

NORTHSTOWE PHASE 1

HATTON'S ROAD PONDS RESERVED MATTERS
PLANNING STATEMENT

GALLAGHER LONGSTANTON LTD

DECEMBER 2014

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Hatton's Road Ponds Reserved Matters

Planning Statement

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1 Introduction

Background

- 1.1 South Cambridgeshire District Council (SCDC) granted outline planning permission on 22 April 2014 for Phase 1 of Northstowe new town at land south of Longstanton Park and Ride and adjacent to the B1050 at Station Road and adjacent to Hatton's Road, Longstanton. This followed the Northstowe Joint Development Control Committees resolution to grant consent on 24 October 2012. The consent comprises:

“up to 1,500 dwellings; a primary school, a mixed-use local centre (including a community building and provisions for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments and hot food take away), leisure, community, residential institutions, cultural health, and employment provision (business, general industry and storage and distribution), including a recycling centre; formal and informal recreational space and landscaped areas; and infrastructure works including site re-profiling and associated drainage works, foul and surface water pumping stations, two flood attenuation ponds on land east of Hatton's Road; and associated works including the demolition of buildings and existing structures” (planning consent ref: S/0388/12/OL).

- 1.2 The outline application was consented subject to a number of conditions that control the way in which the development may be implemented, which is based on four main stages: Enabling Works, Earthworks, Strategic Engineering Elements and Development Parcels (refer to Appendix 1 for a basic description of these stages).
- 1.3 This reserved matters submission relates to the Hatton's Road ponds strategic engineering element, the principal aim of which are to reduce the chance of flooding in the village of Longstanton, providing betterment. The ponds are located on land to the east of Hatton's Road, approximately 1km to the south west of the Phase 1 development site, as shown on the site location plans within appendix 2.
- 1.4 The district council granted reserved matters approval for the bulk earthworks necessary to construct the ponds in October 2014 (ref: S/1654/14/RM). This submission relates only to the works to be undertaken following those earthworks.
- 1.5 Those conditions attached to the outline planning permission that are relevant to this reserved matters submission are:
- Condition 1 requires reserved matters in relation to the Strategic Engineering Elements stage to be submitted for approval in respect to appearance, layout, access, scale and landscaping (as appropriate)
 - Condition 26 requires a programme for the delivery of the proposed off site flood risk mitigation works for Longstanton village to be submitted for approval (these details were approved on 10 September 2014 – SCDC ref: S/1116/14/DC)

- Condition 28 requires the reserved matters for landscaping to contain a landscape strategy setting out typical details of landscape treatment and a management plan

1.6 While condition 8 requires all reserved matters to be accompanied by a statement which demonstrates compliance with the design code, the Hatton's Road Ponds are outside the area covered by the design code, therefore this requirement is not relevant to this submission.

Pre Application consultation

1.7 The proposals have been subject to extensive consultation with officers of SCDC prior to submission, including the Council's drainage officer, ecologist and landscape officer. Consultation has also been undertaken with highway officers at Cambridgeshire County Council with respect to the proposed accesses onto Hatton's Road.

This submission

1.8 This reserved matters submission seeks approval of layout, landscaping, appearance and access associated with the Hatton's Road attenuation ponds.

1.9 The remainder of this statement is structured as follows:

- Section 2 provides a description of the proposal and sets out how it complies with the principles approved as part of the outline consent
- Section 3 sets out the details submitted for approval and refers to other related items submitted / to be submitted separately for approval
- Section 4 demonstrates how the proposals accord with the local planning policies for the area

2 The proposal and compliance with the outline planning permission

- 2.1 The principle of the development of the ponds, as with the other elements of the Northstowe Phase 1 development, was approved in relation to outline planning permission S/0388/12/OL.
- 2.2 The principal aim of the Hatton's Road Ponds is to provide flood protection to the existing settlement of Longstanton.
- 2.3 Located upstream of Longstanton along Hatton's Road, the ponds will hold large amounts of water in times of heavy rainfall and will gradually release it into Longstanton Brook, attenuating the existing flows in the Brook in times of storm. This will allow a better control of the flow and reduce the chance of flooding in Longstanton. The ponds do not form part of the new and necessary infrastructure for Northstowe, but are being provided in order to provide flood protection to Longstanton. They will therefore be adopted and maintained by SCDC.
- 2.4 In addition to the benefits with respect to addressing existing flooding issues within Longstanton, the storage ponds will also provide new and improved habitats for several species of fish, water voles and kingfishers.
- 2.5 The proposals have been developed alongside the approved earthworks strategy and surface water drainage strategy, which have been addressed via separate submissions to the district council.
- 2.6 This reserved matters submission relates to the detailed proposals for the access to the ponds from Hatton's Road, for the purposes of maintenance and management as well as provision of access to the existing retained agricultural land between the two ponds. Details are also included of the proposed landscape design of the ponds, in addition to the ecological features that have been incorporated within the scheme to ensure compliance with the approved Ecological Management Plan for the development.

Access (refer to drawings 0481-SK-005 and 0481-SK-006)

- 2.7 The proposal includes closure of an existing vehicular agricultural access on the western edge of the northern pond and provision of two new vehicular accesses. The first is located on the southern edge of the northern pond, to provide access for maintenance and an alternative access for the retained agricultural land. The other, on the northern edge of the southern pond provides vehicular access to enable maintenance of that pond. The accesses will be secured by way of a metal 1 bar gate or timber five bar gate (as indicated on drawings 0481-LA-101 and 0481-LA-102).
- 2.8 Each pond also includes grassed internal vehicular circulation areas to provide access for maintenance and management.
- 2.9 A separate full planning application in relation to land outside the boundary of the outline planning permission has also been submitted to SCDC with respect to the provision of a new access to serve the retained agricultural land to the north of the northern pond.

Landscape and ecological features (refer to drawings 0481-LA-101 and 0481-LA-102)

- 2.10 The landscape proposals have been led primarily by the ecological features, which are required to be incorporated into the design through the approved Ecological Management Plan. The following features are included:
- Creation of bat foraging habitat through small areas of structural / woodland planting and areas of scrub planting
 - Wetland grass seeding including ridge and furrow
 - Meadow grass seeding
 - No new lighting will be provided thus maintaining dark areas suitable for light-sensitive bats
 - Mosaic of habitats for nesting birds and reptiles, including structural planting, scrub and grassland will be created across the site
 - A series of four hibernacula will be created surrounding the ponds, providing additional shelter and foraging habitat for reptiles
 - The design of the diverted brook will provide enhanced habitat for water voles, incorporating vertical banks suitable for burrowing, 100 water vole refuges and 200 water vole ledges to provide feeding platforms
 - Aquatic planting on the shelves of the ponds
 - Kingfisher bank on the western side of the northern pond, with an area of structure planting at the top of the bank to protect the Kingfishers
 - Inclusion of a pole mounted barn owl box on the eastern edge of the northern pond
 - A stock proof hedgerow with rabbit protection is proposed around the boundary of the ponds

3 Details submitted for approval

3.1 In accordance with condition 1 and 28 of the outline planning permission, the submission includes the following details:

Table 1 – details submitted for approval

Condition no.	Drawing no. / document title	Drawing title	Scale
1 (reserved matters) & 28 (landscaping details)	0481-LE-004G	Site location plan	1:5000 @ A3
	0481-GA-112C	Hatton's Road Ponds / Agricultural Access: Site Context Plan	1:2000 @ A1
	0481-SK-005E	Proposed Farm and Northern Pond Maintenance Access	As shown @ A2
	0481-SK-006E	Proposed Southern Pond Maintenance Access	As shown @ A2
	0481-GA-101N	North Pond General Arrangement	1:1000 @ A1
	0481-GA-102K	South Pond General Arrangement	1:1000 @ A1
	0481-LA-101-C	Hatton's Road Ponds North Pond General Arrangement - Landscape	As shown @ A1
	0481-LA-102-C	Hatton's Road Ponds South Pond General Arrangement - Landscape	As shown @ A1

3.2 The following conditions, which are relevant to the Strategic Engineering Elements stage with regard to the Hatton's Road ponds have or will be addressed as appropriate within separate submissions to the district council in relation to the discharge of the relevant conditions:

- Condition 9A (contaminated land investigation and/or remediation)
- Condition 12 (archaeological investigation) – details approved 16 June 2014
- Condition 20 (traffic monitoring) – details approved 16 May 2014
- Condition 23 (surface water drainage) – details approved 10 September 2014 (SCDC ref: S/1116/14/DC)
- Condition 26 (drainage – off site flood mitigation) requiring a programme for the delivery of the off site flood mitigation works for Longstanton Village (the Hatton's Road ponds) – details approved 10 September 2014 (SCDC ref: S/1116/14/DC)
- Condition 30 (tree protection measures) – requiring tree protection in accordance with approved Tree Survey and Arboricultural Implications Assessment Report
- Condition 31 (site wide Construction Environmental Management Plan - CEMP) – details approved 16 May 2014. A detailed CEMP is being prepared separately for approval prior to the commencement of the works in relation to the Hatton's Road ponds, in accordance with condition 31
- Condition 32 (EIA mitigation compliance)

- Condition 33 (ecological management plan) – details approved 16 May 2014

3.3 The various requirements and/or details prepared in relation to each of these conditions have been addressed as part of the preparation of the scheme for the Hatton's Road ponds.

4 Compliance with local planning policy

- 4.1 There are several planning policies and objectives contained within the adopted South Cambridgeshire Development Control Policies Development Plan Document (DCPDPD) and Northstowe Area Action Plan (NAAP), which are relevant to this reserved matters submission.
- 4.2 SCDC's draft Local Plan was submitted for Examination in March 2014 and the Examination is currently underway. While although currently only attracting limited weight, the proposals are considered to be in accordance with the draft policies within the emerging Local Plan.
- 4.3 This section sets out how the detailed proposals accord with these policies.

Access

- 4.4 The proposed access points, including visibility splays are compliant with highway standards and have been discussed and agreed with highway officers at CCC prior to submission. The proposal is therefore in accordance with policy DP/3 of the DCPDPD which states that all development should provide 'appropriate access from the highway network that does not compromise safety'.

Landscape

- 4.5 The proposals are in accordance with the Landscape in New Developments SPD, respecting the landscape character of the local area.
- 4.6 Furthermore, while 'off-site' from the main development these proposals are compliant with policy NS/12 of the NAAP) which states that 'where practical water in the form of lakes and watercourses will be one of the defining characteristics of Northstowe'.

Trees

- 4.7 The approach taken with trees is in accordance with the guidance contained within the Trees and Development Sites SPD (2009). Furthermore, the proposed works are in accordance with the approved arboricultural implications assessment report with the exception of the proposed access to the northern pond where three category C trees will be removed. Category C trees are defined within the approved statement as 'trees of low quality and value' and therefore their removal is not considered to result in a significant impact.

Ecology / Biodiversity

- 4.8 As set out within section 2, the proposal seeks to bring forward the landscaping of the Hatton's Road ponds in accordance with policy NE/9 Water and Drainage Infrastructure, NE/6 Biodiversity, of the DCPDPD and policy NS/21 Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal of the NAAP.

- 4.9 The proposals are compliant with the principles established as part of the outline planning permission for the site and as such will not compromise the Fen-edge character of the surrounding area in accordance with objective D11/e of the NAAP and draft policy NH/2 Protecting and Enhancing Landscape Character of the South Cambridgeshire Proposed Submission Local Plan (SCPSLP - July 2013).
- 4.10 As set out within section 2, the proposals are in accordance with the approved Ecological Management Plan, maximising benefits to wildlife in order to increase biodiversity and are therefore compliant with objective D7/d of the NAAP through measures such as the Kingfisher Bank and habitat creation set out within section 2. Objective D8/c to maximise the biodiversity value of green spaces and draft policy NH/4 Biodiversity of the SCPSLP is also complied with.

Summary

- 4.11 This reserved matters submission accords with the adopted and emerging policy framework. The works associated with the proposals will deliver the landscaping of the Hatton's Roads ponds in addition to the access required to enable the ponds to be maintained in the future and the retained agricultural land to be accessed.

5 Conclusion

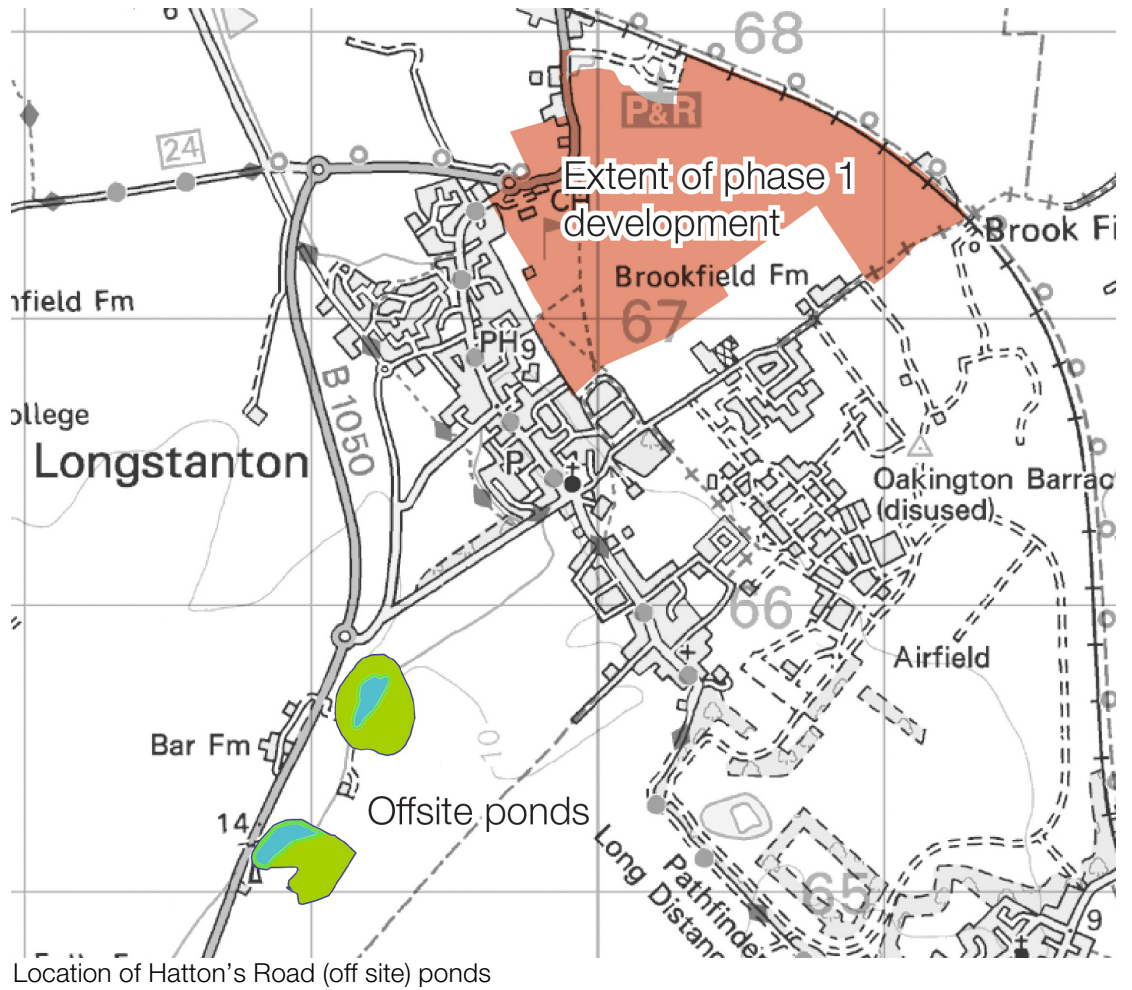
- 5.1 The proposals for the Hatton's Road Ponds have been shown to accord with relevant planning policy and the outline planning approval. The proposals will ensure that the delivery of the ponds can be brought at the earliest opportunity, providing betterment for the village of Longstanton with respect to improved flood protection.

Appendix 1 – definitions of key development stages

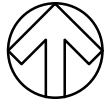
The formal definitions of the Enabling Works, Earthworks, Strategic Engineering Elements and Development Parcels within the outline planning permission are as follows:

- “Enabling Works” for example but not exhaustively means (i) surveying, (ii) environmental and hazardous substance testing and sampling (including the making of trial boreholes, window sampling and test pits in connection with such testing and sampling), (iii) soil tests, (iv) pegging out, (v) tree protection, (vi) ecological survey and mitigation works, (vii) archaeological investigation and (viii) demolition and removal of buildings and other structures on the Site, or similar related works
- “Earthworks” - means the strategic site-wide land re-profiling, remediation works and principal foul and surface water drainage infrastructure works (waterpark, Hatton's Road attenuation ponds, and strategic swale and ditch corridors) associated with the Strategic Engineering Elements and Development Parcels
- “Strategic Engineering Elements” - means, foul water pumping station, surface water pumping and rising main, access from the B1050, primary roads and Dedicated Busway along with other aspects of Hatton's Road attenuation ponds, the waterpark and strategic swale and ditch corridors not covered by “Earthworks”
- “Development Parcels” - means a phase or part of the development other than Strategic Engineering Elements for instance this would include housing, employment, the local centre, primary school, the sports pitches, formal park, play areas, allotments and community orchard, as approved as part of the approved Phasing Plan

Appendix 2 – site location plans



Y:\50600481 - Northstowe Phase 1 - Detailed Design\E Models and Drawings\Development\AUTOCAD\LE Land Engineering\0481-LE-001-004.dwg 18/12/2014 10:59:50 Jones, Ryan



NOTES

1. LEVELS ARE IN METRES UNLESS OTHERWISE STATED.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS. DRAINAGE DESIGN IS IN ACCORDANCE WITH SEWERS FOR ADOPTION SIXTH EDITION AND WITH DISCUSSIONS WITH ANGLIAN WATER.
3. THIS DRAWING IS NOT TO BE REPRODUCED IN ANY PART OR FORM WITHOUT CONSENT OF WSP UK LIMITED. ALL COPYRIGHT RESERVED.

KEY:

— SITE BOUNDARY

REV	DATE	BY	DESCRIPTION	CHK	APD
G	18/12/2014	RJ	DRAWING TITLE UPDATED	RAH	AMC
F	16/06/2014	MJT	DRAWING TITLE UPDATED	RAH	AMC
E	09/05/2014	RJ	BOUNDARY AMENDED - STRIP OF LAND TO NORTHERN BOUNDARY ADDED	@	@
D	19/02/2014	RJ	BOUNDARY AMENDED - STRIP OF LAND TO NORTHERN BOUNDARY REMOVED	@	@
C	18/02/2014	RJ	BOUNDARY AMENDED TO MATCH FENCELINE	@	@
B	12/02/2014	RJ	BOUNDARY AND SCALES AMENDED	@	@
A	16/01/2014	RJ	FIRST ISSUE	@	@

DRAWING STATUS: **FOR PLANNING**



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CLIENT: **GALLAGHER LONGSTANTON LTD**

ARCHITECT:

PROJECT: **NORTHSTOWE - PHASE 1**

TITLE: **HATTONS ROAD PONDS
SITE LOCATION PLAN**

SCALE @ A3: 1:5000	CHECKED: AC	APPROVED: AC
CAD FILE: 0481-LE-001-004	DESIGN-DRAWN: RJ	DATE: January 2014
PROJECT No: 50600481	DRAWING No: 0481-LE-004	REV: G

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