

**NORTHSTOWE: PHASE 2 OUTLINE PLANNING APPLICATION – DRAFT
CONSULTATION RESPONSE AND POTENTIAL SECTION 106 REQUIREMENTS**

To: **Economy and Environment Committee**

Meeting Date: **3rd February 2015**

From: **Executive Director: Economy, Transport and Environment**

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

Forward Plan ref: **2015/016** *Key decision:* **Yes**

Purpose: **To consider the key issues arising from the County Council consultation response on the Northstowe Phase 2 outline planning application and to consider the initial list of County Council Section 106 requirements for Phase 2.**

Recommendation: **Committee is invited to:**

- a) Consider and approve the County Council's consultation response to the Northstowe Phase 2 outline planning application**
- b) Consider and approve the draft list of County Council Section 106 requirements for Northstowe Phase 2 to be taken forward for negotiation (note: these are the subject of a confidential annex and the discussion of them will be confidential)**
- c) Delegate to the Executive Director: Economy, Transport and Environment in consultation with the Chairman and Vice-Chairman of the Economy and Environment Committee the authority to make any minor textual changes to the consultation response prior to submission**

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1. BACKGROUND

- 1.1 An outline planning application for Phase 2 of Northstowe was submitted by the Homes and Communities Agency (HCA) in August 2014 (planning reference number S/2011/14/OL). The application site covers 216 hectares and is comprised of two parts: the main Phase 2 development area and the Southern Access Road (West) (see Appendix 1). The area of the main Phase 2 development is bordered to the east by the route of the Guided Busway, and to the west by Longstanton. The area includes the former Oakington Barracks and surrounds the existing settlement of Rampton Drift, which comprises 92 properties.
- 1.2 Key elements of the Phase 2 proposal (see Appendix 2 for Phase 2 illustrative master plan) include:
- Up to 3,500 dwellings (a proportion of which will be affordable housing) in a mixture of tenure types;
 - Two primary schools and a secondary school;
 - Town Centre including employment uses;
 - Formal and informal recreation space and landscaped areas;
 - Eastern sports hub and remainder of the western sports hub;
 - Allotments and community orchards;
 - Busway and a primary road to link to the southern access;
 - Construction haul route;
 - Engineering and infrastructure works;
 - Construction of a highway link (Southern Access Road (West)) between the proposed new town of Northstowe and the B1050, improvements to the B1050, and associated landscaping and drainage.
- 1.3 Directly to the north of the main Phase 2 area is the site of Phase 1 of Northstowe. An outline planning application for Phase 1 was submitted by Gallagher Estates in February 2012 (planning reference number S/0388/12/OL), with permission granted by South Cambridgeshire District Council in April 2014. The Phase 1 scheme is for up to 1,500 dwellings (a proportion of which will be affordable housing), approximately 5ha of employment land including a Household Recycling Centre (1.25ha) and water pumping station, a mixed-use local centre including shops and a community building, and 3-form of entry (FE) primary school with potential for community facilities
- 1.4 The Northstowe Area Action Plan (NAAP) was adopted in July 2007 and provides the policy context and direction for Northstowe. A requirement of the NAAP was approval of a site-wide masterplan to set out the broad distribution of development across the site (Appendix 3 shows the approved Framework Master Plan). Northstowe New Town is being brought forward in a phased approach.
- 1.5 The NAAP sets out the overall vision for the new town. This is as follows:

“Northstowe will be a sustainable and vibrant new community that is inclusive and diverse with its own distinctive local identity which is founded on best practice urban design principles, drawing on the traditions of fen-edge market towns, which encourages the high quality traditions and innovation that are

The plans and proposals for Northstowe Phase 2 have been developed to fit within this framework and vision.

- 1.6 The key issues and objections identified by County officers are set out in summary in Section 2 below. These have already been raised informally with South Cambridgeshire District Council (SCDC) and the HCA and form part of an ongoing discussion with both parties. It is proposed that these issues should be included in the Council's formal response to the consultation on the Phase 2 planning application. The full response can be seen in Appendix 4. As negotiations and work on the issues are ongoing a verbal update will be provided to the Committee.
- 1.7 Following Committee's consideration and approval of these points, the formal response will be submitted to SCDC for consideration by the Northstowe Joint Development Control Committee (NJDCC) in determining the Phase 2 application. The original aim was for the NJDCC to determine the application in July 2015. However, the HCA have recently indicated a desire for an earlier determination, on 25th March. Officers' view is that this is challenging (see appendix 5 for timetable).
- 1.8 In the recent Autumn Statement the Government announced that Northstowe is to be used as a pilot project in order to master-plan, directly commission, build and sell homes. Officials' conversations with the HCA suggest this means that the HCA will largely act as a conventional master-developer for Northstowe phase 2, but is expected to manage building of homes on some plots of land, to test whether this approach leads to quicker results and might be rolled out elsewhere. The hope is that this will result in greater upfront investment, with later costs being met through the sale of land and homes, and a fast tracked scheme with new homes being available sooner. The Treasury has indicated it will make further announcements on Northstowe in March, i.e. at or around Budget. Central Government will continue to take significant interest in progress on Northstowe 2.

2. MAIN ISSUES

Transport Assessment:

- 2.1 The Transport Assessment sets out a range of proposed highway and non-highway measures. These include local highway schemes, public transport provision including enhanced bus services, and new and improved walking and cycling routes. The overall approach that the developer has taken to developing the transport strategy is welcomed.
- 2.2 However, as with any significant development, there are a large number of transport matters that require further exploration and detailed assessment by County officers. The key transport issues are highlighted below and work is currently ongoing with the HCA to resolve them. However, until further details are provided and these matters are resolved to the satisfaction of officers it is recommended that the County Council maintains a holding objection on the outstanding transport issues.

Transport Modelling:

- 2.3 Modelling has been undertaken to give an indication of the predicted traffic flows associated with the development following adjustments to further improve the model in the area around Northstowe. Although it is considered that the applicant has applied a thorough approach to considering the transport impacts of the Phase 2 development through transport modelling, further verification and cross referencing is required to give comfort that the outputs are reasonable and correlate with other models and approaches. In addition, a further review of modelling undertaken by the Highways Agency (HA) in connection with the A14 Huntingdon to Cambridge scheme, is required to ensure a consistent understanding of the two sets of proposals.

Highway Access Strategy:

- 2.4 Modelling shows that development of Phase 2 can only happen with delivery of the HA's A14 Huntingdon to Cambridge scheme. The modelling also suggests that, for Northstowe Phase 2, suitable highway access capacity can be provided via a combination of:
- The northern signalised access on the B1050 proposed for Northstowe Phase 1; and
 - A new single carriageway southern access road connecting to a new roundabout on the B1050, together with a dual carriageway connection from that roundabout to an improved A14 Bar Hill Interchange (as proposed by the HA).
- 2.5 It is proposed that the southern access road west is initially built as a single carriageway to be upgraded to dual carriageway as part of Phase 3 works. In addition a southern access road east linking to Dry Drayton Road would also be provided in Phase 3. The suitability of this proposed highway access strategy can only be confirmed when officers have fully reviewed all of the model outputs submitted by the applicants within their Transport Assessment including potential additional sensitivity tests to further demonstrate the robustness of the analysis.

Unguided bus only road through the site:

- 2.6 The scheme currently proposes a new length of unguided bus only road which would pass through the site. This is in line with the Area Action Plan and is therefore welcomed. However the interim proposals are for around 700m of this route to be shared by buses and general traffic, which would revert to dedicated use once Phase 3 is delivered. Whilst it might be possible to introduce this as an interim measure, it could be difficult to remove it and return the road to bus only use at a later date and bus priority would be needed in the interim. These proposals are under discussion with the applicant.

Parking Provision:

- 2.7 Officers' initial reaction is that residential car parking levels as currently proposed may be too low overall although it is recognised that a balance needs to be struck between over-providing (and potentially encouraging car use) and providing adequate provision whilst seeking to encourage use of other modes. The proposed average of 1.5 car parking spaces per household

is considered insufficient at this stage with an average of 2 spaces per household perhaps more suitable and is in line with emerging policy.

- 2.8 In addition, a detailed strategy with supporting analysis is required for the town centre parking allocation to ensure that a balanced provision is made that both encourages non-car access, but also ensures the town centre remains viable through adequate car parking being provided.
- 2.9 Initial reviews suggest that the proposed levels of cycle parking may be inadequate, particularly for households. This is also below emerging policy and is a key element in enabling residents to own and use a bicycle.

Cycling Provision:

- 2.10 Further discussion is required regarding the width and design of cycle routes along all roads and the busway, and east-west links particularly to the town centre. Further discussion is also needed with regards to agreeing the proposed off-site transport mitigation measures, which includes cycle network enhancements and potential improvements to Northstowe from Swavesey, Over, Cottenham, Rampton and Girton.

Education:

- 2.11 The Council has a statutory duty to secure sufficient early years and childcare provision, as well as sufficient education provision for 5-16 year olds. Primary education for Phase 2 will comprise 2 primary schools (one 2 Form of Entry (FE), 420 places and one 3FE, 630 places). Secondary education for Phase 2 will be provided by the expansion of the 4 FE, 600 places, secondary school delivered for Phase 1 to 8FE, 1,200 places. This provision is considered sufficient although there will be a need to carefully consider the timing of delivery of these schools.
- 2.12 The primary schools will include accommodation for early years provision, but additional capacity will be required. The Council is a commissioner not a provider, and it is therefore anticipated that additional capacity will be provided by Private, Independent and Voluntary providers. To facilitate this, the Council will require suitable opportunities for early years providers to establish provision as the development progresses. This will be possible through the inclusion of appropriate space within community facilities as well as sufficient plots of land being given an appropriate planning allocation for larger, standalone facilities. Provision should be in a range of accessible locations, both within neighbourhoods and also settings close to employment, to meet a range of needs from those living and working in the new town.
- 2.13 The eastern education site is proposed to contain the secondary school, 3FE primary school, early years provision, Post-16 and Special Education Needs provision. At 16.7 hectares this area is 2 hectares smaller than the Council would typically require for that range of provision. The Council has already indicated the potential to link the secondary school and community sports provision which would mitigate this shortfall and mean that the Council would not raise an objection to the deficiencies in the overall site area.
- 2.14 The Council objects to the proposal that part of the eastern education site may be used for residential development, further reducing the land available.

The Council also objects to the proposal that a foot/cycle path will run across this site, as this poses significant challenges to safeguarding pupils at the schools. The primary road adjacent to the education site must to be designed appropriately to reflect the need to promote sustainable travel to and from school.

- 2.15 The location of the second primary school has moved to a more central location within the site, which is supported. However, the site currently contains the existing Officer's Mess building, which the applicant is proposing is re-used as the primary school. Without evidence to demonstrate the feasibility and cost of this work the Council objects to this proposal, and has concerns about the expectations for retention of this building for education use being raised by the planning application. The Council needs evidence that the re-use of the building will enable the delivery of a high quality and sustainable education environment, and that the ongoing maintenance costs will not challenge the financial viability of the school. The Council also has concerns that the cost of making the building suitable for educational use will have a detrimental impact on the overall Section 106 (S106) list of requirements.

Water Management and Drainage:

- 2.16 At present the Council, as Lead Local Flood Authority, has a watching brief regarding Sustainable Drainage Systems (SuDS). Officers have a number of concerns in regards to the Phase 2 drainage scheme including; little emphasis on how the drainage strategy is to be integrated into the outdoor space and a lack of indicative SuDS layouts with estimated storage at each location other than the waterpark. Further detail should be worked up early on to demonstrate that these elements can be brought into the overall design of the development without being lost amongst other site requirements.
- 2.17 The future maintenance and adoption proposals for Phase 2 need to be much more clearly set out particularly given that they are interlinking with the first phase of the water park. Anglian Water should be approached as soon as possible to establish whether they will consider adopting the second phase of the strategic SuDS infrastructure as they have done with Phase 1. Long term maintenance costs will need to be secured.

Economic Growth:

- 2.18 Northstowe, and particularly Phase 2 of the development, has an important role in terms of the economic growth of the area. In addition to providing over 2,000 jobs Phase 2 of Northstowe strengthens the relationship between jobs and houses within Cambridge and its surrounding hinterland. The role and development of Northstowe is a feature of the Greater Cambridge City Deal and will increase the ability for people to both live and work in the local area, thus enhancing economic growth.
- 2.19 Consideration needs to be given to the employment opportunities during the build out of Northstowe Phase 2. It is requested that there is the prospect to promote job opportunities to local Cambridgeshire residents both during and post construction. These may include linking with local construction colleges, apprenticeships and other training opportunities for young people in the surrounding area.

Public Health, Prevention and Early Intervention:

- 2.20 Northstowe will need to ensure that it has a positive impact on the health and wellbeing of its residents, both mentally and physically. A Health Impact Assessment (HIA) has been submitted as part of the application. The HIA is a comprehensive account of the potential health impacts which could affect both the existing nearby residents or the future residents of Northstowe Phase 2. The inclusion of this report is welcomed.
- 2.21 There is a concern regarding the likely significant gap in terms of healthcare facilities provided in the town centre due to the projected phase build out of Phase 2. The town centre facility will need to be brought forward at the right time in the phasing schedule or an alternative temporary capacity will need to be provided.
- 2.22 To create a sustainable community there must be a combination of social inclusion, appropriate homes, appropriate jobs, services and community infrastructure. In order to facilitate community engagement and inclusion it is crucial that services and facilities are delivered at the right time and in the right location.
- 2.23 It is well documented that despite good community development work, some residents will still struggle with loneliness and isolation and that these issues will be particularly prevalent in the early stages of a development. Left unsupported these feelings can rapidly escalate to poor mental health and lead to a number of social issues such as anti-social behaviour and a greater prevalence of domestic abuse, which in turn puts pressure on County Council services such as children's social care. Therefore appropriate support, such as the Locality Team and mental health community workers, will be required to provide sufficient preventative and early support to avoid the need escalating.

Support for Older People:

- 2.24 The older population is forecast to increase in Cambridgeshire, particularly South Cambridgeshire. It is important that the County Council has confidence that Northstowe will address the longer-term issues arising from an ageing population. Northstowe should therefore provide a spectrum of accommodation to meet the needs of the entire community, including increased numbers of older people. This includes specialist accommodation such as residential care, extra care facilities and nursing homes.
- 2.25 Enabling people to stay in their homes as their physical needs change and increase will become increasingly important in the future. The provision of Lifetime Homes along with appropriate and necessary nursing and care facilities will therefore be critical to meeting the housing needs of older people in the future. The application states that 25% of all homes in Phase 2 will be built to lifetime home specification (all affordable housing ~20% and 5% of market homes). This is a low figure and the County Council would like to see it increased.

Civic Hub:

- 2.26 It is proposed that Northstowe Phase 2 will include a civic hub. This is a joint-use, multi-functional building that is located in the town centre and is flexible and able to adapt for a range of users as the development grows. The civic hub would be used by a variety of organisations and is likely to include office and touchdown space for public services, shared meeting and activity space for community groups, health facilities, performance space, exhibition space, commercial premises, and residential dwellings.
- 2.27 The County Council would require space within the building for library and lifelong learning provision and for other services to operate (e.g. children and adults social care services and space for children's centre). We would expect the civic hub, in some form even if it is temporary, to be included as an early anchor. Further work is required to develop the specific space requirements for the building, including which elements can be shared by a variety of organisations, services and users.

Libraries, Archives and Information:

- 2.28 A community the size of Northstowe will need to be served by a dedicated library facility. The County Council's preference is to co-locate library, learning and information services as part of a multi-agency, community hub provision. This is in line with the latest County Council policy for the delivery of a 21st century library service. The library services should therefore be located within the civic hub building which is proposed to be located in the town centre. The high profile and central location of the civic hub, adjacent to the town square and retail development, would provide visibility and proximity to high foot-fall and people flows.

Broadband Connectivity:

- 2.29 Early provision of broadband is crucial to ensure that developments are attractive places to live and that residents can access the services they need via the internet as well as being able to work from home reducing the impacts of new developments on the local transport network. It also supports the local economy as businesses are unlikely to be drawn to setting up and operating from a new development that has no access to broadband, limiting the economic growth of the new town. Failure to have appropriate broadband provision can also lead to a digital divide and issues of social isolation and exclusion for the new residents. The County Council expects that Northstowe will from the outset have the open access infrastructure needed to enable Broadband providers to connect fibre to homes and businesses.

Art, Culture and Heritage:

- 2.30 Arts activities create opportunities for community interaction and build a sense of place. They can inspire learning and support skills and personal development as well as health and mental well-being. Northstowe Phase 2 should therefore explore opportunities for performance space, display areas and public art. Local culture provides a sense of identity and cohesion for communities and residents. The County Council suggests that further work is undertaken on how the history and heritage of the area can be used to explain and develop the culture of Northstowe.
- 2.31 There are several elements to the heritage of Northstowe: the mitigation

(fieldwork) required in advance of development, public engagement with archaeological fieldwork, the presence of designated and non-designated historic assets in and around the development area, and the presence of several existing heritage groups and interests in the area. Officers suggest the establishment of a 'heritage vision and master plan' which could contain objectives for the heritage assets in and around the development area, proposals for exhibition spaces and the roles of the various local societies.

Section 106 Requirements:

- 2.32 Should the Phase 2 development at Northstowe be granted outline planning permission, then a Section 106 Agreement (S106) will be required setting out the financial contributions and works that the developer will be committed to provide to ensure that the community needs of the development are delivered.
- 2.33 The County Council would require contributions for a number of services and infrastructure provision. Examples of these include education and transport. Contributions which may be in the form of financial payments for capital and revenue costs, and free serviced land. All contributions will need to ensure that they meet the statutory tests set out by Government. The initial County Council list forms a confidential appendix to this document.
- 2.34 There are likely to be viability issues with Phase 2 and County requirements, in terms of level of contributions and triggers for payments, will need to be considered together with those of SCDC and other public sector partners. A steer is likely to be required from Members as to the prioritisation of the limited S106 funds. This issue is likely to be brought to a future Committee meeting for consideration. In order to aid this work a members' seminar on viability and S106 in respect to new developments across the County is being organised for 24th February 2015.
- 2.35 The S106 agreement and viability negotiations will also need to consider the proportion of affordable housing to be provided on-site. The application states that Phase 2 will make provision for an affordable housing contribution of 20% and that provision will be discussed further during the determination process.

3. ALIGNMENT WITH CORPORATE PRIORITIES

3.1 Developing the local economy for the benefit of all

The following bullet points set out details of implications identified by officers:

- The development of Phase 2 of Northstowe will increase the ability for people to both live and work in the local area, thus enhancing economic growth. The planning application states that the proposed Phase 2 employment floorspace has the potential to generate 2,088 gross jobs, which when combined with the wider provision of employment generating uses is estimated to be 2,248 gross jobs created by Phase 2.
- Phase 2 of Northstowe strengthens the relationship between jobs and houses within Cambridge and its surrounding hinterland.

3.2 Helping people live healthy and independent lives

The following bullet points set out details of implications identified by officers:

- Providing a full range of public services, such as education, early in the development will assist in meeting this priority.
- The design of the Phase 2 development will be required to build in routes and networks of footpaths and cycle paths that will assist movement in and around Northstowe and into the surrounding area by modes of transport that can help deliver this objective.

3.3 Supporting and protecting vulnerable people

The following bullet point sets out details of implications identified by officers:

- An important element of Northstowe will be the provision of affordable housing on site, which will help to assist those in housing need and who cannot afford to buy a property in the local area. Affordable housing will include social rented housing as well as intermediate housing (including provision for key workers). The precise proportion and tenure mix will be subject to negotiation during the planning application determination process.
- Alongside community building, appropriate support will be needed for vulnerable groups and ensure the health and wellbeing of residents (e.g. the role of the Locality Team and mental health community workers).

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

The following bullet points set out details of significant implications identified by officers:

- Although Northstowe is an important part of the development strategy for the area, the various costs of bringing forward Phase 2 must be carefully assessed and managed to ensure the County Council's objectives are fully met. The viability of the scheme will be an important consideration in order to ensure the development is deliverable but also contains all the important and necessary services and facilities.
- Innovative approaches to service provision at Northstowe could bring financial benefits in terms of capital and revenue savings and will assist the overall viability of the scheme. These savings could be secured by spending less capital in providing new facilities through a more flexible approach to service provision, such as the co-location of community facilities and services.

4.2 Statutory, Risk and Legal Implications

There are no significant implications for statutory, risk and legal.

4.3 Equality and Diversity Implications

There are no significant implications for equality and diversity.

4.4 Engagement and Consultation Implications

The following bullet point sets out details of significant implications identified by officers:

- The proposals for Phase 2 of Northstowe have been subject to a robust consultation process. This has included consultation with statutory consultees, the Northstowe Parish Forum and the local community (including local public exhibition events). A Stakeholder and Community Engagement Report is included within the outline application and provides further details of this.

4.5 Localism and Local Member Involvement

The following bullet points sets out details of significant implications identified by officers:

- The Northstowe Phase 2 application will be determined by the Northstowe Joint Development Control Committee, which comprises of local Members from South Cambridgeshire District Council as well as Cambridgeshire County Council Members.
- Views on the emerging proposals for the Phase 2 scheme have been sought through regular workshops with the Members of the Northstowe Parish Forum.

4.6 Public Health Implications

The following bullet points sets out details of significant implications identified by officers:

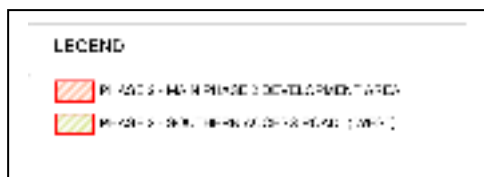
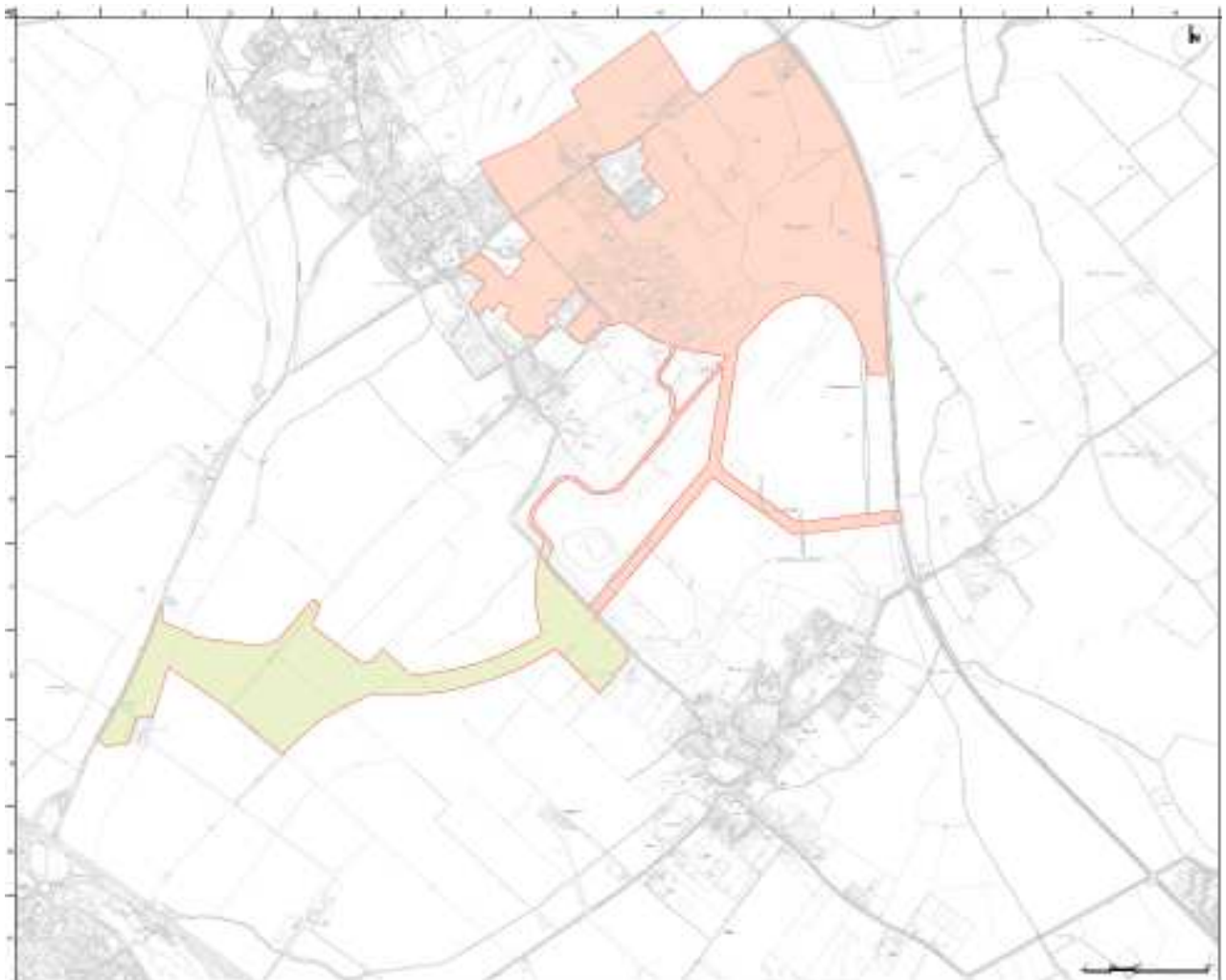
- Northstowe will need to ensure that it has a positive impact on the health and wellbeing of its residents, both mentally and physically.
- A Health Impact Assessment (HIA) has been submitted as part of the application. The HIA is a comprehensive account of the potential health impacts which could affect both the existing nearby residents or the future residents of Northstowe Phase 2.
- The design of the Phase 2 development will be required to build in routes and networks of footpaths and cycle paths that will assist movement in and around Northstowe and into the surrounding area by modes of transport that can help deliver this objective.
- Health and community development infrastructure will be needed.

SOURCE DOCUMENTS GUIDANCE

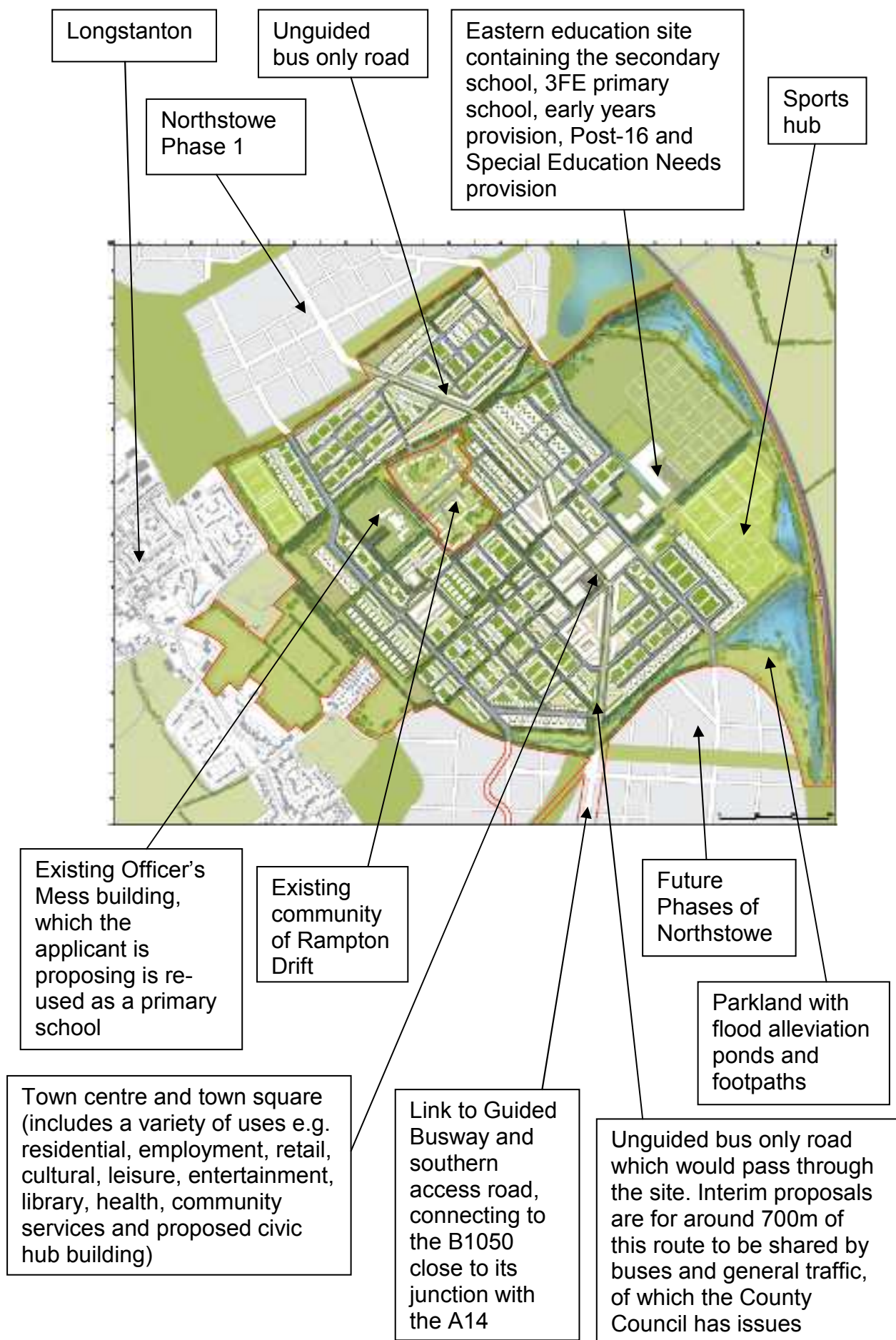
Source Documents	Location
Northstowe Phase 2 Outline Planning Application (S/2011/14/OL)	Room 304, Shire Hall, Cambridge
Northstowe Development Framework Document	and
Integrating Children and Young People's Services and Social Infrastructural Provision into the County's New Communities – Member-led Review	https://www.scambs.gov.uk/content/northstowe-planning-documents-phase-two https://www.scambs.gov.uk/sites/www.scambs.gov.uk/files/documents/NS_Development%20framework%20document_lr_08.12.pdf

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APPENDIX 1: Site of Northstowe Phase 2 Outline Planning Application (taken from the submitted Outline Planning Application – S/2011/14/OL)



APPENDIX 2: Illustrative Master Plan of the Phase 2 Proposals (taken from the submitted Outline Planning Application – S/2011/14/OL). Annotated to indicate key issues raised in the report



The map illustrates a town layout with various land-use zones and infrastructure. The legend in the top right corner defines the following categories:

- Residential:**
 - High-density residential (orange)
 - Medium-density residential (light orange)
 - Low-density residential (yellow)
 - Residential with green spaces (light green)
 - Residential with water (blue)
 - Residential with trees (dark green)
 - Residential with parks (dark green)
 - Residential with sports (dark green)
 - Residential with schools (dark green)
 - Residential with community (dark green)
 - Residential with health (dark green)
 - Residential with culture (dark green)
 - Residential with recreation (dark green)
 - Residential with other (dark green)
- Commercial:**
 - High-density commercial (red)
 - Medium-density commercial (light red)
 - Low-density commercial (yellow)
- Industrial:**
 - High-density industrial (brown)
 - Medium-density industrial (light brown)
 - Low-density industrial (yellow)
- Green Space:**
 - Green space (green)
 - Green space with water (blue)
 - Green space with trees (dark green)
 - Green space with parks (dark green)
 - Green space with sports (dark green)
 - Green space with schools (dark green)
 - Green space with community (dark green)
 - Green space with health (dark green)
 - Green space with culture (dark green)
 - Green space with recreation (dark green)
 - Green space with other (dark green)
- Water:**
 - Water (blue)
 - Water with trees (dark green)
 - Water with parks (dark green)
 - Water with sports (dark green)
 - Water with schools (dark green)
 - Water with community (dark green)
 - Water with health (dark green)
 - Water with culture (dark green)
 - Water with recreation (dark green)
 - Water with other (dark green)
- Other:**
 - Other (grey)
 - Other with trees (dark green)
 - Other with parks (dark green)
 - Other with sports (dark green)
 - Other with schools (dark green)
 - Other with community (dark green)
 - Other with health (dark green)
 - Other with culture (dark green)
 - Other with recreation (dark green)
 - Other with other (dark green)

Labels on the left side of the map include:

- Wildlife habitat corridor
- Local centre
- Primary school
- Sports hub / community building
- Secondary school
- Town centre
- Linear park / water park
- Primary street
- Greenways
- Cambridgeshire Guided Busway
- Links to A14
- Green buffer

APPENDIX 4: Cambridgeshire County Council draft consultation response to the Northstowe Phase 2 Outline Planning Application

1. TRANSPORT COMMENTS

1.1 The overall approach that the developer has taken to developing the transport strategy in terms of the proposed location and types of land use to minimise travel, the provisions for walking and cycling, public transport measures, and travel planning, followed by highway engineering measures that seek to mitigate residual traffic impacts, is welcomed. In particular it is important that the development brings forward attractive walking and cycling routes on-site, and provides attractive walking and cycling facilities to external destinations.

1.2 As with any significant development, there are a large number of transport matters that require further exploration. The current key matters identified by officers are set out below.

Transport Modelling

1.3 Overall it is considered that the applicant has applied a thorough approach to considering the transport impacts of the Phase 2 development in terms of modelling. This has included undertaking a benchmarking exercise to compare base year Cambridge Sub-Regional model (CSRM) predictions with observations, and some adjustments to further improve the model.

1.4 Although the approach to modelling is considered thorough, it does require further verification and cross referencing to give comfort that the outputs are reasonable and correlate with other models and approaches including some 'first principles' checks.

1.5 In addition, further review of modelling undertaken by the Highways Agency (HA) in connection with the A14 Huntingdon to Cambridge scheme, is required to ensure a consistent understanding of the two sets of proposals.

1.6 The modelling has been undertaken to give an indication of the predicted traffic flows, and use of other transport modes, associated with the development and hence provides a basis for determining what mitigation measures are required.

Highway Access Strategy

1.7 Modelling shows that development of Phase 2 can only happen with delivery of the HA's A14 Huntingdon to Cambridge scheme.

1.8 The modelling also suggests that, for Northstowe Phase 2, suitable highway access capacity can be provided via a combination of:

- 1.9
- the northern signalised access on the B1050 proposed for Northstowe Phase 1; and
 - a new single carriageway southern access road connecting to a new roundabout on the B1050, together with a dual carriageway connection from that roundabout to an improved A14 Bar Hill Interchange (as proposed by the HA).

- 1.10 It is proposed that in Phase 3 that the southern access road west would be upgraded to dual carriageway, and that a southern access road east linking to Dry Drayton Road, would be provided.
- 1.11 The suitability of this proposed highway access strategy can only be confirmed when officers have fully reviewed all of the model outputs submitted by the applicants within their Transport Assessment, including potential additional sensitivity tests to further demonstrate the robustness of the analysis.
- 1.12 In addition to the above analysis, there will also be a need for a detailed engineering review of all of the proposals, including road safety audits, before any highway access strategy can be confirmed as technically acceptable.

Unguided bus only road through the site

- 1.13 In addition to new highways, the applicant is also proposing to construct a new length of unguided bus only road which would pass through the site. This is in line with the Area Action Plan (AAP) proposals and is therefore welcomed. However one key matter for further discussion is that there are interim proposals for around 700m of this route to be shared by buses and general traffic. This would then revert to dedicated use once Phase 3 is delivered.
- 1.14 Further consideration needs to be given to this proposal as the AAP aspires to provide a dedicated busway for the end-state Northstowe and, as a result, this needs to be discussed further with the applicant. Whilst it might be possible to introduce this as an interim measure, it could potentially be difficult to remove it, and return the road to buses only if required at a later date. Buses could also be subject to delays. Measures will be required to ensure that buses are not delayed.

Parking Provision

- 1.15 Car and cycle parking provision is another area for further discussion. Officers' initial reaction is that residential car parking levels as currently proposed may be too low overall although it is recognised that a balance needs to be struck between over-providing (and potentially encouraging car use) and providing adequate provision whilst seeking to encourage use of other modes. An average of 1.5 car parking spaces per household is considered insufficient at this stage with an average of 2 spaces per household perhaps more suitable and is in line with the emerging policy.
- 1.16 In addition, a detailed strategy with supporting analysis is required for the town centre parking allocation to ensure that a balanced provision is made that both encourages non-car access, but also ensures the town centre remains viable through adequate car parking being provided.
- 1.17 Initial reviews also suggest that the proposed levels of cycle parking may be inadequate, particularly for households. This is also below emerging policy and is a key element in enabling residents to own and use a bicycle.

Other Measures

- 1.18 The Transport Assessment sets out a range of proposed highway and non-highway measures including some local highway schemes, public transport

provision including enhanced bus services, and new and improved walking and cycling routes that would accompany the full development. These all require further detailed assessment by County officers.

Summary of Key Issues

- 1.19
- A number of general modelling clarifications relating to further analysis of the CSRM model outputs including the performance of the model after benchmarking, consideration of impacts on the B1050 corridor, reassurance on the consistency of traffic flow forecasts prepared by the HA for the A14 scheme and outputs from the Northstowe modelling, together with some further comparing of model outputs with other data and comparison with a basic first principle's approach.
 - Reassurance on the approach to highway design, and the implementation and co-ordination of improvements to the B1050 to be delivered by the HA at the A14 Bar Hill interchange, and the proposed dual carriageway up to and including the roundabout at the western end of the proposed Southern Access Road (West).
 - Further discussion on the detailed modelling and design of the Southern Access Road (West) junctions to ensure that they accommodate expected traffic flows and provisions for cyclists.
 - The potential need for sensitivity tests to be undertaken for key junctions, particularly including those on the B1050 where there is an early traffic peak, and at other locations if required.
 - Bus-related matters including the proposed interim shared use treatment of the busway. Further discussion is also required regarding the level of CGB bus service, and other local bus services, that would need to accompany the development together with the location of bus stops.
 - Concern that the provision of car parking for residential uses may be insufficient, and that provision in the town centre needs to be appropriate. Further detail is needed about the demand for, and the amount and location of, residential and town centre car and cycle parking.
 - Further discussion is required regarding the amount and location of cycle parking for dwellings, the width and design of cycle routes along all roads and the busway, and east west links particularly to the town centre.
 - Further details are required of the cross section and layout of the link road (west) as well as the busway, primary streets and secondary streets.
 - Further discussion is required over the use of swales, particularly their profile, depth, restraint for vehicles, pedestrian crossing places, access to dwellings and street layout for parking, pedestrians and cyclists.
 - Concern that the target for car trips in the Travel Plan may be too high, and that not enough prominence has been given to the role of alternative modes of travel to and from Northstowe. The travel plan targets could be more ambitious, and its implementation and monitoring would need to be linked to the travel plan for Phase 1. Details on the location of car club bays and operator, and the need to provide for a higher proportion of internal cycle trips particularly to schools and the town centre will need further discussion.
 - Details of the committed improvements to the Public Rights Of Way network are limited and it is considered need to include more measures. These need to be discussed further, particularly with a view to establishing that the correct destinations and route types are proposed for improvement. This is likely to result in a request for additional connections or provision for users to be provided, and is the subject of ongoing discussion with other

stakeholders.

- Further details are required on the future Airfield Road, its method and timing of closure, enforcement of its use, and design of its junction with the access road into Northstowe.
- Further discussion is also required with regards to agreeing the proposed off-site transport mitigation measures. These range from levels of bus service required and associated financial support, to the adequacy of the highway access strategy discussed above. In terms of local impacts and how potential local increases in traffic flows might be mitigated, these include proposals for Willingham crossroads, potential traffic calming of Ramper Road between Longstanton and Swavesey, and proposals for Rampton Road between Willingham and Rampton. In terms of cycle network enhancements, further discussion is also required on improvements to cycle access to Northstowe from Swavesey, Over, Cottenham, Rampton and Girton.

- 1.20 In summary, and as is common with major applications, there is much to seek additional detail on. Until this additional information is provided and these matters are resolved the County Council maintains a holding objection on transport matters.

2. WATER MANAGEMENT COMMENTS

Sustainable Drainage Systems (SuDS)

- 2.1 The Lead Local Flood Authority have a watching brief regarding SuDS at this moment in time. The Environmental Statement and FRA/Drainage Strategy predominantly focus on flood risk and pollution control there is little emphasis on how this is to be integrated into the outdoor space. Access to SuDS features and an understanding on their purpose are important across the site as well as good integration into the urban landscape. Additionally there did not appear to be an indicative SuDS layout with estimated storage at each location other than waterpark, further detail should be worked up early on to demonstrate that these elements can be brought into the overall design of the development without being lost amongst other site requirements.
- 2.2 The section on future maintenance and adoption is unclear at the moment, this should be clearly set out particularly due to the interlinking with the first phase of the water park. Anglian Water should be approached as soon as possible to establish whether they will consider adopting the second phase of the strategic SuDS infrastructure. Overall there is a need to ensure that run off from new developments is carefully managed so that surface water flood risk is not increased in surrounding areas or water quality reduced to nearby water bodies.

Informative

- 2.3 Please note any ordinary watercourses including those with award status within the site which require certain works (e.g diversions and/ or culverting) will require prior written consent from Cambridgeshire County Council under the Land Drainage Act 1991. This is irrespective of any planning permission given. Failure to obtain such consents may result in Enforcement

action.

3. MINERALS AND WASTE & STRATEGIC WASTE COMMENTS

Planning Statement

- 3.1 The policy review in the Planning Statement omits any mention of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and Site Specific Proposals Plan (Feb 2012). Both have policies, allocations and designations which are directly relevant to Northstowe Phase 2, and which need to be reflected in the development's Construction Environmental Management Plan (CEMP) and the Waste Strategy.

Environmental Statement, Waste Strategy and CEMP

- 3.2 Although the Waste Strategy acknowledges the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011), unlike the planning statement, it is worth noting that both waste planning policy (including supplementary planning documents) and waste disposal (including the provision of household recycling centres) is the responsibility of Cambridgeshire County Council (CCC). At present CCC provides 9 household recycling centres (HRCs) rather than the 10 referred to within Paragraph 4.2.1.7. South Cambridgeshire District Council is responsible for the waste collection within Cambridgeshire which includes Bring Sites. At present the Waste Strategy does not appear to make this distinction.
- 3.3 The preparation of a Soil Resources Survey and Plan, the latter of which will be linked to the CEMP is welcomed. It is also noted that a Materials Management Plan detailing the strategy for the re-use of soils will be prepared.
- 3.4 Construction, Demolition & Excavation (CD&E) Waste Arising – an accurate estimation of construction waste has not been given at this stage, pending the decision on what types of construction methods will be used. Benchmarking has therefore been done. Similarly a pre-demolition audit of the existing buildings to be demolished has not been completed, so it has not been possible to accurately estimate demolition waste arising from these sources. This means that figures in the Environmental Statement, Waste Strategy etc. are based on general assumptions rather than detailed forecasts related to this development. Firm arising figures for the different inert waste streams are necessary for the waste audit and strategy, CEMP, and Site Waste Management Plan (SWMP) to be effective. It is noted that the latter will be a living document and will also contain waste forecasts. The Waste Strategy states that it includes a preliminary SWMP (Appendix b). However, this is an outline of what might be included in a SWMP rather than a detailed SWMP. The forecasts of inert waste arisings should be refined as soon as possible, and be reflected in the detailed CEMP and SWMP's that are proposed for each separate phase of the development. This should be secured by planning condition.
- 3.5 Inert Waste Management Measures – the application and detailed proposals do not mention or include the provision of the temporary waste management

facility required by Policy CS28 of the Cambridgeshire and Peterborough Core Strategy (adopted July 2011). Policy CS28 identifies the need to maximise the re-use, recycling and recovery of inert waste streams from construction and demolition and requires all strategic development (and it specifies Northstowe) to have temporary inert waste recycling facilities in place throughout their construction phases. A corresponding allocation is made in the Cambridgeshire and Peterborough Site Specific Proposals Plan (adopted February 2012) for an Area of Search for this facility (SSP Policy W1T). This needs to be taken forward, and secured by a planning condition. The temporary inert waste recycling facility will be key in facilitating the delivery of sustainable construction waste management for the development, and any associated aspirations which will be set out in the supporting SWMP, Waste Strategy and CEMP (site wide and for the following phases) for Northstowe Phase 2.

- 3.6 Operational Waste – although it is the strategic service that CCC will be considering when assessing this Phase 2 application, the continued commitment to the delivery of the Northstowe HRC is welcomed. However, whilst the acknowledgement of the HRC service is welcomed, we are concerned that although Paragraph 6.2.3.1 of the Waste Strategy acknowledges that ‘phase 2 will be expected to make a financial contribution to this facility’ the RECAP Contributions Assessment as part of the RECAP Tool Kit shown on pages 53 and 54 of the Waste Strategy states that it is not relevant and reference should be made to the S106 Heads of Terms for Phase 1 where land has already been provided. As early discussions have been in line with the statement made within Paragraph 6.2.3.1 we expect the toolkit to be updated as appropriate.

Suggested Conditions

3.7 Site Waste Management Plan and Waste Audit

Prior to the commencement of development a full Site Waste Management Plan and Waste Audit must be submitted in writing and approved by the Local Planning Authority. This shall include details of:

- a) Construction waste infrastructure including an inert waste management 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) A RECAP Waste Management Guide toolkit, including a contributions assessment, shall be completed with supporting reference material;
- i) 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 is required.

The agreed Site Waste Management Plan shall be implemented.

Reason: *To ensure that waste arising from the development is minimised and that which is produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Policy DP/6 of the South Cambridgeshire District Council Development Control Policies DPD (2007).*

3.8 **Phase Specific Construction Environmental Management Plans**

A phase specific Construction Environmental Management Plan (CEMP) shall be submitted and approved for each phase of the development hereby permitted. Each phase specific CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire & Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy.

Each shall address the following aspects of construction:

- a) A construction and phasing programme;
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers;
- c) Construction hours;
- d) Delivery times for construction purposes;
- e) Soil Management Strategy including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007;
- f) Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228 (1997);
- g) Maximum noise mitigation levels for construction equipment, plant and vehicles;
- h) Vibration monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228 (1997);
- i) Setting maximum vibration levels at sensitive receptors;
- j) Dust management and wheel washing measures to prevent the deposition of debris on the highway;
- k) Site lighting;
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds;
- m) Screening and hoarding details;
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- o) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures;
- p) External safety and information signing and notices;
- q) Liaison, consultation and publicity arrangements including dedicated points

- of contact;
- r) Consideration of sensitive receptors;
- s) Prior notice and agreement procedures for works outside agreed limits;
- t) Complaints procedures, including complaints response procedures
- Membership of the Considerate Contractors Scheme;
- u) Location of Contractors compound and method of moving materials, plant and equipment around the site.

The Construction Environmental Management Plan shall be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (District Council to insert policy references); and to comply with Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.*

4. CHILDREN, FAMILIES & ADULTS COMMENTS

Housing

- 4.1 Planning statement 6.6.5 – lifetime homes, clarification that 25% of all homes in phase 2 will be of lifetime home specification (all affordable housing ~20% and 5% of market homes). This is a low figure and we would like to see it increased. Considering the Homes and Communities Agency aspiration is that by 2013 all new homes will be being built to Lifetime Homes standards it is felt a high proportion is warranted.
- 4.2 Housing Strategy page 2 – welcome the opportunity to review the housing strategy after a period of 2 years, as this will enable emerging extra care, and supported living strategies from CCC to be incorporated. However, clarification will be required on when the 2 year period begins and how much influence a updated/amended housing strategy will hold on the detailed plans. This has particular reference to the last line of the 3rd para under ‘objective: Public Sector Working Together’ (page 3) where early determination of requirements is requested
- 4.3 Housing Strategy page 7 - Extra Care provision welcome the statement regarding provision for older people. Consideration should be giving to the timing of this requirement (likely to be much later in the life of the development) and therefore how land can be secured for this purpose.
- 4.4 Housing strategy page 11 ‘Objective : Support the early establishment of a new community’ - this is a critical area for CFA and the approach suggested is welcomed. However insufficient ownership has been placed on the applicant and subsequent developers to contribute to this process. An example could be a commitment that non developed land could be handed to the community on a temporary basis for community uses (maintenance issues would have to be discussed)

Employment

- 4.5 Planning statement 6.7 – Consideration has not been given to the employment opportunities during the build out of Northstowe phase 2. It is requested that the application reflects that employment opportunities will be made available to local Cambridgeshire residents, in particular through making available apprentices and other training opportunities for young people in the surrounding area

Town Centre

- 4.6 Town Centre Strategy - Overall there seems to be a lack of focus on the town centre providing quality community services and facilities (which is a policy on page 33) and detailed in principle 7 page 10 (where the benefits of co-location is touched upon). There is a lot more focus on health services; it would be good if this could be extended for all public and community service.
- 4.7 Town Centre Strategy - Although it is mentioned there is little detail regarding the use of temporary provision and how this would align with the planned phasing of the town centre. More clarification is required.
- 4.8 Town Centre Strategy - Principles pg 6-13. It is disappointing that there are no principles relating to inclusivity, accessibility and the town centre being a focus for the community and a place for community development.
- 4.9 Town Centre Strategy – page 17. Difficult to comment on this table without space allocation (mentioned in comments under land use). It would be beneficial to specify the type of civic use expected in the town centre and the provision of civic hub (shared building providing library, access to local authority services & support including Children's centre outreach services etc). There is also concern that this table does not reflect the desire to have buildings with flexible shared use which may require a combination of D1 and D2 use classification.
- 4.10 Town Centre Strategy -6.2 anchors Pg 18. Welcome the opportunity that the secondary school will offer temporary community facilities but this would need to be explored in much greater detail, does this mean informal meeting space and drop in facilities? Would expect that a form (even if it is temporary) of a community Hub should be included as an early anchor. It is restrictive to only include health facilities. Also a community hub could provide additional education facilities (as they mention) and may include health facilities (such as in the Southern Fringe).
- 4.11 Town Centre Strategy – 8.1 need clarification on how community, health and childcare facilities (both temporary and permanent) are aligned with the town centre phasing.
- 4.12 Town Centre Strategy – page 30 welcome the power of 10 concept for the town centre.
- 4.13 Town centre Strategy – general comment would look for the link between the learning campus and the community facilities to be protected. For example for Consent Streets so that the type and nature of shops is managed e.g. to avoid betting/ fast food establishments.

Sustainability

- 4.14 Sustainability statement – general comment – sustainability statement fails to place sufficient focus on sustainable communities. National strategy for delivery of sustainable development discusses the importance of sustainable communities through improving people's lives through improving service delivery to new developments.
- 4.15 It is disappointing that the Community Development strategy was not attached in more detail to this document rather than as a mention in the housing strategy (appendix to the Planning Statement).
- 4.16 Sustainability Statement – Section 5.2 does not reflect the importance of room sizes in the well-being of the community's residents. Public health are currently identifying evidence to show the impact of small room sizes on wellbeing. Also we would like to see more cross referencing to flexible community space, and meeting the needs of existing and future generations. For example, adaptable housing; not just lifetime homes but also for extended families to live together, use of land mark sign posting around the town in order to ease navigating around the town for older people and the need for informal meeting spaces where people can get to know their neighbours and feel safe.
- 4.17 Sustainability Statement – section 11. To create a sustainable community there must be a combination of social inclusion, appropriate homes, appropriate jobs, services and community infrastructure. Edgar definition defines sustainable communities as: active, inclusive, safe, well run, environmentally sensitive, well connected & well served. Targets & dialogue should be included in the document to reflect these elements.
- 4.18 Sustainability Statement - Health and wellbeing – comments in Health Impact Assessment (HIA) comments.
- 4.19 Sustainability Statement - Social infrastructure, disappointing that comments around the benefit provided by co-locating services and greater emphasis has not been captured. This is in terms of providing early support and promotes easy access to a range of services.
- 4.20 Sustainability Statement – Inclusivity, welcome the comment on the presence of community facilities enabling people to interact and establish relationships. However, the formation of these social networks requires support beyond just providing the infrastructure. Much of the research into new towns and community emphasise the importance of community development work beyond simple welcome events to help form these links. It is also well documented that despite good community development work, some residents will still struggle with loneliness and isolation following moving to Northstowe. Left unsupported these feelings can rapidly escalate to poor mental health; therefore it is seen as important that preventative specialist support is available in Northstowe in conjunction with the community development work.

Health

- 4.21 Health Impact Assessment - 5.2. Consideration should be given to the Local authority services that contribute to the health and wellbeing of residents

particularly the role of the Locality Team and specialist mental health community workers. This should be understood in terms of capacity to deliver services to Northstowe. The benefits to financially supporting the local authority to provide sufficient preventative and early support should be explored. NB: this goes beyond providing the infrastructure to meet the discussed need by providing the actual support required to avoid the need escalating.

- 4.22 Health Impact Assessment - 5.9. Whilst the role and benefit of a Community development worker is appreciated there is a need for an additional resource to mitigate for the impact expected in Northstowe.
- 4.23 Health Impact Assessment - 5.9. Concerned that this section does not provide sufficient assurances that the need to support the community to form social networks has been reflected and addressed. 5.9.4 Emphasises the need for community integration with neighbouring villages but not community development within Northstowe itself.
- 4.24 In addition we would require more clarification on bullet one of the recommendation/monitoring. Using the number of complaints as a measure of disruption of community facilities is not acceptable.
- 4.25 Health impact assessment – B1.4.10 clarification required. When assessing the existing health profile has the finding of the Joint Strategic Needs Assessment (JSNA) for new communities been taken into consideration? This is particularly relevant in terms of the Mental wellbeing when looking at the existing population. The residents of Northstowe are more likely to follow the trends documented in the JSNA than the surrounding area.
- 4.26 Health impact assessment – C2. Welcome the recognition on page C3 that capacity of existing services affect the accessibility of services. This should be considered in terms of social (local authority) support services too.
- 4.27 Mothers of young children are also a vulnerable group in terms of mental wellbeing (JSNA).
- 4.28 Health impact assessment – HUDU Matrix. We do not feel the text in evidence, impact & recommendations columns relate to the more detailed discussion and evidence base documented in appendix B & C. More cross referencing is required recognising there is a health impact and developing a plan for how the developer will work with the relevant agencies to mitigate it.

Land Use

- 4.29 Planning Statement 4.1.3 - Greater clarification is required on the 'Health, Community & fitness' category. Concern that 6,000sqm will be insufficient for health and community facilities appropriate to the size of Northstowe. The Town Centre facilities should be sufficient to cover the whole of Northstowe (including phase 3) although we appreciate that these may be delivered when Phase 3 comes forward. Will require a better understanding of how this allocation will be split between each category.
- 4.30 Planning Statement 4.1.3 - greater clarification is required on the 'Youth Facility' category. Does this category reflect indoor and/or outdoor facilities?

Does this category include LEAP/NEAP provision if so 2,000 sqm will not be sufficient. If not how much has been allocated to local play areas?

- 4.31 Planning Statement 6.10 – clarification requested between children play space and informal outdoor space and the space provided by the Town square.

5. PUBLIC HEALTH COMMENTS

Introduction to response from Public Health

- 5.1 The Health Impact Assessment (HIA) as submitted as part of the above application has been reviewed along with the other documents which are specifically mentioned in the HIA. The inclusion of an HIA for this application is welcome. Generally the HIA is a comprehensive account of the potential health impacts which could affect existing nearby residents or the future residents of Northstowe Phase 2.

General comments on the HIA

- 5.2 General comments on the HIA:
- There is no mention of any provision for Gypsies or Travellers.
 - There is not much detail about housing design e.g.
 - provision of Cycle Storage areas within each property,
 - provision of specific housing for older people
 - There is no HIA of the connectivity of Northstowe to the other surrounding villages
 - The Cambridgeshire “Building Communities that are healthy and well” document has not been used – This is a requirement of the South Cambridgeshire District Council HIA SPD
 - The Local Policy included in Appendix A included Public Art – this has not been addressed within the main HIA
 - There are concerns that the mix of employment is not balanced in that it may not be sustainable to concentrate on higher paid research and development type jobs at the expense of lower skilled/paid jobs.

Specific Comments on Section 5 of the HIA

- 5.3 Housing Quality and Design:

- **Existing Conditions**
The appropriate reports have been used. There should have more details on the affordable housing proposals broken down by tenure.
- **Impact Assessment – Construction Phase**
The impacts considered include air quality, noise and visual intrusion linking to mental health. The assessment has also considered affordability on the local rental market due to renting by contractors for their workers.
- **Impact Assessment – Early Occupation**
Same as construction phase. The benefits include access to a range of housing types and tenures.

- **Impact Assessment – Full build out**

There is an aim to achieve a minimum of code for sustainable homes level 4 for some market homes but this figure is not defined and needs to be confirmed as part of subsequent negotiations.

- **Health Effects**

There are potential negative effects on Mental Health due to construction – particularly to occupants of Rampton Drift including vulnerable groups of older people and children living nearby. The HIA states that these are to be controlled through the CEMP although the precise effects which can be controlled and by how is not clear. Minimum space standards are mentioned in relation to density but it is not clear that the minimum space standards will be met for all dwellings.

- **Recommendations and Monitoring**

The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent.

5.4 Access to healthcare services and other social infrastructure:

- **Existing Conditions**

The assessment of the existing services is fine.

- **Impact Assessment – Construction and Early Occupation Phases**

The assessment that there are likely to be increased demand on existing healthcare services during both the construction and early occupation periods is fine, and mitigation is therefore required.

- **Impact Assessment – Full build out**

The assessment for the full build out period is fine

- **Health Effects**

There are concerns that there is likely to be a significant gap in terms of healthcare facilities provided in the town centre due to the projected phase build out of the town centre. The facilities in Longstanton, which are being expanded to cope with phase one and the existing communities of Longstanton, will reach capacity before the healthcare facility in the town centre is built. Therefore the town centre facility will need to be brought forward in the phasing schedule or an alternative temporary capacity will need to be provided.

- **Recommendations and Monitoring**

The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent. There is a recommendation on provision of transport, but this has not been mentioned in the assessment so it's unclear as to why it needs any mitigation measures. The recommendation on the use of school facilities will need community access agreements and it is suggested this forms part of the planning consent otherwise there could be limited community facilities if the school options are not available.

5.5 Access to Open Space and Nature:

- **Existing Conditions**

The assessment of the existing conditions is fine although the loss of the existing golf course as part of phases one and two should have been included.

- **Impact Assessment – Construction Phase**

The assessment of the impacts during construction are fine. There may be impacts on the open space in phase one during the construction of phase two, in addition the phasing and build out will need to ensure that the open space remains accessible.

- **Impact Assessment – Early Occupation**
No comments
- **Impact Assessment – Full build out**
No comments
- **Health Effects**
There is no assessment of the distance to open space from phase two residential dwellings which should form part of the access to open space assessment. There is little detail on the provision and location of open space. This will need to be included as part of any reserved matters applications.
- **Recommendations and Monitoring**
The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent. For the second recommendation *“Reinstatement of areas of existing open spaces or footways required for construction should be to the same standard as prior to construction”* this should be amended to read *“...same standard or better as prior...”*

5.6 Air Quality, Noise and Neighbourhood Amenity:

- **Existing Conditions**
This section is factually incorrect, an Air Quality Management Area (AQMA) has NOT been declared for the site, however, an AQMA has been declared for certain lengths of the A14 north of Cambridge and may include the A14 close to the proposed southern access road.
- **Impact Assessment – Construction Phase**
The assessment that dust is not normally associated with negative health effects is disputed, dust may exacerbate existing preconditions such as asthma and respiratory conditions. Reference is made to the CEMP with regards to contaminated waste, these references need to be expanded to include UXO as well as contaminated land. The Travel Plan will need to include both construction and construction worker traffic due to the length of the build out to reduce emissions and noise.
- **Impact Assessment – Early Occupation**
The assessment is fine
- **Impact Assessment – Full build out**
The assessment is fine but advice should be sought from the Environmental Health Officer at South Cambridgeshire District Council with regards to the significance of concentrations of airborne pollutants from traffic.
- **Health Effects**
The assessment of the health effects is fine but it is worth noting that the duration could be for a number of years and may be considered long term rather than short term.
- **Recommendations and Monitoring**
The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent. Conditions should also be attached which control the location and design of any haul roads in order to protect existing residential properties and the occupants of the early phases of phase 1 and 2. There is also likely to be noise from the commercial uses in the town centre which may need to be conditioned at reserved matters stage.

5.7 Accessibility and active travel:

- **Existing Conditions**

The assessment of the existing conditions is fine but the assessment would benefit from assessing the usage patterns of the Cambridgeshire Guided Bus cycle path as this is not illuminated and during the early evenings. In winter this may cause a usage drop leading to a more seasonal pattern of use, and an increase on road traffic during the winter months and therefore additional pressure on the local road network.

- **Impact Assessment – Construction Phase**

The assessment is fine but should mention the need to separate haul roads from traffic and pedestrians where feasible as part of a road safety strategy.

- **Impact Assessment – Early Occupation**

No comments

- **Impact Assessment – Full build out**

Safer routes to schools should be one of the guiding principles and seems absent from the HIA. The principles of this section are fine but the “how” is missing and there are no specific references to other plans which may help achieve the aims.

- **Health Effects**

The assessment of health effects is fine but there needs to be careful phasing and mitigation to ensure that as much open space remains accessible during the 15+ year build out.

- **Recommendations and Monitoring**

The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent.

5.8 Crime Reduction and community safety:

- **Existing Conditions**

The assessment of the existing conditions is fine

- **Impact Assessment – Construction Phase**

The assessment of the construction site being a possible target for crime is correct and as such a security strategy should be agreed with the Police and South Cambridgeshire District Council prior to the commencement of construction on site.

- **Impact Assessment – Early Occupation**

As above in addition the presence of occupied dwellings intermixed with construction activity may give rise to feelings of insecurity of the early occupiers of phase two, therefore a community development approach is recommended to alleviate any insecurity prior to occupation and to continue until, if not after, final full build out is complete.

- **Impact Assessment – Full build out**

The assessment is fine but the final paragraph mentions potential negative impacts due to the night time economy and there appears to be no mitigation measures proposed to control this.

- **Health Effects**

The assessment of the health effects is fine.

- **Recommendations and Monitoring**

The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent but clarification is needed as to what is meant by “early occupation” in the second bullet about providing support services for young people. An appropriate trigger level to provide services for young people needs to be set as part of any consent.

5.9 Access to healthy Food:

- **Existing Conditions**
No comments
- **Impact Assessment – Construction Phase, Early Occupation, Full build out**
The assessment of the impacts during the various phases of the development is fine.
- **Health Effects**
The assessment of the health effects is fine.
- **Recommendations and Monitoring**
The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent. There needs to be a strategy to prevent the possible proliferation and location of fast food outlets in the town centre and the wider phase two development to control:
 - Outlets near schools or on routes to schools
 - Outlets near or in open green space
 - The numbers of outlets
 This could involve declaring Northstowe a consent street area prior to commencement of construction, and early discussions with Public Health and the South Cambridgeshire District Council would be beneficial.

5.10 Access to work and training:

- **Existing Conditions**
No comments
- **Impact Assessment – Construction Phase, Early Occupation, Full build out**
The assessment of the impacts during the various phases of the development are fine, although an assessment of the potential of Northstowe becoming a “learning” centre could have been assessed, including the location of the library and education in terms of bringing positive health benefits to residents and those from further afield.
- **Health Effects**
The assessment of the health effects is fine.
- **Recommendations and Monitoring**
The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent. In addition a strategy to promote local job opportunities both during and post construction would be beneficial, these may include linking with local construction colleges. There is an opportunity to see education as an opportunity throughout the life course as a continuum of learning rather than focusing on specific age groups if Northstowe is to become an “exemplar of education”.

5.11 Social Cohesion:

- **Existing Conditions**
The assessment is fine but there is likely to be issues with integrating the existing communities of Oakington, Longstanton and Rampton Drift.
- **Impact Assessment – Construction Phase**
No comments
- **Impact Assessment – Early Occupation**
The assessment is fine but there will be the need for additional community development work/workers to build on the work on the phase 1 development and to work on phase 2 before the first occupation of phase 2.
- **Impact Assessment – Full build out**
The assessment is fine.

- **Health Effects**

The assessment of the health effects is fine.

- **Recommendations and Monitoring**

The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent, and would suggest a facility is made available prior to commencement of works on phase two for community development to have a base, this may be a temporary facility and could be based in phase one during the early period prior to construction of phase 2.

5.12 Minimising the use of resources:

- **Existing Conditions**

There is some confusion regarding the terminology of Waste recycling centres which should be clarified, there is a difference between Household Waste Recycling Centres and “Bring Sites”.

- **Impact Assessment – Construction Phase, Early Occupation, Full build out,**

No comments

- **Health Effects**

The assessment of the health effects is fine.

- **Recommendations and Monitoring**

The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent. The issue of litter can also be controlled by good design as well as by monitoring.

5.13 Climate Change:

- **Existing Conditions**

No comments

- **Impact Assessment – Construction Phase, Early Occupation, Full build out**

No comments

- **Health Effects**

The main findings of the assessment are fine, however an assessment of building design (cooling and heating technology) would have been beneficial, Surface water flooding both during construction and full build out could also have been included.

- **Recommendations and Monitoring**

The proposed recommendations and monitoring suggestions are fine and these should be conditioned as part of any consent, in addition there could be innovative solutions to flooding and runoff through permeable hard standing areas and pavements.

Summary of comments on the HIA

5.14 In summary the main concern relates to the likely significant gap in terms of healthcare facilities provided in the town centre due to the projected phase build out of the town centre. The facilities in Longstanton which are being expanded to cope with phase one and the existing communities of Longstanton will reach capacity before the healthcare facility in the town centre is built. Therefore the town centre facility will need to be brought forward in the phasing schedule or an alternative temporary capacity will need to be provided.

5.15 In addition the following conditions should be imposed on any consent:

- Community access agreement(s) for the school(s) to provide access to both community building space and open green space
- A condition to control the location and design of any haul roads in order to protect existing residential properties and the occupants of the early phases of phase 1 and 2.
- Trigger levels are set which clearly define what is meant “early occupation” particularly in regards to the provision of support services for young people.
- A strategy is needed to prevent the possible location and proliferation of fast food outlets in the town centre and the wider phase two development to control, a strategy or planning restrictions should consider:
 - Outlets near schools or on routes to schools
 - Outlets near or in open green space
 - The numbers of outlets

This could involve declaring Northstowe a consent street area prior to commencement of construction, and early discussions with Public Health and the South Cambridgeshire District Council would be beneficial.

- a strategy to promote local job opportunities both during and post construction, these may include linking with local construction colleges and include consideration of apprenticeships.
- A facility/building is made available prior to commencement of works on phase two for community development to have a base.
- A condition to require a “Safer Routes to Schools” concept is included in any school travel plan.
- A security strategy is agreed with the Police and South Cambridgeshire District Council prior to the commencement of construction on site, and a community development approach is taken to alleviate any insecurity prior to occupation and to continue until, if not after, final full build out is complete.
- The mitigation measures proposed in the CEMP should be conditioned.

5.16 In addition the applicant should consider the following issues as part of any reserved matters applications.

- There is also likely to be noise from the commercial uses in the town centre
- More precise detail on the location of smaller areas of open space.

Comments on other documents submitted as part of the Application

5.17 Construction Environmental Management Plan (CEMP):

- Section 6.2.4 mentions the need to avoid bonfires – this should be conditioned that no bonfires are allowed on site during the construction period.

5.18 Planning Statement:

- There is no provision for Gypsies or Travellers mentioned in the Planning Statement
- In section 4.1.3 table 4.3 gives an allocation for town centre floorspace for “health, Community, Fitness Centre” this needs to be split down by each use to give a precise allocation for the “Health” use.
- Section 6.13.2 mentions a short section of the busway route will temporarily be shared with traffic – there needs to be a health impact assessment of this proposal.

5.19 Town Centre Strategy:

- There is no mention of public toilet facilities in the town centre
- There needs to be a “community space” early on in the phasing of the town centre
- The Health facility will need its own parking provision for those with mobility issues who may not be able to walk from a central car park. In addition it will need access and parking for ambulance vehicles.

6. LIBRARIES, ARCHIVES AND INFORMATION COMMENTS

- 6.1 There is no specific date or phase given for the construction of the library (or shared community building which the library is part of) The town centre construction is from 2019 – 2031 and in the Town Centre Strategy (pg 18) it states that the library could be an early anchor for the Town Square but this is a suggestion and not definite.
- 6.2 Nowhere does it suggest the library will be in a shared building or a standalone building . We would want to co-locate library, learning and information services as part of multi-service / multi-agency provision / one stop shop provision if at all possible.

7. SPORTS COMMENTS

Comments on whole Northstowe site

- 7.1 The Sports Principles paper (see Appendix 1) developed along with South Cambs DC should be used to underpin all of the sports facility provision at Northstowe.
- 7.2 We should *"Continue to develop and invest in a network of high quality, fit for purpose sports facilities that facilitate increased participation, improve health and well being and enhance the quality of life for existing and new communities"*.¹
- 7.3 The development of sports clubs, whether social or competitive, assists with community cohesion and the general health of the population. The provision of formal and informal open space allows people to relax and enjoy their leisure time.
- 7.4 Modern sports facilities should be:
- Integrated into the overall design of a new development through the planning and consultation process
 - Positioned in accessible locations with the potential for users to arrive by foot, bike, car or bus.
 - Fully accessible to everyone with well-designed sports and ancillary facilities e.g. car parking, reception area and changing rooms
 - Where appropriate, clustered with other sport facilities to provide a multi sports hub
 - Designed and built following consultation with users, and national and local sports organisations and to technical standards and guidelines drawn up by *Sport England* and/or the Sports Governing Bodies.

¹ Cambridgeshire Sports Facilities Strategy 2008-2021. Strategic Leisure.

- 7.5 New provision could be provided through:
- Upgrading and enhancing existing facilities
 - Co-locating with other community facilities e.g. a school, if evidence shows that this is the best place to position them and if a mutually acceptable dual use agreement is in place for a minimum of 21 years.

7.6 **Space**

Standards should be established regarding accessibility, quantity and quality of sports facilities, taking into account local demographic forecasts and the existing and projected rates of participation. These are locally determined by:

- Local Authority demand analysis and planning documents²
- A Playing Pitch Strategy (for outdoor sports)
- A Sports Facilities Strategy (for indoor sports).

Modelling of local supply and demand is supported by a range of documents, including Local Authority Sports and Leisure Strategies, local sports clubs assessment of demand and *Sport England* publications³

7.7 **Service Standard**

High quality services which are:

- Within a 20 minute walk of quality provision in urban areas⁴
- Within a 20 minute drive of quality provision in rural areas
- Delivered through an extensive range of public and commercial sports facilities
- Monitored regularly to assess performance against recognised standards⁵

7.8 **Core services**

- Access to local facilities and a supportive infrastructure to aid participation in sport by all members of the community
- A wide range of sports facilities that encourage participation, competition and excellence
- Opening hours and a pricing structure that reflects the needs and capabilities of the local population to participate in sport
- Well-designed facilities to guarantee equality of access for all and a quality experience for everyone participating in sport

7.9 **Enabling provision**

² Examples : Fenland Sports Facilities Demand Analysis 2026 and South Cambs : Sport Play and Open Space Supplementary Planning Document, Jan 2009

³ Sport England key documents:

- *Sport England's Active Places database and Active Places Power strategic planning tools.*
- *Sport England's Facilities Planning Model.*
- *Sport England's Active People and Market Segmentation tools.*
- *Sport England's Sports Facilities Calculator*
- *Sport England's Playing Pitch Strategy guidance*

⁴ Sport England key documents:

- *Sport England's Active Places database and Active Places Power strategic planning tools.*
- *Sport England's Facilities Planning Model.*
- *Sport England's Active People and Market Segmentation tools.*
- *Sport England's Sports Facilities Calculator*
- *Sport England's Playing Pitch Strategy guidance*

⁵ 'Quest Accreditation' Quality Assurance Scheme.

- Locally based sport development worker(s), building links within and between new and existing communities.

Comments on Phase 2 application

- 7.10 The original 'Sports Facilities Strategy for Northstowe' was produced in 2008. It is a concern that this strategy has not been reviewed and fine tuned. It is very important to review the strategic vision for sport in Northstowe so that the development of indoor and outdoor sports facilities in the town meet the required standards.
- 7.11 Para.6.10 states that a strategy for formal sports and play provision will be prepared following the granting of outline consent. This should be produced earlier than this to assist design and specification and also to inform Members and the general public when they are considering applications for Phase 2 and 3.
- 7.12 The overall requirement for outdoor sport in 2008 was calculated at 38.2ha, adjusted to 34.6ha to take account of the proposed provision of two full-size Artificial Grass Pitches (AGP's). However, there is no reference to overall outdoor sport provision for Northstowe in the current application. Again, a revised strategy is essential to confirm the new requirements for outdoor sport.
- 7.13 With regard to Phase 2, it is stated that provision for outdoor sport will equate to 10.66 hectares, however the policy requirement for phase 2 is calculated at 14.4 hectares, a shortfall of 3.74 hectares.
- 7.14 This phase includes the Eastern Sports Hub and the remainder of the Northern Sports Hub (most of which was included within Phase 1 of the development).
- 7.15 There is a lack of detail with regards to the full range of sports facilities to be provided within each sports hub e.g. grass pitches, artificial grass pitches, tennis courts, athletics tracks, multi-use games areas etc. It is difficult to make an informed comment if the facility mix and proposed location and layout has not been included.
- 7.16 The 2008 strategy for delivering indoor community sports facilities for Northstowe is via shared use facilities on the proposed secondary school site with detailed management arrangements to be agreed at a later date.
- 7.17 The original 2008 strategy highlighted the need for the following facilities to meet demand from the new population, with these provided in phase 2:
- 8 court sports hall
 - 6 lane 25m swimming pool plus learner pool
 - Health and fitness suite
 - 2 Squash courts
- 7.18 It was proposed that the main indoor community sports facilities for the whole of Northstowe would be provided as a 'dual use' facility at the proposed secondary school.
- 7.19 The current application does not contain detailed plans for the proposed secondary school, in particular the community sports facilities. Again it would assist the process to review and revise the sports strategy with regard to

indoor sports provision.

7.20 Other issues/questions:

- How useable will the school sports pitches be if they are on the flood plain? Has the 'Institute of Groundsmen' been consulted on the suitability of the surface/sub surface?
- ATPs that have water on them and then freeze will be very expensive to maintain and repair.
- The dual use of the school sports facilities is welcomed but school pitches cannot be counted against the formal open space provision.
- To meet South Cambs and Sport England standards formal water space (swimming) is required in Northstowe. The sport stakeholder group had outlined the secondary school as the optimum provider but I do not see a pool and adjoining learner pool identified in this application?
- There seems to be a super-sized AGP suggested in the text to provide for different sports to be played. This is not a practical or logical solution and cannot be supported. Ideally phase 2 should provide one full sized, floodlit, sand filled AGP at the school site and one floodlit, 3G rubber crumb surface full size pitch within the adjoining sports hub.

8. ARTS COMMENTS

8.1 *'Spaces for the creation, production, performance and showcasing of arts are an essential component of sustainable and successful communities; the arts are able to bring people together, create links between different communities, and encourage people to feel a sense of pride and belonging in their local area.'*⁶

8.2 *'Arts leaders and organisations occupy a major place in the 'Big Society': as civic leaders they contribute to the cohesion of their local communities, civic pride and quality of life.'*⁷

8.3 Arts activities create opportunities for community interaction and build a sense of place. They can inspire learning and support skills and personal development as well as health and mental well-being and are an essential component of positive activities for young people. High quality, sustainable and well-located arts facilities need to be taken fully into account in the planning of new development and in regeneration, they sit within the category of social and community needs. The arts play a vital part in social and economic regeneration.

8.4 Modern arts provision should be:

- ☐ Flexible to meet the needs of diverse audiences
- ☐ Flexible to meet the demands of different and new art forms
- ☐ Integrated into the overall design of a new development
- ☐ Fully accessible to everyone with well-designed facilities
- ☐ Positioned in accessible locations

8.5 New provision will facilitate an ongoing and meaningful experience of the arts

⁶ Arts, Museums and New Development, A standard Charge Approach, March 2008.

⁷ Arts Council England – Why the Arts Matter 2010

and may best be provided through:

- A specifically designed and built arts facility
- An enhancement of existing facilities and venues
- Co-location with other cultural and community facilities

8.6 **Space / Premises:**

- ☐ 45 square metres per 1,000 population⁸

(NOTE: The benchmark outlined above should be seen as a starting point for negotiation. It should be translated into local benchmarks by local authorities, supported by local evidence of need, and the derivation of local costs. This will include an assessment of:

- The location, size, and services offered by arts venues.
- Quantitative and qualitative assessments of their current adequacy
- An assessment of needs and opportunities taking account of the estimated population increases or changes in the distribution of population in growth areas⁹)

8.7 **Service Standards**

- Opportunities to participate in a wide range of arts activity
- Opportunities to access high quality arts practice
- Equitable and inclusive access across the County

8.8 **Core Services:**

- Access to and local opportunities to participate
- Galleries housing permanent collections and temporary exhibitions;
- Multi-use arts venues and theatres;
- Production, rehearsal and education space for arts.
- Opportunities for participation available from birth to old age
- Access to a range of high quality arts provision

8.9 **Enabling provision**

- ☐ Locally based arts development worker (s), building links within and between new and existing communities.

8.10 We see no mention of the above in the phase 2 planning application. We would like to see an arts strategy developed for the whole site to include phase two. The town centre is a major provision in phase 2. As such consideration for arts provision, which could include a performance space, display areas, public art or a myriad of other options should be explored and provided to meet a local need. This is the advice given in the Town and Country Planning Toolkit, 2013. There is no mention of resources, particularly in the early years of the phase two development, of an arts development post. This would assist with establishing arts groups, performances, displays etc. in Northstowe.

9. **MUSEUMS COMMENTS**

9.1 *"Museums enrich the lives of individuals, contribute to strong and resilient communities, and help create a fair and just society. Museums in turn are immensely enriched by the skills and creativity of their public"*¹⁰

⁸ Arts, Museums and New Development, A standard Charge Approach, March 2008.

⁹ TCPA Culture and Sport Planning Toolkit, May 2013.

¹⁰ <http://www.museumsassociation.org/museums-change-lives>. Museums Association 2013

- 9.2 Application of the Association of Independent Museum's 2010 *Economic Assessment Toolkit* suggests that the value of visitors to museums in Cambridgeshire in 2012-2013 approached £4m¹¹.
- 9.3 Modern and attractive museum facilities should be:
- In accessible locations with good transport links
 - Located in a significant local building or co-located with community facilities thus enhancing the community landscape
 - Accessible to the whole community and users across the age ranges and people with a disability
 - An inspiring, safe, local space for both local community and visiting audiences
 - Interpreting the collections in ways which support users' learning and enjoyment¹²
- 9.4 New provision may best be provided through:
- Upgrading of existing facilities through redisplay, refurbishment and extension to provide better access and interpretation.
 - Co- location with other cultural or community facilities
 - Utilisation of a redundant historic building, for which it provides a viable use.
- 9.5 **Space / Premises:**
- 28 square metres per 1000 population¹³.
 - Public space should include, reception area, public exhibition area (permanent) and preferably also temporary exhibition space. Non public space should include collection and archive/library storage areas.
- 9.6 **Service standard:**
Accredited museums must obtain or exceed published minimum standards in collection care and documentation, both in how they are managed and governed and on the information and services they offer to their users.¹⁴
- 9.7 **Core Services:**
- Access to collections, either on-line or in person
 - Visit available from birth to old age.
 - Access to a range of excellent quality interpretation material within the collections
 - Flexible opening hours
- 9.8 **Enabling provision:**
- Locally based museum development worker(s), building links within and between new and existing communities.

10. EDUCATION COMMENTS

¹¹ *East of England Museums Benchmarking* <http://sharemuseumseast.org.uk/wp-content/uploads/2014/03/Benchmarking-2012-13-All-museums-FOR-PUBLICATION-ONLINE.xls>

¹² *Arts, museums and new development: a standard charge approach*. MLA 2008.

¹³ <http://www.museumsassociation.org/museums-change-lives>. Museums Association 2013

¹⁴ Arts Council England (ACE) Accreditation Scheme

General – relate to Illustrative Masterplan; Design and Access Statement; Parameter Plans and Planning Statement:

- 10.1 Following detailed pre-application discussion with the developer, a number of assumptions have been made about Northstowe Phase 2. Understanding these is critical for providing a context for the comments made in relation to the 0-19 year old educational provision required as being necessary to mitigate the impact of the development proposals.
- 10.2 Northstowe phase 2 is proposed as being for development of up to 3,500 homes. The Council has assumed a standard housing mix, but based on information provided by the developer, and in consultation with Council officers, has assumed only 20% of these homes will be classed as affordable housing. This is a significant assumption, as the percentage of social housing is one of the main factors in determining the overall pupil yield forecast from a development. The long term pupil forecast for the phase 2 proposals are outlined in table 1 below.

Table 1: Long-term forecast for 3,500 homes in Northstowe Phase 2, assuming 20% affordable homes

Age range	Total forecast child yield	Forecast pupils per year group	Forms of Entry ¹⁵ (FE)
0 to 3	746	187	n/a
4 to 10	1089	156	5.2
11 to 15	778	156	5.2
16 to 18	467	156	n/a

- 10.3 It is critical that these comments are read only as a comment on the proposals set out in the Phase 2 outline planning application. Any changes to the number of homes, housing mix and specifically tenure mix will lead to changes in the forecast pupil yield for the development. Revised assessment of the demands of the development will be required should this key assumption change.
- 10.4 The Council has a significant **objection** to the Land-use Parameter Plan, which indicates that part of the eastern education site may be used for residential development. This has emerged in the outline planning application without any prior consultation, and is considered totally inappropriate and should be returned to education use. The overall site area of the eastern education site at 16.74 hectares is 2 hectares smaller than the County Council would typically require for the range of education provision which will be located on this site; this will include all phases of education (Early years,

¹⁵ A single form of entry is 30 places x the numbers of years in the school. Thus, for primary school 1 FE is equal to 30 places x 7 Year Groups and for secondary school 1 Fe is equal to 30 places x 5 Year Groups

Primary, Secondary, Post-16 and Special Education Needs).

- 10.5 The Council has already indicated that, the potential to link the secondary school and community sports provision, thus delivering at least one All Weather Pitch, possibly on the school site, mitigates this shortfall. In this regard, the Council does not raise an objection to the overall site area. However, the first phase of the Northstowe secondary school will need to be delivered ahead of, or in the very early stages, of Phase 2. It is critical that the site area and location is known well in advance of this in order to enable the design of the school to be completed. Delivery of this additional area as residential development rather than education provision would also further reduce the available site area. Although officers have indicated a willingness to compromise on the site area, as set out above, a further reduction in available developable area is not acceptable.

Early Years and Childcare:

- 10.6 The County Council has a statutory duty to facilitate the market to secure sufficient early years and childcare provision. Although its role is as a commissioner of provision rather than as a provider. A key part of this role is to ensure that there are sufficient places to enable eligible 2 year olds (currently approximately 40% of 2 year olds) and all 3 and 4 year olds, to access 15 hours free provision each week.
- 10.7 There is also a duty to secure a range of different types and patterns of provision to support families in returning to work. This will include the promotion and development of the childminder market as well as full day-care for 0-4 year olds.
- 10.8 The planning application includes the provision of two new primary schools, which will provide some mitigation towards the impact of the proposed development.
- 10.9 In line with the Council's established policy, these schools will include accommodation to facilitate pre-school provision. Each school would typically be expected to provide a class base for each form of entry, thus a 2 FE primary school will provide 2 class bases. Each class base can provide up to 52 sessional places for 3 and 4 year olds or 48 sessional places for funded 2 year olds. Across the two schools, it is anticipated that there five class bases, which equates to places for up to 260 3 and 4 year olds, or 240 funded 2 year olds.
- 10.10 Against a likely overall demand of around 480 places for funded 2's, 3 and 4 year olds it is clear that this is insufficient to allow the Council to fulfil its statutory duties. It is important to note that eligible children will also be expected to access their free entitlement through a range of different types of provision. This includes other Private, Voluntary and Independent pre-school settings, full day-care and childminders.
- 10.11 It is also important to highlight that this level of demand assumes that these children only take their 15 hour statutory entitlement. Evidence clearly demonstrates that provision of additional hours is needed to meet the needs of families. Therefore, additional early years settings will be needed throughout Phase 2 of Northstowe to ensure that the demand for provision can be met.

- 10.12 In addition to these sessional places, there will also be a need to secure appropriate provision to enable other pre-school and day-care providers to open. The County Council would not seek to have these sites secured through the outline planning application, but would request that sufficient plots of land are given a D1 planning allocation, to facilitate the delivery of private providers, to establish provision as the development progresses. This may include exploring opportunities which may arise in relation to other service provision, for example, co-location of a pre-school with Community Facilities. Provision should be in accessible locations, and should reflect different patterns of accessing provision. This includes families opting for a setting close to their employment and not just homes. To reflect this, opportunities to secure sites within the town centre, local centres and employment hubs should be encouraged. In addition, there should be consideration as to how private pre-school and early years provision can be encouraged and maximised through and within the S106. The County Council has recently incorporated this approach into the S106 at Alconbury Weald.

Primary education provision:

- 10.13 The phase 2 application provides for 2 primary schools (one 2 FE and one 3FE) to be delivered as part of the delivery of phase 2. Between them, these schools will provide 1,050 primary school places. When considered alongside the longer forecast demand of Northstowe phase 1, this is sufficient demand to mitigate the impact of the development proposals.
- 10.14 There will be a need to carefully consider the timing of delivery of these schools to ensure that there is sufficient capacity in Reception and Key Stage 1 year groups to meet the demand of the new community.
- 10.15 The timing of these schools, PS1 in Sub Phase C (2019-21) and PS2 in Sub Phase E (2023-2026) will be critical to ensuring that the Council can commission sufficient primary education provision. It is considered that the proposed phasing is appropriate, to allow development of the schools alongside the corresponding residential development.
- 10.16 It will however, be critical, that:
- the S106 agreement provides sufficient assurance that free-serviced sites, as defined by the County Council's policy (Cabinet 2014), are provided in a timely manner;
 - in the planning and delivery of subsequent phases of delivery sufficient consideration is given to securing safe walking and cycling routes to schools. It is noted that once travel patterns are established in the early stages of a school being open it can be more challenging to change these. It is therefore, critical, that throughout the delivery of each sub-phase, every effort is made to promote sustainable modes of travel.
- 10.17 It is stated that the eastern schools would be up to 12m in height while the western school would be up to 9m. It is requested that flexibility is maintained on these heights to meet the requirements for a primary school that may be up to two storeys and a higher secondary school. Maximum of heights would be of **15m** and **12m** respectively may more suitable. It is positive that no minimum heights for the schools have been set.

- 10.18 The schools are overlooked by residential development that is stated to be up to 3 storeys high in some locations. This is appropriate and should ensure that the school buildings are not unduly overlooked.

Primary School 1 site:

- 10.19 The first primary school is proposed as being delivered adjacent to the secondary school, to the west of the site. The final location of the primary school within the site is yet to be determined. The developable areas established through the parameter plans are considered to provide sufficient flexibility for the County Council and other stakeholders to finalise the site area outside the Outline Planning Application process.
- 10.20 The relationship between the primary school and the primary road will be crucial. Specifically, the Council is concerned that there is the potential that the location and design of the primary road, adjacent to the primary school, will not allow for a free ease of movement for parents and pupils to and from the school. To address this, the Council requires the layout of the primary road to be carefully managed with clear crossing points to allow for ease of access to both the primary and secondary schools, with priority given to pedestrians and cyclists.

Primary School 2 site:

- 10.21 The second primary school site is located to the east of the centre of the Phase 2 development, surrounded by residential land uses with a secondary access route from the western primary access road. The location of this primary school is supported, being located centrally to the site and community it will serve, and with good access to the school from the surrounding road network. It is also set back from the primary road network, which allows for ease of movement to the school.
- 10.22 The Council has previously raised concerns about the proposal for the school to be delivered through the re-use of the Officer's Mess building. Without evidence to demonstrate that this approach will not undermine the ability to deliver a high quality and sustainable environment for the delivery of education, the Council **objects** to this proposal, and the expectations for use of this site for education purposes raised through the planning application.
- 10.23 Paragraph 72 of the National Planning Policy Framework (NPPF) sets out that the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It also sets out that the authority should give great weight to the need to create, expand or alter schools. In this regard it is imperative that the education authority have the ability to build a purpose built school that meets the stringent Building Bulletin requirements. It is highly unlikely that the officer's mess building will be of an appropriate size, scale, height and layout to meet the educational requirements for the school, even with significant amendments. It will significantly constraint any school development on the site and is not supported by paragraph 72 of the NPPF.
- 10.24 In the event the officers/the applicants want to retain the officers mess building it is considered that it would be more appropriate for use as a community building or business use, where there is likely to be greater flexibility regarding

layout and size of areas.

Secondary education provision:

- 10.25 Secondary education for Northstowe phase 2 will be provided by the expansion of the secondary school from the 4 FE delivered in response to Phase 1 to 8FE.
- 10.26 The site set aside in the Northstowe Phase 2 indicative masterplan is closely aligned to the site identified in the Northstowe DFD and Phase 1 S106 agreement. The amendments which have been made have been in consultation with the County Council and are supported. It is considered that the modified approach and flexibility within the site provide the opportunity to better generate linkages between the secondary school, Post-16 provision and the town centre than would have been possible previously. This will further support the development and delivery of the Northstowe Economic Development Strategy and may help create better links to community facilities by enabling the school's design to better relate to the wider community.
- 10.27 The relationship between the secondary school and the primary road will be crucial. Specifically, the Council is concerned that there is the potential that the location and design of the primary road, adjacent to the primary school, will not allow for a free ease of movement for parents and pupils to and from the school. To address this, the Council requires the layout of the primary road to be carefully managed with clear crossing points to allow for ease of access to both the primary and secondary schools, with priority given to pedestrians and cyclists.
- 10.28 A further consideration is the relationship between the secondary school and indoor and outdoor community sports provision. This is especially true in relation to the potential for shared use and management of these facilities. It is noted that the overall site area for formal outdoor space is significantly below the SCDC policy requirements. The outline planning application suggests that this will be offset, in part, through the provision of All Weather Pitches. The County Council would suggest that if this approach is to be accepted, that these should, where possible and appropriate, be located on, or as close to the secondary school site as possible. This will promote greater security for these facilities, as well as allowing their use by as many people as possible, which could further enhance the sports curriculum delivered at the secondary school.
- 10.29 There is a need to clarify the approach for delivering community sports provision in Northstowe, specifically for defining the long-term governance arrangements to ensure that the facilities which are provided remain viable and of high quality. Discussions between the Councils and Cambridge Meridian Academy Trust have begun. It is important to understand SCDC's long-term aspirations for management and governance of public assets in Northstowe at an early stage, and to ensure that there is political support for arrangements which are put in place.

Post-16 and Special Educational Needs provision:

- 10.30 The approach outlined in the Phase 2 planning application for securing Post-16 and Special Education Needs provision are supported, notwithstanding the detailed comments raised above in relation to the eastern education site.

Specific Comments:

10.31 Environment Statement - Noise

Noise levels are predicted to be below 55dB across most of the site. Although the 2031 Do-Something noise contours across the site indicate that the criteria in BB93 are likely to be met, it must be asserted that further assessment will be required to ensure that these standards will be met. CCC Education have no objection to the location of the schools on noise grounds, however further information is required to give certainty regarding noise emissions to the school sites to demonstrate noise will not be a constraint to development. This particularly relates to the Secondary School and Primary School site PS1, which are more likely to be affected by noise from the guided busway and the primary road.

10.32 In the event that planning permission is granted for the proposals a pre-commencement condition should be imposed requiring more detailed noise surveys to determine noise levels to the school sites, with mitigation measures/attenuation to be provided as appropriate. Any mitigation/attenuation as required should be provided by the applicant for the wider development.

10.33 On Northstowe Phase 1 application the Environmental Health Officer has recommended a number of conditions with regard to noise and concern regarding noise from the school to the neighbouring residential uses. Whilst CCC do not consider schools buildings to be of noise disturbance to neighbouring residents, it is important that the Environmental Health Officer is happy with the land use arrangements, to avoid any need for mitigation and conditions on the school application at detailed application stage. Officers should discuss this matter with the Environmental Health Officer, prior to determination of the application.

10.34 Environment Statement – Ecology

It is stated that the edges of the school fields would be left to grow long, to widen the buffer zones wherever possible and provide cover for wildlife. It is not considered appropriate to set out requirements for internal use of the school site at this stage. Ecological enhancements will be planned at detailed applications stage, along with a number of other educational requirements for the school.

10.35 CEMP

The CEMP submitted with the application states that haul routes and operating plants will be sited away from potential receptors such as schools to help control vehicle and plant emissions. This is supported.

10.36 Framework Travel Plan

The Framework Travel Plan states that residential parcels of Phase 2 are within an 800m/10 minute walking distance of the secondary school and the majority of homes would be within a 400 metres/five minute walking distance of a primary school. This approach is reasonable and is supported.

10.37 Movement and Access Masterplan

The movement and access masterplan continues to show a foot/cycle path through the larger school site. The County Council strongly object to this as it

is a major constraint on the effective masterplanning and development of the site for education purposes – especially as it splits the developable area in two. It poses significant challenges in terms of safe-guarding, with an open access path running through the centre of the school site.

11. HERITAGE COMMENTS:

- 11.1 There are several elements to the heritage of Northstowe: the mitigation (fieldwork) required in advance of development, public engagement with archaeological fieldwork, the presence of designated and non-designated historic assets in and around the development area that will become part of the new town, and the presence of several existing heritage groups and interests in the area.
- 11.2 To begin, the mitigation of each phase of Northstowe will continue to be defined by the Historic Environment Team in discussion with each developer and their agents (D9/a of the NAAP). The delivery of these phases of work is a stipulation of the NPPF, and is to a great extent independent of other heritage activities at or around Northstowe. Nevertheless, the outcomes of these fieldwork phases will provide a great deal of information about the landscape that should be made available to new residents, existing populations and researchers alike (also in line with the NPPF) and D9/d of the NAAP.
- 11.3 The area in and around Northstowe is itself an asset that presents a great opportunity to enrich the new town, and make it more than another housing development. The historic station of RAF Oakington has stories and connections to tell, and it is fantastic that the HCA are looking to keep three non-designated structures alongside the listed pill boxes; finding a sustainable future for all of these is important (D9/c of the NAAP). These are the Guardroom, the Officers' Mess and the Admin Block. Outside the airfield, there are the village cores and the area of Longstanton Paddocks.
- 11.4 There is already a significant and active heritage presence around Northstowe in the surrounding villages. This includes the Longstanton & District Heritage Society, the Oakington & Westwick History Society, and the Churches Conservation Trust at St Michaels Longstanton, plus there is a new network of aviation museums and interests across Cambridgeshire being created.
- 11.5 Therefore the heritage 'offer' at Northstowe has to achieve the following:
- Tell the story of RAF Oakington
 - Provide a forum for the findings of the development – led archaeological work
 - Find a use for the designated and non-designated historic assets
 - Protect the integrity of the surrounding designated assets (D9/b of the NAAP)
 - Engage with new residents and existing populations
 - Provide a "sense of place" for Northstowe
- 11.6 This is a broad vision for Northstowe's heritage, and would benefit from a proactive programme of delivery consistent across current and future phases. We would suggest the establishment of a 'heritage vision and master plan' for the new town that can be supported by all parties. This would contain objectives for the heritage assets in and around the development area,

proposals for exhibition spaces and the roles of the various local societies. This master plan would be 'owned' by a heritage panel that in turn could give way to a Heritage Trust that ultimately could fundraise, manage and advise the new town.

11.7 This approach has several advantages:

- It provides for a joined up approach by all parties with a unified goal and direction for the conservation of heritage assets
- Each member is part of the whole yet keeps their own identity
- It allows heritage to be embedded in the new development at the outset
- It gives a local voice to conservation matters
- Heritage is a good news story: this provides a PR platform
- Ultimately it offers a basis for a Heritage Trust to look after its own interests and find raise accordingly.
- It can also provide better return for core funding.
- It allows the town to document it's own originals: how many place s can say that?

11.8 There are main heritage and archaeology elements are as follows:

- 1) Long term storage of archive: we envisage that the main 'bulk' archive will be lodged with the County Council, for which appropriate costs will be payable; however this archive would also form the basis for displays in the Guardhouse, although the storage requirements are better met elsewhere. This storage cost can be included in the developer funded archaeology costs.
- 2) Public Archaeology: displaying materials, exhibits and presentation/interpretation assuming a suitable venue is available and suitably equipped.
- 3) Display areas: providing the venue for (2) above. This is an unknown at present.
- 4) Management of pillboxes: as designated heritage assets these will need to be looked after.
- 5) Longstanton Paddocks is a non-designated heritage asset that lies between the old and new settlements. It too needs to be managed.

11.9 These sites and objectives will require someone on the grounds to deliver, oversee and guide the outcomes, plus to liaise with other stakeholders and views. Obviously there are also the other structures on site to consider.

11.10 For these and all the reasons above, we would suggest the creation of a heritage panel with membership from local communities and societies, local authorities and developers. We can then drive the heritage of the area forwards as an integral part of the development.

12. BROADBAND COMMENTS:

12.1 Broadband is now considered the fourth utility and has become a major consideration in the purchase of a new house, as well as being essential to attracting businesses. Its importance is set to grow as more things within the home become connected and as consumers access more services via the internet.

12.2 Early provision to new communities is crucial to ensure that developments are

attractive places to live and that residents can access the services they need via the internet as well as being able to work from home reducing the impacts of new developments on the local transport network. It also supports the local economy as Businesses are unlikely to be drawn to setting up and operating from a new development that has no access to broadband, limiting the economic growth of the new town. Retrofitting this infrastructure can be costly and also disruptive to the street scene. Failure to have appropriate broadband provision can also lead to a digital divide and issues of social isolation and exclusion for the new residents.

- 12.3 The County Council expects that Northstowe will from the outset have the open access infrastructure needed to enable Broadband providers to connect fibre to homes and businesses. We would also expect the developer to demonstrate that a commercial agreement is in place for Internet Service Provider(s) to connect all premises on the site to the fibre network. This will ensure that residents and business have the connectivity they need and support Northstowe in becoming a thriving community. The County Council expects that this will be secured through the following planning condition:

Superfast Broadband

With the exception of any enabling or infrastructure works, no development shall commence on each reserved matters area of the development until a strategy for the provision or facilitation of broadband to future occupants of that reserved matters area has been submitted to and approved in writing by the Local Planning Authority in consultation with Cambridgeshire County Council. The strategy shall ensure that upon occupation of each dwelling or commercial premises in that reserved matters area, the infrastructure to facilitate fibre optic cables from a site wide network to each dwelling or commercial premises contained within that reserved matters area has been provided in accordance with the approved details. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a superfast broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable. Major infrastructure development must also provide ducting that is available for strategic fibre deployment. The approved strategy shall thereafter be implemented in accordance with its terms.

Reason: *To provide high speed technology and communications in the interests of sustainability to reduce reliance and car-based travel, and to ensure that the needs of future residents to connect to the internet does not necessarily entail engineering works to an otherwise finished and high quality living environment.*

13. SECTION 106 REQUIREMENTS:

- 13.1 Appropriate Section 106 funding is required to mitigate the impacts arising from Northstowe Phase 2. The County Council would require contributions, in the form of financial contributions and free-serviced land, for a number of services and infrastructure provision. Details of these requirements will be worked through with SCDC as part of the S106 and viability negotiations.

APPENDIX 5: Political Decision-making and Information Timetable for Resolution to Grant Outline Planning Permission in March 2015

Meeting and date	Decision/ discussion
Informal member briefing 12.1.15	Member briefing to discuss viability following from costs meeting in December and request of income.
E and E committee 13.1.15	Discussion on Northstowe Phase 2 timetable, update on Dec Spokes paper and progress so far, member Q and A with officers.
NJDCC 28.1.15	Discussion on Northstowe Phase 2 public services strategy and civic hub work. Member briefing and Q and A.
Community Forum 28.1.15	Informing parish councils on progress
E and E committee 3.2.15	Decision: formal County Council response to Phase 2 application
E and E spokes 5.2.15	Discussions on viability and S106 priorities.
SCDC Cabinet 5.2.15	Discussion on S106 priorities.
Informal Member NJDCC briefing 9.2.15	Discussion of draft planning response to HCA and present to committee schedule of expected/negotiated amendments
<i>E and E committee seminar on s.106, CIL and development</i> 24.2.15	<i>[Non-Northstowe specific] Session to inform committee members and other elected members about s.106, CIL, developer contributions etc. Also an opportunity to work with members on how best to work with them on these complex negotiations.</i>
Community Communication 24.2.15 – 3.3.15	Potential slot to provide feedback and information updating on the application responses.
NDJCC 25.2.15	S106 Heads of Term presented to members with viability information
Informal member briefing 9.3.15	Presentation of draft report for the 25 th NJDCC.
E and E committee 10.3.15	Update on the County Council's response to SCDC as the LPA and decision on CCC S106 priorities.
NDJCC 25.3.15	Resolution to grant outline planning permission for Northstowe Phase 2 – subject to S106 negotiations and potentially various other conditions.