

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

To: Environment and Sustainability Committee

Meeting Date: 17th September 2020

From: Steve Cox; Executive Director, Place and Economy

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

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

Outcome: To consider and endorse the officers’ response to an outline planning application for up to 1,000 new dwellings at Northstowe Phase 3b

Recommendation: The Committee is requested to:

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

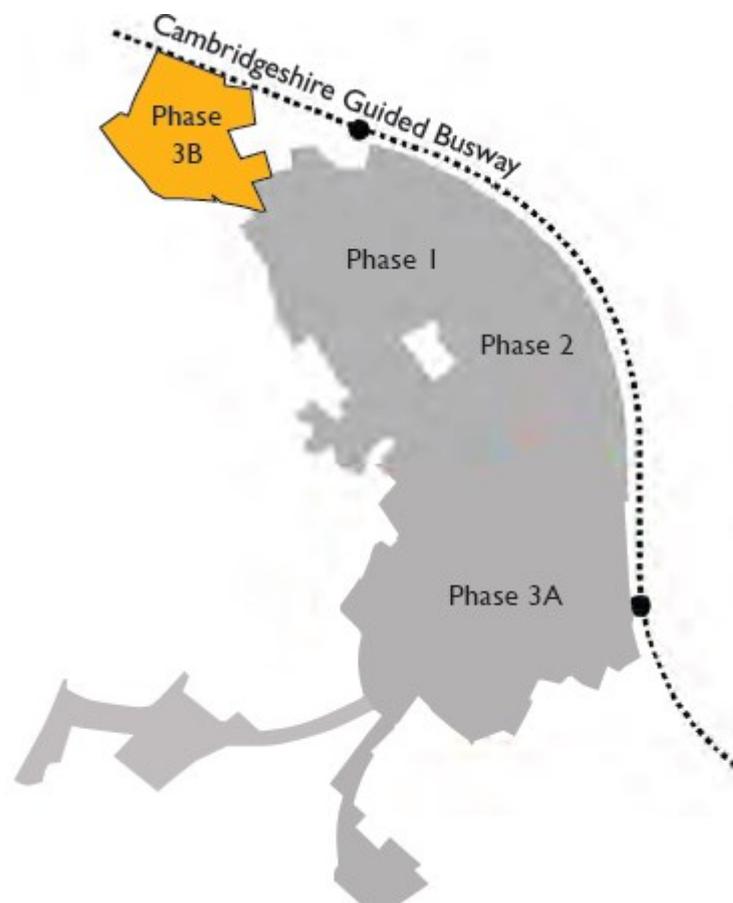
b) Delegate to the Executive Director, Place and Economy in consultation with the Chairman and Vice Chairman of the Committee the authority to make minor changes to the response.

<i>Officer contact:</i>	<i>Member contacts:</i>
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1. BACKGROUND

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

Figure 1 – Northstowe Phase 3b Site Plan



1.4 The OPA proposes:-

- up to 1,000 homes;
- a primary school
- secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses)
- Open space and landscaped areas;
- Engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved.

2. MAIN ISSUES

2.1 The County Council has been engaged closely with the District and the Northstowe developers from the inception of the new town, through masterplanning development framework and the outline planning applications for each of the earlier two phases. This engagement has continued with Phase 3b with extensive pre-application engagement in addition to the statutory consultation on the application. The Phase 3b application has been made in the context of the development framework for the whole new town and the provision of infrastructure will conform to these principles.

2.2 Officers have reviewed the planning application and supporting documents and a summary of the key issues are set out below. Full detailed comments are also included in Appendix 1. This section sets out the key issues arising from the development for the County Council in terms of the development impacts and the level of mitigation that will be required through planning obligations.

Education

2.3 One 2 form of entry new primary school is proposed within the development with the developer providing land and financial contributions towards the capital cost of the school. Developer contributions will also be sought towards the secondary school, post 16 and SEN provision which are being provided as part of Phase 2. Details will be subject to the s106 to be agreed with the applicant and South Cambridgeshire District Council.

Libraries and Lifelong Learning

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

New Communities

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

Public Health

- 2.6 No formal response received due to capacity within Public Health responding to the Covid-19 Pandemic, however informal response indicated Public Health were involved in the scoping of the Health Impact Assessment with the applicant and have no major concerns with Health Impact Assessment.

Highways and Transport Assessment

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

Section 106 Heads of Terms

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

3. ALIGNMENT WITH CORPORATE PRIORITIES

Report authors should evaluate the proposal(s) in light of their alignment with the following four Corporate Priorities.

3.1 A good quality of life for everyone

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

3.2 Thriving places for people to live

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

3.3 The best start for Cambridgeshire's children

The development will provide education facilities for all children

3.4 Net zero carbon emissions for Cambridgeshire by 2050

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

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

There are no significant implications within this category.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

There are no significant implications within this category.

4.3 Statutory, Legal and Risk Implications

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

4.4 Equality and Diversity Implications

There are no significant implications within this category.

4.5 Engagement and Communications Implications

There are no significant implications within this category.

4.6 Localism and Local Member Involvement

There are no significant implications within this category.

4.7 Public Health Implications

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

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

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

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

**Have any Public Health implications
been cleared by Public Health**

Yes or No
Name of Officer: Kate Parker

Source Documents

Location

Northstowe Phase 3b planning application

Available at: [S/20/02142/OUT](#)

Appendix 1: County Council Officer Comments

Outline planning application for the development of Northstowe Phase 3B, comprising up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved. Application accompanied by an Environmental Statement.

20/02142/OUT

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

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

1.0 EDUCATION INFRASTRUCTURE SERVICE

Environmental Impact Assessment

- 1.1 It should be noted that the statutory distance for primary pupils to walk is 3.2 km (2 miles) not the 5km as identified within the report. Nevertheless, the developers' assessment that there is no capacity within surrounding schools is welcomed and is in line with the Council's own assessment. This the case for both primary and secondary pupils.
- 1.2 The overall demand from the 1,000 new dwellings have been assessed using the Council pupil yield multipliers (see appendix 1). This shows a demand for primary school places of up to 1.9 forms of entry (FE) arising from the site. It is proposed to mitigate this demand through the provision of one 2 FE new primary school within the development. This approach is in line with advice provided to the developers as part of pre-application consultation.
- 1.3 The County Council agrees with the need to mitigate secondary education provision as a developer contribution for expansion of the existing Northstowe secondary school rather than an alternative approach to securing separate capacity. This is in line with the overall development proposals for Northstowe and reflection advice given by officers.
- 1.4 We welcome the reference in the planning statement for contributions towards the new SEN provision in the main education campus site.

Parameter Plans

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

2.0 LIBRARIES AND LIFELONG LEARNING

2.1 Cambridgeshire County Council has a mandatory statutory duty under the Public Libraries and Museums Act to provide a comprehensive and efficient library service to everyone living, working or studying in Cambridgeshire.

2.2 The importance of libraries to the quality of life, well-being, social, economic and cultural development of communities is recognised both nationally and locally. Therefore, it is important to include access to a range of library facilities to meet the needs of the residents of this new development for information, learning and reading resources in connection with work, personal development, personal interests and leisure.

2.3 These services and facilities include:

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

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

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

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

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

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

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

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

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

- 2.8 Secondly, where appropriate the **level** of developer contributions for new library service provision will be based on national guidance which sets out the costs per head of population increase to cover building, fitting out, stocking and equipping libraries. The guidance is contained in the document: *Public Libraries, Archives and New Development: A Standard Charge Approach, May 2010*, developed by the Museums, Libraries and Archives Council on behalf of the Department of Culture, Media and Sport, the central government department with overall statutory responsibility for public libraries. This standard charge approach has formed the basis of the agreements already in place for the major new developments in Cambridgeshire. The standard charges are based on the Royal Institution of Chartered Surveyors (RICS) Building Cost Index and the National Statistical Office Retail Price Index for books and periodicals and will be adjusted in line with those indices over time.
- 2.9 Based on these principles, the actual level of the contribution sought for each development will depend on its size and location in relation to the size / physical capacity of existing library accommodation. However, in all cases it will include a one-off contribution to book and library stock and the shelving, equipment and infrastructure to accommodate and support those additional resources.
- 2.10 In order to assess whether the contribution is ***necessary to make the development acceptable in planning terms*** the County Council calculates the number of new residents arising from the new development and assesses this against the current capacity in the area.
- 2.11 The development is within the catchment for the new Northstowe Library in Phase 2.
- 2.12 As the housing mix is currently unknown the number of new residents arising from a site has been calculated by applying the County Councils general household size multiplier of 2.50 residents per dwelling.
- 2.13 This development would therefore generate an additional 2,500 new residents (1,000 dwellings x 2.5 average household size).
- 2.14 Contributions will be sought on the basis of £59 per head of population as per the guidance referred in paragraph 2.8.
- 2.15 Therefore a total contribution of £147,500 (£59 x 2,500) towards the fit out of the Northstowe Library in phase 2 is required to mitigate the impact of the development.

3.0 MINERALS AND WASTE

- 3.1 The site falls within: W1T Northstowe (Area of Search) (W8AQ) as depicted on page 188 of the Cambridgeshire and Peterborough Minerals and Waste Site Specific Plan (SSP) and an area identified

as a Sand and Gravel Minerals Safeguarding Area, (also depicted on page 184 of the SSP). Policy CS26 Minerals Safeguarding Areas and Policy CS28 Waste Minimisation, Re-use, and Resource Recovery of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy are also relevant.

- 3.2 The application documentation includes a Waste Management Strategy, which is welcomed. The Strategy inter alia notes previous discussions between the County Council and District Council and the applicant regarding waste, and includes an outline Site Waste Management Plan. In contrast to the Northstowe 3b application this Waste Management Strategy does not address the W1T Northstowe (Area of Search), and it requested that the applicant addresses this omission. If the LPA is minded to grant planning permission, in order to ensure that Policy CS28 is adhered to, it is requested that the condition below be imposed.
- 3.3 The topic of the safeguarded sand and gravel does not appear to be addressed within the application documentation. Policy CS26 Mineral Safeguarding Areas of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy sets out that development will only be permitted where 1) it has been demonstrated that the mineral concerned is no longer of economic or potential value, or 2) prior extraction to the development takes place, or ... 4) there is an overriding need for the development and prior extraction cannot be reasonably undertaken. At this time, this policy does not appear to have been addressed. It is, therefore, requested that the applicant assesses the practicalities of incorporating prior extraction into the proposal, if possible. If this is not possible, please include the optional criteria [i] in the condition below requiring that the topic of incidental extraction of minerals be addressed through the Detailed Site Waste Management Plan. Until such time as the requested information is provided, the Minerals and Waste Planning Authority objects to the application.

Condition: Detailed Waste Management and Minimisation Plan

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

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

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

Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with [policy CS26 and] policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.

4.0 SUPPORTING NEW COMMUNITIES

4.1 The County Council requires the following mitigation measures:

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

4.2 See Appendix 2 for detailed contributions.

Appendix 1

Education justification

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

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

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

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

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

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

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

As this application is in Outline in which approval for a fixed dwelling mix is not being sought the number of pupils generated by the development has been calculated using the County Council’s general child yield

multiplier. The County Council's Research Service has developed an evidence base using information on child yield from all types of development that have occurred across Cambridgeshire and in surrounding Local Authorities. From this information general multipliers have been derived that can be applied to proposed development in order to forecast the expected child yield. These are as follows:

- *Early Years = 30 children per 100 dwellings;*
- *Primary Education = 40 children per 100 dwellings (increased to 40 children per 100 dwellings in December 2017); and*
- *Secondary Education = 25 children per 100 dwellings.*

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

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

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

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

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

When considering whether there are surplus school places the County Council only considers the catchment area of the school(s) in which the proposed development lies. The reason for this is that if journeys to school

exceed the statutory walking distances, or do not have an available route, the County Council would be required to provide transport, with additional ongoing revenue costs. In addition, not planning on this basis could give rise to issues of accessibility, additional congestion from car trips and road safety (crossing roads and cycling etc.).

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

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

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

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

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

Appendix 2

Cost Summary	Pre-occupation	100th occupation	plus 24 months	Guaranteed	Total
Total kickstart funding	£4,085.00	£4,085.00	£4,085.00	£12,255.00	£12,255
MH SCW (level 3) (3 yrs)	£0.00	£0.00	£0.00	£0.00	£0
MH training (level 2)		£6,800.00		£6,800.00	£6,800
MH Counselling Services CYP		£1,600.00		£1,600.00	£1,600
District Team staff (2 yrs)		£37,500.00	£37,500.00	£75,000.00	£75,000
Children centre staff (2 yrs)		£13,810.63	£13,810.63	£27,621.25	£27,621
Children centre equipment/activities		£6,250.00	£6,250.00	£12,500.00	£12,500
IDVA (2yrs) (if level 3)		£13,968.32	£13,968.32	£27,936.64	£27,937
DA Kick Start funding (If Level 2)	£600.00	£600.00	£600.00	£1,800.00	£1,800
Social care unit (2 yrs) if Level 3 (100%)					£0
Social care unit (2 yrs) if Level 2 (50%)	£0.00	£0.00	£0.00	£0.00	£0
Specialist Community Development Worker (2 yrs) if level 2 or 3	£8,333.33	£8,333.33	£8,333.33	£25,000.00	£25,000
Multiagency co-ordination if level 2/3	£10,555.56	£10,555.56	£10,555.56	£31,666.67	£31,667
Community Development Activities if level 1					£0
School nursing					£0
Health visiting		£6,875.00	£6,875.00	£13,750.00	£13,750
Health new towns initiative legacy (project workers)		£6,250.00	£6,250.00	£12,500.00	£12,500
Health new towns initiative legacy (kickstart funding)		£2,800.00	£2,800.00	£5,600.00	£5,600
total	£23,573.89	£119,427.84	£111,027.84	£254,029.56	£254,030

Appendix 3 – Other services responses

Archaeology

The proposed development is located in an intensively settled and managed historic landscape e site is located in a landscape of high archaeological potential. Excavations undertaken in and around Longstanton, including Northstowe Phases 1 and 2 and the large residential development to the west of the village have identified extensive and intensive land use throughout the Iron Age, Roman, Saxon and medieval periods. Cropmarks and geophysical survey within the proposal area identify a complex pattern of enclosures. A preliminary evaluation undertaken in 2004 indicated a Roman period date for this site, with artefacts of Iron Age, Saxon and medieval date providing evidence for the longevity of land use.

Pre application meetings were held with the County Council's Historic Environment Team, where HET's view that field evaluation was necessary, to be undertaken prior to planning permission in order to inform the assessment.

The Environmental Statement provides reference to the currently known archaeological resources within the application area and suggests further trench evaluation to be undertaken prior to the commencement of construction works. It goes on to suggest excavation and "watching brief" of areas to be determined at a later date, with mitigation to be undertaken in conjunction with enabling works. We advise against this approach as the current baseline understanding of the archaeological potential of the site is insufficient to determine an appropriate mitigation responses.

We recommend further field evaluation is necessary to define the character and extent of known and anticipated heritage assets throughout the proposal area. The results would enable an informed assessment of the development impacts and the measures required to mitigate the impact of development. This programme of work should be undertaken to inform the planning application and enable revisions to the Environmental Statement to clarify the character, significance and extent of heritage assets of archaeological significance in the area and inform clear proposals to mitigate the impacts of the proposed development.

HIGHWAYS

Comments

1. Pre-amble:

Application Form - It is noted that the application is submitted with All Matters are Reserved.

2. Station Road/ B1050/High Street - Main Access:

The single main point of access is acceptable in principle. However, notwithstanding that the application is submitted with all matter reserved, it is essential that the proposed access arrangements, comprising significant alterations to the roundabout geometry and walking and cycling infrastructure, are subject to the Stage 1 Road Safety Audit (RSA) process. This is necessary to ensure that the development is deliverable in a safe form and appropriate form, and provides adequate future year capacity.

However, the submitted access arrangement requires re-design as per comments provided to the applicants agents prior the submission; accordingly, a supporting information pack is require to be submitted suitable for RSA, which in turn must be completed to a satisfactory level prior to determination. The revision requires greater detail with respect to pedestrian and cycle linkages, and particularly the crossing of the B1050.

CCC have spoken directly with HE and Arcadis, who are preparing details for submission.

3. Indicative Masterplan:

Noting the indicative nature of the submission I would make the following comments:

3.1 Linkages to Station Road east I note the Northstowe Coordination Statement of Intent document. The LPA/ LHA need to ensure high quality connections are made to the eastern boundary at points to be agreed, without intervening land.

The identified links pedestrian/ cycle and emergency links to allocation to the land to the east and south are noted and welcomed. Clear legible and direct routes should be developed through the site between these boundaries and Station Road as part of the detailed layout.

To ensure comprehensive development west of Station Road, links must be constructed to the respective site boundary without any intervening land.

3.2 CCC Guided busway this is a permissive path only and the link to this route can only be accepted with the expressed consent of CCC Busway Team; the Busway Manager, Campbell Ross-Bain, should be contracted in this respect.

3.3 The document suggests an appropriate 20mph design speed, but indicative primary street alignment does not generally lend itself to this.

In this respect the Masterplan layout comprises two long culs-de-sac linked by a footway/cycleway to the north. Culs-de-sac should not really serve in excess of 300 units, and a proper road link would be required, which should not comprise a shared surface.

3.4 The Masterplan suggests potential bus penetration to the site, but gives no indication of how far in to the site buses may penetrate/ and how they would exit without a 3-point turn.

This element need needs a little more thought.

4. Design & Access Statement

The document provides various road X sections and drainage scenarios which are not consistent with CCC road adoption principles. The following refers to the respective paragraphs in the document:

6.4.3 Primary street: CCC will not adopt street adjacent parking unless it performs a broader function rather than meeting a residential demand to fulfil standards; a 2.3m wide cycleway is acceptable if cycling is one-way, however, a high quality shared use facility separate from the streets may be more appropriate in this wholly residential environment. Street trees may be adopted provided they meet the requirements of CCC Housing Estate Road Design Guide, and providing they provide sufficient space for a tree to grow successfully, with due regard to below ground engineering.

6.4.4 Secondary Street: carriageway width needs to reflect balance of number of units served/ bus route needs (min width 6.2m?); over edge drainage to swales may be a problem; CCC will not adopt SUDS features. As noted above, CCC will not adopt on-street parking. Segregated cycleways may not be appropriate, where a high quality shared use route may suffice depending upon site context.

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

Adoptable shared surface cannot have a footway, but require 0.5m paved margins. Shared surface without adjacent development is not appropriate i.e. across flood plain. Adoptable shared surface streets may only serve a dozen dwellings as cul-de-sac, or 25 as a loop.

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

Accordingly, there are a number of principles in the D&A which are not consistent with adoption of the streets as highway maintainable at public expense within Cambridgeshire, and as such will not be considered binding upon the LHA in this context.

5. Arboriculture Drawings AIA TREE IMPACT AND PROTECTION PLAN

These drawings are of interest given that this is the only part of the submission which actually shows any internal roads, prepared by Arcadis. Though probably not submitted intentionally, or intended to be reviewed in this context, I would point out the following:

Drawing shows what appear to be footways separated from the road by swales on the main spine roads the infrastructure should comprise segregated one-directional cycleways or high quality shared use facilities (where the former arrangement are potentially too formal in this residential scenario). Generally, the provision of cycleways vs footways around the main roads is hit and miss.

Drawings show what appears to be a signalised junction north of the main access this is not appropriate in a development of this (relatively) limited scale.

The initial east to west link from the main spine road appears to have a reasonably meandering road alignment for the first length, then travels straight towards the north-west boundary. The main spine road south-north is also far too straight; it is not therefore not clear how 20mph design speed would be achieved without vertical measures (the last consideration in engineering terms), and this will require further thought in due course.

These drawings actually show a road link along the north-west boundary of the site, contradicting bullet point 3.3 above.

6. Northstowe Coordination Statement

The contents of the joint statement between Endurance Estates/ Middlereach Ltd and HE is noted.

As noted above, the indicated connectivity is welcomed, and needs to be secured for each respective development to ensure this infrastructure is provided without encumbrance to ensure that the overall Local Plan allocation is delivered in a comprehensive manner to the benefit of the end users, across all sites.

In this respect, and whilst it may be implicit from the document, it would be beneficial if the document referred to:

The provision of consistent and high standards of infrastructure between parcels to be agreed with the LPA;

Such infrastructure must be constructed to the respective site boundary with no intervening land, ransom or impediment to the delivery of comprehensive development to the benefit of the end user.

7. Flood Risk Assessment and Drainage Strategy:

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

Again, it should be noted that CCC as Local Highway Authority will not adopt highway SUDS features associated with new housing estates and access roads. It is noted that the document refers to AWS as the potential adopting Authority in this respect (Para 5.4.26 5.4.29).