with regard to estate design, access & transport features and interior design
- 4.6 Design for positive mental health: adequate room sizes, open green space, promotion of active transport, information meeting space. An environment that enables safe pathways and easy access to safe walking or cycling areas for families, children and adults

Community facilities

- 4.7 Temporary accessible space for groups to meet and for information sharing, advice and signposting available early in the development a meanwhile provision before final solutions can be delivered
- 4.8 Local facilities should be flexible and suitable for many different groups to meet (including appealing to difficult to establish groups such as youth groups)
- 4.9 CCC to influence design of the community facilities within phase 3 so they are appropriate for disabled people, sensory impairment, youth groups, child & family, library as an outreach provision. It is acknowledged that the Civic hub in phase 2 will deliver the core service.

4.10 Community facilities could include space for:

- Youth groups/activities.
- Informal meeting space such as café
- Formal meeting space - shared meeting space for 10/12 people
- changing facilities and toilets suitable for disabled use
- Space to provide information sharing and signposting
- Community transport drop off point.
- Access to office/touchdown facilities
- Space for parenting education and supervised visits
- Drop in facilities (interview type rooms for 3 -6 people with space for an examination bed)
- A kitchen and cooking facility will be ideal to support healthy eating initiatives
- Outdoor green space to run outdoor activities

4.11 Facilities must:

- Account for sensory requirements (for example: appropriately laid tactile paving for people with sight impairment and loop systems being readily available in the community buildings for those with hearing loss.
- Have adequate disabled parking.
- Access to Wi-Fi

Appendix 1

Education justification

Cambridgeshire County Council has a statutory duty to provide education facilities for the residents of Cambridgeshire. Section 13 of the Education Act 1996 (as amended) provides that an authority is under a duty to ensure *“that efficient primary education and secondary education are available to meet the needs of the population of their area”*.

The NPPF attaches great importance to ensuring sufficient choice of school places is available and states (paragraph 94):

“Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”*

Section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, sets in place the statutory basis for obtaining funding from developers, through Planning Obligations. Section 106(1) (d) specifically allows for the making of payments to Local Authorities on a specified date or dates or periodically.

Therefore, the overriding principle which governs Cambridgeshire County Council’s approach is that development proposals which generate a net increase to the number of dwellings within any given area would in most cases result in an increase in children, and as such would necessitate the need for school places to be provided for the children requiring them.

In order to determine whether an education contribution is required the County Council calculates the number of pupils arising from the development and then compares this to the current capacity of the catchment school. This is a well-established process based on robust figures and information.

As this application is in Outline in which approval for a fixed dwelling mix is not being sought the number of pupils generated by the development has been calculated using the County Council’s general child yield multiplier. The County Council’s Research Service has developed an evidence base using information on child yield from all types of development that have occurred across Cambridgeshire and in surrounding Local Authorities. From this information general multipliers have been derived that can be applied to proposed development in order to forecast the expected child yield. These are as follows:

- Early Years = 30 children per 100 dwellings;*

- *Primary Education = 40 children per 100 dwellings (increased to 40 children per 100 dwellings in December 2017); and*
- *Secondary Education = 25 children per 100 dwellings.*

Further details on these multipliers are contained within the following reports approved by the Children and Young People Committee in September 2015 and December 2017 respectively:

- Pupil Forecasts – Adoption of Revised Multipliers for Forecasting Education Provision for New Developments ([CYP Committee Item 7, 8th September 2015](#)).
- Estimating Demand For Education Provision Arising from New Housing Developments (Revision of Methodology) ([CYP Committee Item 6, 5th December 2017](#)).

In addition, S106 contributions towards early years provision are only sought for those children entitled to free provision, so that contributions are sought only for those 2, 3 and the proportion of 4 year olds not already in school, and who qualify under the Government's eligibility criteria for funded places.

Once the number of children has been calculated information on the current school capacity is then used to determine if there is sufficient space to accommodate the children arising from the development. This information is reviewed and updated twice a year using details from the school's Census Returns and the NHS Child Health Register to ensure it remains up-to-date.

For primary and secondary schools consideration is given to the school capacity over the next five years, from when the application is submitted. In determining early years places only children who have been born can be included so consideration can only be given to the capacity in next two years.

When considering whether there are surplus school places the County Council only considers the catchment area of the school(s) in which the proposed development lies. The reason for this is that if journeys to school exceed the statutory walking distances, or do not have an available route, the County Council would be required to provide transport, with additional ongoing revenue costs. In addition, not planning on this basis could give rise to issues of accessibility, additional congestion from car trips and road safety (crossing roads and cycling etc.).

If there is a lack of capacity at the catchment school(s) to meet the needs arising from the development then the County Council will seek a financial contribution from the development in order to provide for the additional places.

The approach above clearly demonstrates that the principle and process of seeking education contributions is both sound and reasonable.

Seeking education contributions as set out above also conforms to the three CIL tests:

1. Through the process of analysing the capacity of the catchment area contributions are only sought where they are ***necessary to make the development acceptable in planning terms*** (e.g. where sufficient spare capacity does not exist).
2. Contributions are spent on the school(s)/early years facilities whose catchment area the development is in, and are therefore ***directly related to the development***.
3. The level of contribution is proportional to the number of children arising from it and is therefore ***fairly and reasonably related in scale and kind to the development***.

The Council will provide a cost for the proposed mitigation project, calculated in accordance with Building Bulletin 103. Where there is no project cost available, the Department for Education scorecard cost will be used.

Appendix 2 Community Development

Requirements for Northstowe phase 3a	Cost	Triggers	Information on calculation	Description
Kick start funding – to support the formation of community groups, promote community action and reduce public service involvement in the long term Total request = £71,420				
Kickstart funding for setting up and supporting groups providing Early intervention and prevention of mental ill health (Mental Health)	£6,936	To be made available in three instalments at pre-occupation, at 100 occupations and two years from first occupation. Spend will be allowed within a 10 year window of the first occupation.	Costs are determined by the number of estimated clients multiplied by the cost of renting a room in a community facility (based on rates in Cambourne of £5/person) to represent the biggest barrier for the start-up of community groups.	It is anticipated that groups would apply for a grant following a simple application process. Grants could be for used toward the revenue or capital cost of setting up / establishing support in the development. And equipment purchase would be owned by the community rather than the group. Kick start funding could be administered through a 3rd sector organisation such as Cambridgeshire Community Foundation http://www.cambscf.org.uk/home.html by the developer or by the Multi-agency team based in Northstowe. It is expected that the Kick Start Funding could also be used by the
Kickstart funding for setting up and supporting groups which support families and young people to thrive (District Team)	£20,400			
Kickstart funding for setting up and supporting groups which support those families affected by Domestic abuse and helping those fleeing domestic abuse to integrate back into the community (Domestic Abuse)	£7,200			
Kickstart funding for setting up supporting groups and the running of activities focused on integrating and supporting older people into the community (older people)	£5,100			

Requirements for Northstowe phase 3a	Cost	Triggers	Information on calculation	Description
				local multiagency team to run activities to generate community groups focused on these target areas
Kickstart funding for setting up and supporting groups and the running of activities for those with physical disability, learning disability and their carers. (Adult social care)	£9,384			
Kickstart funding for setting up and supporting groups and the running of activities in keeping with the Health New Towns principles (Healthy Town Legacy)	£22,400			
Specialist Support – To provide additional capacity for the specialist support required by the new community when demand on services is expected to be at its highest and above that of an established community				
Total request = £860,715				
Mental Health Community Workers. Specialist mental health community workers to work with vulnerable groups (this include groups such as new mums, black and ethnic minorities and members of the new community struggling to adjust to their new environment).	£63,750	To be made available in three instalments at pre-occupation, at 100 occupations and two years from first occupation. Spend will be allowed within a 10 year window of the first occupation and allocated based on need e.g. two full time workers for 1 years or	Number of workers calculated on 1 per 800 population estimated to require specialist mental health support. Cost based on salary banding grade S02 based on pay scale 1 April 2014 = £37,500 per worker per year	Workers will ensure engagement and access to appropriate support systems, develop local community group and befriending and neighbourhood support schemes focused on positive mental health. (See Mind Resilient Together Project) *NB reduced from two SCW for three years

Requirements for Northstowe phase 3a	Cost	Triggers	Information on calculation	Description
		part time for 6 years		to two SCW for one year recognising that the SCW will be able to expand on the work of the phase 2 SCW's
2 years of MH Counselling Services Child and young peoples for 0.8 % of the 0-19 populations (~32 individuals)	£6,400	Funding required for 2 years. Funding to be made available at 100 occupations or after one year of development (whichever is sooner of similar) with 10 year timeframe for spend.	Funding calculated based on 0.8% of 12-24 year old in the population access counselling services commissioned by Public Health at £200 per client (CCC Public Health)	This is funding is to enable access to counselling services for children and young people (Tier 2 mental health services).
4 x Family Workers (or similar) for youth and family support. District Team Providing support for ~ 240 families (NB evidence suggest ~480 families will need support)	£300,000	To be made available in three instalments at pre-occupation, at 100 occupations and two years from first occupation. Spend will be allowed within a 10 year window of the first occupation and allocated based on need e.g. 4 full time workers for 2 years or part time for up to 10 years	Funding calculated on the number of expected cases (this is a referred service) based on a Family worker having a max of 30 cases (normally a FW would have a maximum of 20) Cost based on salary banding grade S01 based on pay scale 1 April 2014 = £34,750 per worker per year.	Additional family workers are requested as part of the multiagency team to bring experience of working across partner agencies to support vulnerable children, young people and families early enough to prevent their needs escalating. Support to increase the capacity of family workers in the area will be on a short term basis to enable the work with a greater intensity in the early stages of the

Requirements for Northstowe phase 3a	Cost	Triggers	Information on calculation	Description
				<p>development when need for the service will be at its highest and prevention will provide the biggest positive impact on the community.</p> <p>(*NB increased case load from 20 to 30 cases per worker to reflect capacity created in the community)</p>
2.5 x child & family centre worker for two years.	£110,485	To be made available in two instalments at 100 occupations and two years from first occupation. Spend will be allowed within a 10 year window of the first occupation and allocated based on need e.g. 2.5 full time workers for 2 years or part time for up to 10 years	The number of workers has been calculated as one per 800 families Salary is determined by salary banding (pay scale 3) with addition of 'on costs.' All salaries based on 1 April 2014 pay scale. Costs £22,097.40 per worker per year.	<p>Additional staff to provide short term capacity to meet the needs of phase 3 within the phase 2's child and family centre (Civic Hub) and also to offer outreach to the community facility in phase 3. Extra staff required to provide universal service to compliment the targeted work and help the multiagency team identify and support families before need escalates.</p> <p>(*NB reduced by £50,000 recognising equipment had been secured</p>

Requirements for Northstowe phase 3a	Cost	Triggers	Information on calculation	Description
				in phase 2 and can be used as outreach for Phase 3)
A 50% Contribution towards the employment of 2.6 FTE Independent Domestic Violence Advisor (IDVA) for two years.	£111,747	IDVA to be hired on 2 year contracts to roll out as need dictate. Funding to be made available on the 100 th occupation Spend will be allowed within a 10 year window of the first occupation and allocated based on need e.g. 2.6 full time workers for 2 years or part time for up to 10 years	In Cottenham and Swavesey locality approximately 0.89% of the population suffered from a crime of domestic abuse. Applied to Northstowe phase 3 this would equate to potentially 360 cases referred to the IDVA. In addition evidence suggests that there is a higher than normal number of victims on DV moving to new communities (Cambridge City council, Think Communities pilot Estimated cost of 1 FE IDVA at grade MB1 = £43,457.70 per year based on 1 April 2014 pay scale.	<p>Short term funding is also requested for Independent Domestic Abuse Advisor (IDVA) <i>or similar</i> to join the Multi-agency team and combat the anticipated increase on service demand created by Northstowe Phase 3 Park. An IDVA is a named professional case worker for domestic abuse victims whose primary purpose is to support the safety of 'high risk' victims and their children. They are also able to support the community with issues concerning domestic abuse and sexual violence.</p> <p>(*NB reduce as case load increased from 70 to 140 cases to reflect the prior work undertaken in phase 2 to provide community led support)</p>

Requirements for Northstowe phase 3a	Cost	Triggers	Information on calculation	Description
<p>50% Contribution towards additional Child & family social care provision for a period of one year</p> <p>Providing support to ~ 40 families requiring the highest level of support</p> <p>(NB evidence suggest ~80 families would need this support if there was no investment in the early intervention)</p>	£85,000	To be made available approximately 1 year after the first occupation with the option for a flexible roll out based on need. Monies must be spent within a 10 year timeframe from release of money	<p>In the Cottenham and Swavesey Locality approximately 0.8% of 0-19 will be referred to Children's Social Care. Northstowe phase 3 is estimated to create an additional 40 children's social care cases if other measures of prevention and early intervention is in place</p> <p>Total cost of a children's social care unit per year is £170,000.</p> <p>Requesting 50% funding for one year period = £85,000 per year</p> <p>Total = £170,000</p>	<p>As a general guide a social care unit consists of 1 x Consultant social worker 2 x social workers, 0.5 clinician and 1 x unit co-ordinator. Funding is required to ensure this service is available and able to support the higher needs present in new communities before the local authority receives any income from the new development to pay for the additional resource.</p> <p>*Cost of a social care unit for 1 year is approximately £170,000 however phase 3 would only require level 2 provision resulting in a 50% contribution. (NB: due to the presence and prior work connected with phase 2 this has been further reduced to one years' worth of provision)</p>
Health Visitors targeting first time births (50% of the 0-5 population)	£183,333		The number of health visitors has been calculated based on one health visitor per one	Targeting first time births (50% of forecasted 0-5

Requirements for Northstowe phase 3a	Cost	Triggers	Information on calculation	Description
			thousand 0-5s in the population.	age population). Recognising the greater number of 0-5 population in new community developments and the need to support first time mums who may not be as connected to community support initially. (*NB number of cases has been increased from 150 case per health visitor as a one off payment to 1,000 cases per health visitor for four years)
Multiagency Support & co-ordination – To work across agencies and with the community to connect the people who need it most to the most appropriate form of support. Encouraging community-led support, co-production and ensuring partner organisations are collaborating and providing an integrated joined up service that is accessible Total request = £226.667				
1.3 x Specialist Community Development Worker for two years	£100,000	To be made available in three instalments at pre-occupation, at 100 occupations and two years from first occupation. Spend will be allowed within a 10 year window of the first occupation and allocated based on need e.g. 1.3 full time workers for	Funding is calculated based on 3000 homes ideally needing 1 fte worker. Estimated cost of 1fte Worker at grade SO2 = £38,000 per year based on 1 April 2014 pay scale.	Community development work, with a prominence on recognising the early signs of a family or individual who may not be coping, will support the Northstowe Phase 3 residents to form community groups, create social networks and signpost to more specific support from

Requirements for Northstowe phase 3a	Cost	Triggers	Information on calculation	Description
		2 years or part time for up to 10 years		across a range of sectors. The Specialist Community Development workers will take asset based community development approach, working with groups and individuals who are at risk or vulnerable. The two positions will work as part of the Multi-agency team with a focus of universal preventative support, however they may take different forms depending on the identified need across the partner organisations e.g. NHS Link worker, VCS community navigator or CCC community connector. It is not critical which organisation hosts these post, but there must be a commitment to working as part of the Multi-agency team.
1.3 Multiagency Coordinator for two years	£126,667	To be made available in three instalments at pre-occupation, at 100	Funding is calculated based on 3000 homes ideally needing 1 fte worker. Estimated cost of 1fte Worker at grade MB3 =	A team co-ordinator is requested whose role will include co-ordinating the multiagency

Requirements for Northstowe phase 3a	Cost	Triggers	Information on calculation	Description
		occupations and two years from first occupation. Spend will be allowed within a 10 year window of the first occupation and allocated based on need e.g. 1.3 full time workers for 2 years or part time for up to 10 years	£47,500 per year based on 1 April 2014 pay scale.	team to provide early intervention and prevention support services for families identified by the team as needing additional support and help families back into independence. The co-ordinator will ensure the multiagency team jointly plan provision across the new community and help provide a seamless transition between services, including working in collaboration with the Health Service. This post will also allow locally based support and advice to promote the formation of community groups in Northstowe Phase 3
Healthy New Town Legacy – jointly requested from the HNT partnership to embed the legacy of the HNT into the phase 3 development Total request: £50,000				
Healthy New Towns project worker	£50,000	To be made available in two instalments at 100 occupations and two years from first occupation.	Funding is calculated based on 3000 homes ideally needing 1 fte worker. Estimated cost of 1fte Worker at grade SO2 = £37,500 per year based on 1 April 2014 pay scale.	This may be a contribution to an established role rather than a standalone position. The role would be to deliver and co-ordinate the

Requirements for Northstowe phase 3a	Cost	Triggers	Information on calculation	Description
		Spend will be allowed within a 10 year window of the first occupation and allocated based on need e.g. 1.3 full time workers for 1 year or part time for up to 10 years		continuation of the Health New Town principles in Northstowe. Utilising ongoing research into the wider determinants of health and wellbeing and applying them to the development. The host of this role is not critical although commitment to the multiagency team will be paramount

Total request for preventative and support services for the new community = £1,208,802

APPENDIX 3 – OTHER SERVICES RESPONSES

ARCHAEOLOGY

Then proposed development is located in an intensively settled and managed historic landscape. Archaeological investigations undertaken in connection with Phases 1 and 2 of the Northstowe new settlement and fieldwork undertaken in relation to other developments in the historic villages of Longstanton and Oakington have identified extensive archaeological remains relating to the Iron Age, Roman, Saxon and Medieval periods in the vicinity. Archaeological evaluation undertaken in the area in connection with previous Northstowe development proposals confirms the presence of Iron Age and medieval settlement within the proposal area. Excavations undertaken in connection with Northstowe Phase 2 to the immediate north indicate that elements of the Roman and Saxon period settlements will also extend into the proposal area.

We welcome the recognition of the archaeological potential included in the Environmental Statement (ES) submitted in support of the application and the commitment to mitigating the archaeological impact of construction through investigation of the affected assets. We support the proposals for the physical preservation of the area of surviving ridge and furrow earthworks and designated pillboxes.

We support the measures proposed to increase public understanding of the cultural heritage of the site and engagement with the local community. With regard to the creation of a heritage trail, we would recommend that this includes the route of the former perimeter track. This would enable an appreciation of the layout of the airfield and would enable a link with the listed pillboxes along the eastern boundary.

We also support the inclusion of archaeology in the Strategic Construction Environmental Management Plan and the commitment to the development and implementation of a Historic Environment Management Plan to manage the risk of adversely affecting heritage assets.

The ES suggests that the form and scope of mitigation can be defined following the completion of evaluation by trial trenching. The evaluation programme is now largely complete and a report produced. The evaluation confirms the survival of significant heritage assets of archaeological interest and, although it has not been possible to extend the evaluation into the northern part of the site due to operational constraints, extrapolating from the Phase 2 excavation results confirms the continuation of Roman and Saxon activity in this part of the application area also. We would strongly recommend that the Cultural Heritage chapter of the ES is revised to take account of this information.

With regard to the mitigation details, where excavation is proposed this should be undertaken in advance of construction works. Although it is anticipated that a phased approach to the implementation of the mitigation strategy will be preferred by the applicant, this must not result in the subdivision or isolation of elements of an identified asset. This would result in loss of significance without an adequate advance in the understanding of the asset. We would not consider 'watching brief' of discrete areas during construction to be an effective or appropriate part of the mitigation methodology as this would also result in loss of significance without an adequate advance in understanding. Additionally it should be noted that mitigation will require a programme of post excavation analysis, publication and archiving to ensure the dissemination and public accessibility of the results.

We would anticipate that the programme of archaeological mitigation can be secured through the inclusion of conditions of planning permission. We will be pleased to advise further on appropriate conditions following the recommended revisions to the Cultural Heritage chapter.

HIGHWAYS

Documents

Site Location Plan

I assume Notice has been served for inclusion of highways within red line (i.e. Dry Drayton Road/Longstanton Road).

Transport Assessment

This commentary is to be read in the context of the review of the proposals by the County Council Transport Assessment Team. However, the following preliminary comments are made for consideration:

6.0 Proposed Development

Movement and Access Strategy/ Walking and Cycling Network/ Public Transport see TA Team Comments. The broad principles appear acceptable, subject to any comments from the TA Team and the development of the infrastructure through the detailed design and Masterplan process.

6.6 Highway Access

See comments below relating to Section 11 in Strategic Network Connections, and D&A comments relating to Internal Streets.

11.0 Traffic Impact Mitigation

It is noted that a number of elements below are related to the delivery of the SARE. Generally, if schemes are required to secure the delivery of Phase 3, they should be provided with a sufficient level of detail to enable a Stage 1 Road Safety Audit to be undertake. This is essential to ensure that the are deliverable/ safe, acceptable in the context of the respective environment, achieve the desirable capacity in the fullness of time, and that locally affected parties are aware of proposals and have an opportunity to comment on the infrastructure implications.

Schemes should be based upon accurate baseline data, including as built drawings/ surveys for new HE works, as appropriate.

11.2 The SARE and A14 Junctions (Appendix K)

Bar Hill Roundabout (Junction 103)

11.2.6 Improvement required at 3,500 dwellings in any scenario. The A14 grade separated interchange will remain within the control of Highways England post A14 completion. Accordingly, the Strategic Road Authority will need to be satisfied that the works are acceptable in terms of safety, capacity and are deliverable, and CCC TA will need to be similarly satisfied in relation to

the impact of the proposals on the broader access and transport strategy. It is noted that the signalisation of this junction is also referred to in the TA text.

Without prejudice, it is not clear how the Bar Hill/ A14 off-slip can be improved in terms of increased lane provision without significant embankment works.

Dry Drayton Road / Local Access Road Junctions (Junction 13 and 14)

11.2.11 Junction 13: Dry Drayton Road/ LAR - noted to be over capacity With Development in the AM peak period, while being within capacity in the PM peak period widening northern arm (approach from the SARE). A drawing is provided in Appendix 11.

To ensure this work is deliverable, the arrangement needs to be subject to Stage 1 Road Safety Audit (RSA), and a design package should be submitted to the LHA for review.

11.2.12 Junction 14: Dry Drayton Road/A1307 is forecast to be over capacity in the AM peak period necessitating widening northern arm/ approach from the SARE.

I have been unable to locate a drawing showing the suggested mitigation, which again needs to be subject to Stage 1 RSA.

Bar Hill/ SARE delivery:

11.2.13 Junction 104: Jug handle - left filter from the north. If this is required in advance of the SARE, then a preliminary scheme should be prepared and Stage 1 RSA undertaken again to ensure the works are deliverable and safe, including LINSIG as appropriate.

11.3 Other Local Network Junctions

A number of junctions are identified for potential improvements subject to review/ discussion with the TA Team.

I would however make the following provisional comments:

Junction 02: Boxworth/ Ramper Road - New ghost island right turning lane.

An indicative layout is provided at Appendix 11, which needs to be subject to Stage 1 RSA.

The proposals should be reviewed in relation to Highway England document CD123, particularly in respect of through lane and turning lane widths. Key information should be added to this drawing i.e. existing access locations, retained footway widths, taper lengths, deceleration length, turning length, direct tapers etc and submitted for stage 1 RSA.

Junction 08: Station Road/ Over Road/ Berrycroft: Noted this is part of the Phase 2 mitigation package. If this is necessary to mitigate Phase 3, then an indication of what measures can be effected would be appropriate and for these to be incorporated in future year modelling scenarios as may be required by the TA Team.

Junction 09: Dry Drayton Road/ Water Lane/ Cambridge Road potential minor mitigation, subject to further discussion with CCC TA Team. A preliminary scheme may be required which should be subject to Stage 1 RSA.

Junction 10: Oakington Road/ New Road - CCC to determine if mitigation is required. A preliminary scheme may be required which should be subject to Stage 1 RSA.

Junction 11: Rampton road/ Oakington Road - CCC to determine if mitigation is required. If mitigation is required then this must be identified and a scheme plan drawn up for Stage 1 RSA.

Junction 12: Huntingdon Road/ Girton Road - CCC to determine if mitigation required. If mitigation is required then this must be identified and a scheme plan drawn up for Stage 1 RSA.

Junction 30: B1050/ Stirling Road/ Crabtree Road. A preliminary layout has been provided, which needs to be subject to Stage 1 RSA. The drawing needs to relate to the extent of the existing public highway, where it is unclear if the proposed additional lane and the displaced cycleway/ associated infrastructure can actually be accommodated within the highway limits. The extent of the highway (pre and post L&Q S278 works) should be reviewed, and a package should be submitted for Stage 1 RSA.

SARE Layout

Whilst the application is submitted in Outline form with All Matters Reserved, it remains the LHAs view that a basic design package is required for the SARE, which can be appropriately assessed and Stage 1 RSA undertaken to ensure that future infrastructure is deliverable, appropriate and safe. As noted above, this applies to all off-site highway infrastructure/ mitigation proposals.

In relation to the above:

Northern Roundabout of the SARE: The relationship to the SARW should be modelled to demonstrate that length between SARW and SARE is sufficient to manage queuing (and weaving) without vehicles backing onto the respective roundabout gyratory.

Mid-roundabout: this appears to be excessive infrastructure and a future maintenance burden to CCC where this is not likely to be required to serve the nominal scale of the Oakington Business Park? The applicant may wish to demonstrate otherwise with capacity assessment.

Southern roundabout: the form of the junction is to be informed by review of the TA Team. In this respect a junction which seeks to limit the potential for additional trips via Oakington/ Girton and Cottenham may be sought.

Notwithstanding the above, the following comments are made in respect of the submitted layout:

It is unclear why the north arm is so sited with a reverse alignment from Dry Drayton Road (west) to SARE (north), with the exception of a future proposal to achieve a 4th arm on the north east of the circulatory, which is not a material consideration at this time.

East to west Dry Drayton Road would not appear to achieve sufficient entry path radius/ deflection/ arc radius, which would appear to necessitate moving the circulatory north or south.

Overall, the roundabout proposals need Stage 1 RSA, and the design parameters in accordance with CD116 Geometric Design of Roundabouts clarified.

The intervening links are required to meet the standards contained in CD 109 Highway Link Design. Again, the design parameters need to be clarified and a submission suitable for Stage 1 RSA prepared.

A long term aspiration will be establishment of a cycleway between the LAR and Oakington, which should be incorporated into the scheme in so far as it may be deliverable within the application site edged red and the existing public highway.

Design & Access Statement

It would be helpful if the Policy and Guidance Section referred to street design documents such as Manual for Streets 1 & 2, and CCC Housing Estate Road Construction Specification.

Primarily, there has been no engagement with the LHA in the preparation of this document. There are a number of principles shown on the various street sections which are either not acceptable for adoption, or require re-design. The document will not therefore be considered binding upon the LHA for streets for adoption as highway maintainable at public expense.

It is however noted that it is not appropriate to be overly prescriptive at this stage, accepting that design principles and potentially adoption principles may evolve over the lifetime of the development. Building flexibility into the future parcel and street design is therefore considered appropriate.

General principle of the Illustrative Masterplan and Connectivity aspirations are entirely laudable, subject to the submission of a detailed Masterplan. Vehicular accesses to individual plots should be arranged such that the most convenient method of travel to local facilities is by walking and cycling.

Figure 6.9 appears to be missing the northern arm of the SARW eastern roundabout (appears to be a feature, or rather a lack of a feature, across a number of diagrams).

Public Transport and the Busway - it is unclear why 2 x different carriageway widths are shown for the Busway on sections A-A and B-B. 6.0m is inadequate for a bus route.

The Central Avenue looks interesting Note, CCC may adopt appropriately located street trees and verges within visibility splays. However, broader street landscaping is currently beyond the maintenance capacity of the Local Highway Authority.

Accordingly, in accordance with the advice contained within the National Design Guide, the designer should consider and put in place maintenance regimes for public spaces and associated infrastructure i.e. Parish Council/ Community Management.

The following refers to the respective street types in the document:

Primary Street: CCC will not adopt street adjacent parking unless it performs a broader function rather than meeting a residential demand to fulfil standards; a 2.3m wide cycleway is acceptable if cycling is one-way. Street trees may be adopted provided they meet the requirements of CCC Housing Estate Road Design Guide, and providing they provide sufficient space for a tree to grow successfully, with due regard to below ground engineering/ drainage etc.

Segregation of traffic lanes by a central avenue can be very attractive. The street X section/ layout needs to take into consideration vehicles passing cyclists on carriageway, and widths in the event of a vehicle breakdown. Lanes of 3.25m are unlikely to be acceptable.

Secondary Street: carriageway width needs to reflect balance of number of units served/ bus route needs (min width 6.2m?); over edge drainage to swales may be a problem; CCC will not adopt

SUDS features. As noted above, CCC will not adopt on-street parking. Segregated cycleways may not be appropriate, where a high quality shared use route may suffice depending upon site context.

Tertiary Street: provides a mix of conventional road and footway and shared surface streets.

Adoptable shared surface cannot have a footway, but require 0.5m paved margins. Shared surface without adjacent development is not appropriate i.e. across flood plain.

Tertiary Street incorporating SUDs/ over edge drainage to swales/ rills are unlikely to be acceptable, again noting that CCC will not adopt SUDS features.

Adoptable shared surface streets may only serve a dozen dwellings as cul-de-sac, or 25 as a loop.

This accords with the adoption practices of LHAs across the East of England, with the exception of Ipswich Borough Council.

Movement and Access Plan - 02

Shows only a pedestrian cycle route north of the SARW eastern roundabout presumably this should be Secondary, if not a Primary Street?

Related to the above, the Primary Street linking south from Phase 2 north-west Primary Street just peters out, but extends into the centre of the Local Square when viewed in relation to the Land

Use Parameter Plan. Surely this needs to link through to the Primary Street?

Streets should be a 20mph design speed, which would require a speed reducing feature or a changes in alignment every 80 -100m to achieve this.

Possible future bus only link to Station Road, with adjacent cycleway: The existing point of access here is geometrically inadequate. Further, the cycleway emerges at a point on Station Road with only a narrow footway. A link would be better located to the eastern extremity of the site, closer to the Guideway junction, where minor improvements could be made to link cyclists to the guideway permissive cycle path.

It would be sensible if the drawing showed existing off-site rights of way to which potential linkage could be made i.e. Days Meadow/ Croft Lane.

Potential access to Church View is indicated, however, High Street/ Mill Road to which this route links has no footway provision for onward movement, and may be suitable for informal/ secondary use only without mitigation, which should be considered.

Open Space and Land Use Parameter Plan

The plan shows key, movement corridors for context, but again does not show any route extending north from the SARW eastern roundabout towards the town.

It is appreciated that a plan can have too much information and become illegible, however, it would be helpful if the land use plan was overlaid (or a further iteration provided) with the key Movement and Access Plan layers, as the two are intrinsically linked.

FRA and Drainage Strategy

It is assumed that the LLFA and relevant drainage authorities have been consulted in relation to the proposals.

Within the Policy Section it should be noted that CCC as Local Highway Authority will not adopt highway SUDS features associated with new housing estates and access roads. It is noted that the document refers to AWS as the adopting Authority in this respect (Appendix E). SUDS/ attenuation/ limited discharge drainage features associated with major highway infrastructure i.e. the SARE, may be accepted for adoption. Any such adoptable highway drainage must accord with the provisions of the DMRB and will be subject to full technical review. The design stage review will ensure that adequate capacity is achieved during appropriate weather events, whilst maintaining adequate storage and practical (self-cleansing) discharge rates via anyflow control systems, with due regard to minimising the maintenance liability of the Local Highway Authority.

Commuted maintenance sums will be required in relation to such drainage features. Design Guidance note that Cambridgeshire County Councils surface Water Drainage Guidance for Developers does not expressly relate to the drainage of adoptable highways.

Appendices

Lighting illumination levels to street types. Adoptable lighting must meet the standards identified by CCC Policy. It is not clear how this is meaningful when specific street design is not determined.

Landscape Strategy

Street Typologies

Related to, and largely replicates, the commentary in respect of the D&A. Primarily, there has been no engagement with the LHA in the preparation of this element of the document. There are a number of principles shown on the various sections which are either not acceptable for adoption, or require re-design. The document will not therefore be considered binding upon the LHA for streets for adoption as highway maintainable at public expense.

However as noted above, it may not be appropriate to be overly prescriptive at this stage, accepting that design and potentially adoption principles may evolve over the lifetime of the development. Building flexibility into the future parcel and street design is considered appropriate.

The statement The following design requirements must be met underlining each street typology, is therefore regarded as inappropriate and overly prescriptive.

The following generic points should be noted:

CCC may adopt appropriately located street trees and verges within visibility splays. However, broader street landscaping is currently beyond the maintenance capacity of the Local Highway Authority

Accordingly, in accordance with the advice contained within the National Design Guide, the designer should consider and put in place maintenance regimes for public spaces and associated infrastructure i.e. Parish Council/ Community Management.

Designers must ensure sufficient sub-construction areas reserved for trees between carriageways/ footways. Leaving inadequate space for trees for trees to thrive without complicated sub-ground construction infrastructure is essential.

CCC will not adopt swales or landscaped areas, which would be assumed to be the future maintenance responsibility of AWS.

Some street types are shown in crossfall, which is not acceptable for adoption purposes. CCC will not adopt street adjacent parking unless it performs a broader function, rather than meeting a residential demand to fulfil parking standards.

Street widths and infrastructure will be dependent upon location and function i.e. a secondary street which may also have perform a bus route, or serve a school, may have to be increased in carriageway width.

Segregated cycleways may not be appropriate in Secondary Streets, where a well-designed shared use facility, may be more appropriate in both function and delivering a more informal street scene.

Adoptable shared surface streets may only serve a dozen dwellings as cul-de-sac, or 25 as a loop. This accords with the adoption practices of the majority of LHAs across the East of England.