

Northstowe

Phase 1 Planning Application

Application Forms, Certificates and Notices,
Covering Letter, Site Location Plan
and Parameters Plans

February 2012

1

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Ms Jane Green
Planning and New Communities
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Our ref: 155316

27 February 2012

Dear Ms Green,

**Phase 1 of Northstowe new town
Outline planning application: land south of Longstanton Park and Ride and
adjacent to the B1050 at Station Road and adjacent to Hatton's Road,
Longstanton**

It is with pleasure that we submit, on behalf of Gallagher Longstanton Ltd (Gallagher), the outline planning application for the first phase of Northstowe. The application is submitted in association with the Homes and Communities Agency (HCA), as Gallagher and the HCA are Joint Promoters of Northstowe.

As you are aware, this planning application follows preparation of a revised master plan for the new town. The master plan review was triggered by the government's withdrawal of the A14 road improvement scheme in October 2010. However, in December 2011 the government renewed its commitment to deliver the improvements and importantly to help deliver the proposed homes at Northstowe. The project is now firmly back on track with a phased approach to delivering the town.

This submission takes into account feedback following public consultation and on-going review with South Cambridgeshire District Council (SCDC), the County Council and Northstowe Parish Forum. As well as the phase 1 proposal contained in this planning submission, the vision and master plan for Northstowe have been refreshed. This has been undertaken concurrently with preparation of the Phase 1 proposal to ensure it remains consistent with and reflects the aspirations for Northstowe and ensuring it is relevant to today's circumstances.

Planning
Design
Environment

The Framework master plan (FMP) for Northstowe, prepared in accordance with policy NS/2 of the NAAP, is contained within a Development Framework Document (DFD). This is submitted under separate cover with a Sustainability Appraisal and Statement of Consultation. As such the DFD should be considered a material planning consideration.

The development proposal for the Phase 1 outline planning application comprises:

Up to 1,500 dwellings; a primary school; a mixed-use local centre (including a community building, and provision for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments, and hot food take-aways); leisure, community, residential institutions, cultural, health, and employment provision (business, general industry and storage & distribution) including a household 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 Hattons Road; and associated works including the demolition of existing buildings and structures.

The documents that form the planning submission are in accordance with the schedule of documents that we have previously agreed, and a summary table is attached for ease of reference.

The formal planning application documents comprise:

- Planning application (1APP) form, land ownership certificate C, and agricultural land holdings certificate, and planning application red line boundary (including blue line)
- Site location plan ('red and blue' line plan), 1:6,000 @ A0
- Existing site plans: principal development area (sheets 1 to 11) and land at Hatton's Road (sheets 1 to 7), 1:500 @ A0 – as agreed with Ed Durrant on 16 February two sets of these plans have been submitted at scale, the remaining copies are A3 reduced versions
- Parameter plans: 1a Land use, open space and landscape; 1b Land use, open space and landscape – attenuation ponds; 2 Movement and access; 3 Building heights; and 4 Density, all at 1:5,000 @A3
- Environmental Statement (ES), including a non technical summary and a suite of technical appendices including a Transport Assessment and Flood Risk Assessment
- Design and Access Statement

Supporting information comprises:

- A Phase 1 illustrative master plan (1:5,000 @ A3)
- Planning supporting statement (PSS)
- Local Centre Strategy and Retail Needs Assessment (incorporating Retail Capacity Assessment)
- Construction Management Strategy

- Strategic Utility Report (incorporating Foul Sewage Assessment)
- Health Impact Assessment
- Energy Statement (incorporating Renewable Energy Statement)
- Waste Management Strategy (incorporating Waste Design Guide Toolkit and Site Waste Management Plan)
- Sustainability Statement
- Tree Survey and Arboricultural Implications Assessment
- Water Conservation Strategy
- Low Emissions Strategy
- Statement of Consultation
- Summary of Supporting Information document

Should you require further electronic or hard copies of specific plans or supporting document please do not hesitate to contact us.

A cheque made payable to South Cambridgeshire District Council for the sum of £125,000 is also enclosed as requisite payment with respect to the planning application fee. As agreed this has been calculated in accordance with category 2(a)(ii) of the fee regulations.

Gallagher and the HCA are committed to delivering Northstowe, and we trust that this submission provides you with all the information you require in order to positively determine the planning application in the last quarter of 2012 so that Northstowe can move towards delivery. Given that the planning application is in outline, we do however recognise that there will of course be matters of detail that remain to be discussed. Some of these will be defined in the s106 planning obligation, while other matters will be defined in subsequent reserved matters submission. Nonetheless, the outline application is an important milestone in endorsing the principles for Northstowe and giving commitment to its first stage of delivery.

We look forward to progressing this planning application with you and receiving confirmation of validation shortly. Please do call me if you have any queries.

Yours sincerely,



Laraine Southwood
Technical Director

Encl. Planning application documentation

cc Alan Joyner, Gallagher
Andy Lawson, Gallagher
Paul Kitson, Homes and Communities Agency

Northstowe Phase 1 outline planning application
Table of submission documents

Drawings	Document no.
Site location plan (red/blue line plan) (drawing ref: 155316/00), scale 1:6,000 @ A0	1
Existing site plans: Principal development area (sheets 1 to 11) (drawing ref: JJG/TS/112011/1 rev B). Scale 1:500 @AO	2
Existing site plans: Attenuation ponds at Hatton's Road (sheets 1 to 7) (drawing ref: JJG/TS/112011/2). Scale 1:500 @ AO and A3 reductions	
Parameter plans: <ul style="list-style-type: none"> • Plan 1a: Land use, open space and landscape – primary development area • Plan 1b: Land use, open space and landscape – attenuation ponds • Plan 2: Movement and access • Plan 3: Building heights • Plan 4: Density Scale 1:5,000 @ A3	1
Phase 1 illustrative master plan, scale 1:5,000 @ A3	N/A

Documents	Document no.
Planning application form and certificates	1
Design and Access Statement including: <ul style="list-style-type: none"> • Landscaping details • Management Strategies for services, facilities, landscape and infrastructure • Details of proposed parking provision • Photographs/photomontages • Public Art Strategy 	3
Planning Supporting Statement (PSS) including: <ul style="list-style-type: none"> • Method Statement to secure house building rate • Open Space Assessment • Town Centre and Local Centres Strategy • Community Services and Facilities Strategy • Commercial Services and Facilities Strategy • Affordable Housing Statement • Planning Obligation / Draft Scope for S106 Heads of Terms 	4
Local Centre Strategy and Retail Needs Assessment (incorporating Retail Capacity Assessment)	5
Construction Management Strategy	6
Strategic Utility Report (incorporating Foul Sewage Assessment)	7
Health Impact Assessment	8
Energy Statement (incorporating Renewable Energy Statement)	9
Waste Management Strategy (incorporating Waste Design Guide Toolkit and Site Waste Management Plan)	10
Sustainability Statement	11
Tree Survey and Arboricultural Implications Assessment	12
Water Conservation Strategy	13

Low Emissions Strategy	14
Statement of Consultation	15
Summary of Supporting Information document	16

Environmental Statement (ES)		Document no.
Non-technical summary (NTS)		17 & within 18
Chapter 1	Introduction	18
Chapter 2	Site description and development proposals	18
Chapter 3	Environmental issues and methodology	18
Chapter 4	Landscape and visual effects	18
Chapter 5	Cultural heritage	18
Chapter 6	Natural heritage	18
Chapter 7	Traffic and transport	18
Chapter 8	Air quality	18
Chapter 9	Noise and vibration	18
Chapter 10	Geology, hydrogeology and contamination	18
Chapter 11	Water, flooding and drainage	18
Chapter 12	Community, economic and social effects	18
Chapter 13	Agriculture and soil resources	18
Chapter 14	Cumulative effects	18
Chapter 15	Summary tables	18
Technical appendix A	Scoping	18A
Technical appendix B	Cultural heritage	18B
Technical appendix C	Natural heritage	18C
Technical appendix D	Traffic and transport (incorporating Transport Assessment and Framework Travel Plans)	18D
Technical appendix E	Air quality	18E
Technical appendix F	Noise	18F
Technical appendix G	Ground conditions	18G
Technical appendix H	Flood Risk Assessment	18H
Technical appendix I	Agriculture and soil resources	18I
Technical appendix J	Lighting	18J



Application for Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Alan"/>		
Last name:	<input type="text" value="Joyner"/>				
Company (optional):	<input type="text" value="Gallagher Longstanton Ltd"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text" value="c/o agent"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text"/>				

2. Agent Name and Address

Title:	<input type="text" value="Ms"/>	First name:	<input type="text" value="Laraine"/>		
Last name:	<input type="text" value="Southwood"/>				
Company (optional):	<input type="text" value="Terence O'Rourke Ltd"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text" value="Everdene House"/>				
Address 1:	<input type="text" value="Deansleigh Road"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text" value="Bournemouth"/>				
County:	<input type="text" value="Dorset"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="BH7 7DU"/>				

3. Description of the Proposal

Please describe the proposal:

Outline planning application for Phase 1 of Northstowe comprising up to 1,500 dwellings; a primary school; a mixed-use local centre (including a community building, and provision for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments, and hot food take-aways); leisure, community, residential institutions, cultural, health, and employment provision (business, general industry and storage & distribution) including a household 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 existing buildings and structures.

3. Description of the Proposal (continued)

Has building or works already been carried out? Yes No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed? Yes No

If Yes, please state when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Existing watercourse

Soakaway Pond/lake

Main sewer

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

7. Authority Employee / Member

With respect to the Authority, I am: (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? Yes No

If Yes, please provide details of the name, relationship and role

8. Site Area

Please state the site area in hectares (ha)

9. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes, please complete details of the changes in the tables below:

Yes No

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input checked="" type="checkbox"/>	PROVISION OF A MIX					
Flats and maisonettes	<input checked="" type="checkbox"/>	OF TYPES AND SIZES					
Live-work units	<input checked="" type="checkbox"/>	OF WHICH UP TO 35%					
Cluster flats	<input checked="" type="checkbox"/>	WILL BE AFFORDABLE					
Sheltered housing	<input checked="" type="checkbox"/>	(SUBJECT TO JOINT					
Bedsit/studios	<input checked="" type="checkbox"/>	VIABILITY ASSESSMENT					
Unknown type	<input checked="" type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=						1500	

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=						0	

Social Rented							
	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input checked="" type="checkbox"/>						
Flats and maisonettes	<input checked="" type="checkbox"/>						
Live-work units	<input checked="" type="checkbox"/>						
Cluster flats	<input checked="" type="checkbox"/>						
Sheltered housing	<input checked="" type="checkbox"/>						
Bedsit/studios	<input checked="" type="checkbox"/>						
Unknown type	<input checked="" type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Social Rented							
	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=						0	

Intermediate							
	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input checked="" type="checkbox"/>						
Flats and maisonettes	<input checked="" type="checkbox"/>						
Live-work units	<input checked="" type="checkbox"/>						
Cluster flats	<input checked="" type="checkbox"/>						
Sheltered housing	<input checked="" type="checkbox"/>						
Bedsit/studios	<input checked="" type="checkbox"/>						
Unknown type	<input checked="" type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Intermediate							
	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Key worker							
	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Key worker							
	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=						0	

Total proposed residential units (A+B+C+D) = 1500

Total existing residential units (E+F+G+H) = 0

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1500

10. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>		<input type="checkbox"/>	
	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	UP TO 1,950 SQM	<input type="checkbox"/>	UP TO 1,950 SQM
A2	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	COMBINED A1, A2, A3, A4 AND A5	<input type="checkbox"/>	COMBINED A1, A2, A3, A4 AND A5
A3	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	USES	<input type="checkbox"/>	USES
A4	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	SEE ABOVE	<input type="checkbox"/>	SEE ABOVE
A5	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	SEE ABOVE	<input type="checkbox"/>	SEE ABOVE
B1 (a)	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	UP TO 12,740 SQM	<input type="checkbox"/>	UP TO 12,740 SQM
B1 (b)	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	COMBINED B1, B2, AND B8 USES	<input type="checkbox"/>	COMBINED B1, B2, AND B8 USES
B1 (c)	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	SEE ABOVE	<input type="checkbox"/>	SEE ABOVE
B2	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	SEE ABOVE	<input type="checkbox"/>	SEE ABOVE
B8	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	SEE ABOVE	<input type="checkbox"/>	SEE ABOVE
C1	<input checked="" type="checkbox"/>	0	N/A	<input type="checkbox"/>	N/A	<input type="checkbox"/>	N/A
C2	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	UP TO 1,500 SQM	<input type="checkbox"/>	UP TO 1,500 SQM
D1	<input type="checkbox"/>	0	N/A	<input type="checkbox"/>	UP TO 900 SQM + 3,500 SQM (SCHOOL)	<input type="checkbox"/>	UP TO 900 SQM + 3,500 SQM (SCHOOL)
D2	<input type="checkbox"/>			<input checked="" type="checkbox"/>	UP TO 300 SQM (SPORTS PAVILION)	<input type="checkbox"/>	UP TO 300 SQM (SPORTS PAVILION)
OTHER	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	
Total					UP TO 20,890 SQM		UP TO 20,890 SQM

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
C2	Residential Institutions	<input type="checkbox"/>	N/A	<input type="checkbox"/>	NOT KNOWN	<input checked="" type="checkbox"/>	NOT KNOWN
OTHER		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Please Specify		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

11. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			APPROX. 5
Proposed employees			APPROX. 666

12. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
N/A - TO BE DETERMINED AT RESERVED MATTERS STAGE				

13. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

To be defined at reserved matters stage

Is the proposal a waste management development? Yes No Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational throughput in tonnes (or litres if liquid waste)	Unknown
Inert landfill	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Non-hazardous landfill	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Hazardous landfill	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Energy from waste incineration	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other incineration	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Landfill gas generation plant	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Pyrolysis/gasification	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Metal recycling site	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Transfer stations	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Material recovery/recycling facilities (MRFs)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Household civic amenity sites	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Open windrow composting	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
In-vessel composting	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Anaerobic digestion	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Any combined mechanical, biological and/or thermal treatment (MBT)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Sewage treatment works	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other treatment	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Recycling facilities construction, demolition and excavation waste	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Storage of waste	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other waste management	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Other developments	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	NOT KNOWN
Construction, demolition and excavation	NOT KNOWN
Commercial and industrial	NOT KNOWN
Hazardous	NOT KNOWN

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

14. Existing Use

Please describe the current use of the site:

Golf course and agricultural land

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

When did this use end (if known)? DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

Yes No

Land where contamination is suspected for all or part of the site?

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination?

Yes No

15. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.


Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): _____

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
Please see table attached to this application form.		27/02/2012

Signed - Applicant: _____ Or signed - Agent:  obo Terence O'Rourke Ltd. Date (DD/MM/YYYY): 27/02/2012

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: _____ Or signed - Agent: _____ Date (DD/MM/YYYY): _____

**Northstowe Phase 1
Certificate of Ownership – Certificate B**

<i>Name of owner</i>	<i>Address</i>	<i>Date Notice Served</i>
Mr Robert Andrew Brown and Mrs Linda Margaret Brown	41 Station Road Longstanton Cambridge CB24 3DS	27/02/2012
Mr Donald Wright	17 Rossiters Quay Bridge Street Christchurch Dorset BH23 1DZ	27/02/2012
Mr Ken Green Longstanton Golf Club Station Road Longstanton Cambridge	Town Farm 146 Church Street Whaddon Royston Herts SG8 5RX	27/02/2012
Miss Linda Rosemary Burgess	Iram House 23 Hight Street Willingham CB24 5ES	27/02/2012
Mrs Barbara Ann French	5 Magnolia Close Cambridge CB1 9TU	27/02/2012
Messrs John Henry, James Henry, Patrick Henry and John Gerard Henry	c/o The Sidings Station Road Longstanton Cambridge CB24 3DS	27/02/2012
Mr Thomas Sivewright	Bar Farm Bar Road Longstanton Cambridge CB24 3DX	27/02/2012
David Nuttycombe Head of Strategy & Estates and Mr Stephen Conrad Strategic Asset Development Manager	Cambridgeshire County Council Property & Asset Management Section Shire Hall Castle Hill Cambridge CB3 0AP	27/02/2012

15. Ownership Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

16. Agricultural Land Declaration

AGRICULTURAL LAND DECLARATION

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
 Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
MR STEVE WRIGHT	BROOKFIELD FARM, RAMPTON ROAD, LONGSTANTON, CAMBRIDGESHIRE, CB24 3EN	27/02/2012

Signed - Applicant:

Or signed - Agent:

obo Terence
O'Rourke Ltd.

Date (DD/MM/YYYY):

27/02/2012

17. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | | |
|---|-------------------------------------|---|-------------------------------------|
| The original and 3 copies of a completed and dated application form: | <input checked="" type="checkbox"/> | The correct fee: | <input checked="" type="checkbox"/> |
| The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | <input checked="" type="checkbox"/> | The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): | <input checked="" type="checkbox"/> |
| The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: | <input checked="" type="checkbox"/> | The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): | <input checked="" type="checkbox"/> |
| | | The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): | <input checked="" type="checkbox"/> |

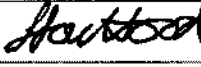
18. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):



 obo Terence
O'Rourke Ltd.

27/02/2012

(date cannot be pre-application)

19. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email address (optional):

20. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01202	421142	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email address (optional):

21. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	Land south of Longstanton park & ride and adjacent to B1050 at
Property number or name	Station Road, Longstanton and Hatton's Road, Longstanton
Street	
Locality	
Town	
County	Cambridgeshire
Postal town	
Postcode	CB24 3DS

Take notice that application is being made by:

Organisation name	Gallagher Longstanton Ltd			
Applicant name	Title	Mr	Forename	Alan
	Surname	Joyner		

For planning permission to:

Description of proposed development
Please see attached description of development

Local Planning Authority to whom the application is being submitted: South Cambridgeshire District Council

Local Planning Authority address: South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory	Title	Ms	Forename	Laraine
	Surname	Southwood (on behalf of Terence O'Rourke Ltd)		

Signature



Date (dd-mm-yyyy) 27/02/2012

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.
'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

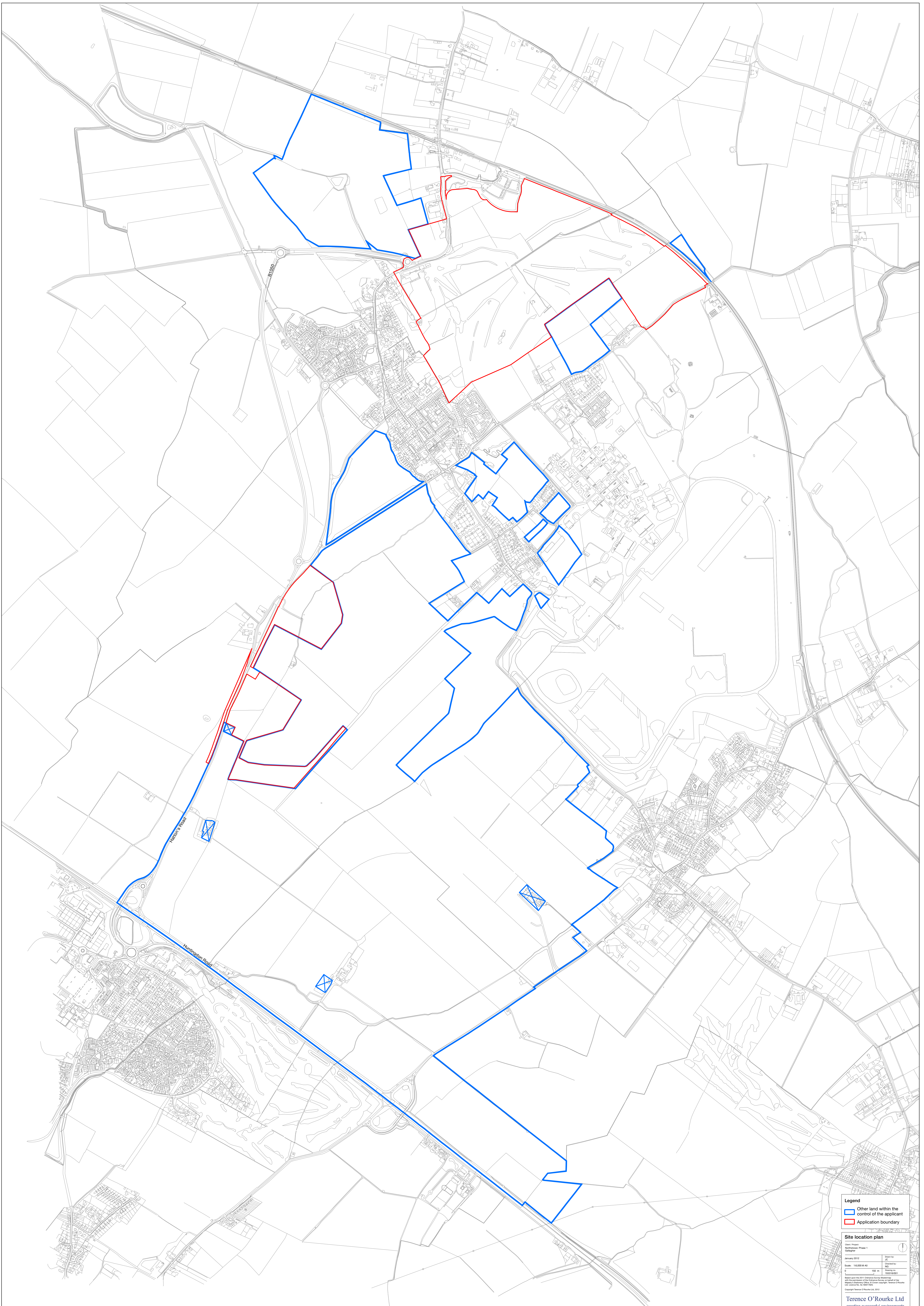
Print Form

Northstowe Phase 1

Land south of Longstanton park & ride and adjacent to B1050 at Station Road, Longstanton and Hatton's Road, Longstanton

Description of development:

Outline planning application for phase 1 of Northstowe comprising up to 1,500 dwellings; a primary school; a mixed-use local centre (including a community building, and provision for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments, and hot food take-aways); leisure, community, residential institutions, cultural, health, and employment provision (business, general industry and storage & distribution) including a household 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 existing buildings and structures.



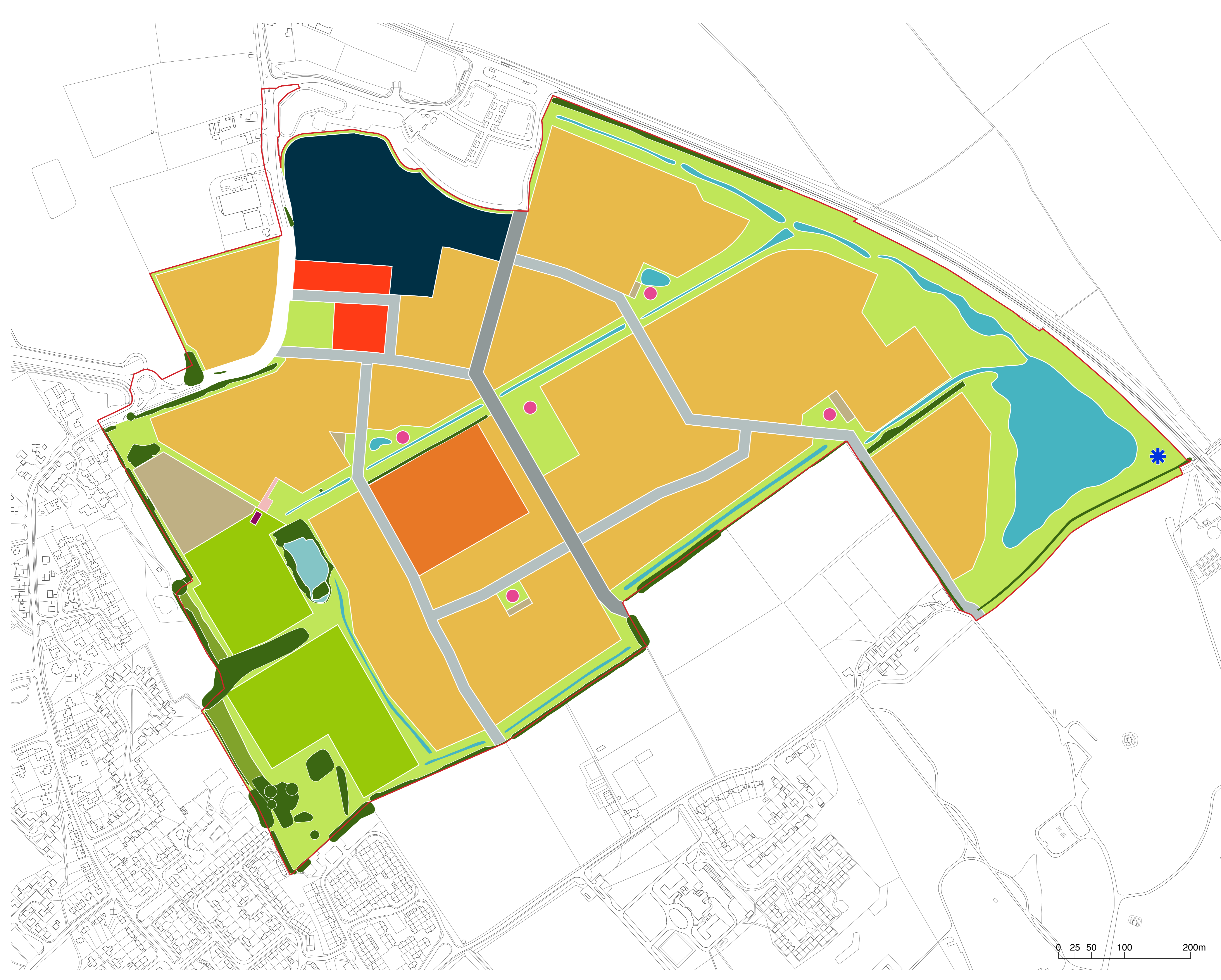
- Legend**
- ▭ Other land within the control of the applicant
 - ▭ Application boundary

Site location plan

Client/Project	Collegiate Phase 1	Drawn by	JC
Collaborator		Checked by	AG
Date	January 2012	Scale	1:6,000 @ A3
Drawn on		Project No.	10010001

Based on the 2011 Ordnance Survey VectorMap
 Mapping & Surveying Office, 8 Canal Quay, West of the Causeway, 100 Victoria Road, Dublin 12, Ireland
 Copyright Terence O'Rourke Ltd 2012

Terence O'Rourke Ltd
 creating successful environments



- Key**
- Planning application boundary
- Proposed**
- Residential
 - Mixed use/Local centre
 - Employment (including household recycling centre & foul water pumping station)
 - Primary school/ community use
 - Formal recreation/ sports pitches
 - Informal open space, landscape & habitats
 - Equipped areas of play (Neaps and Leaps)
 - Allotments/ community gardens (includes potential retained trees)
 - Sports pavilion and associated parking
 - CGB route
 - Primary street
 - Structural planting
 - Balancing lakes & ditches/swales
 - Surface water pumping station
- Existing**
- Tree groups to be retained (including canopy extent)
 - Water bodies

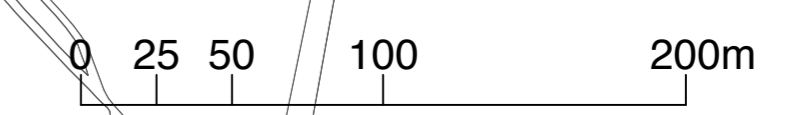


Gallagher

Northstowe

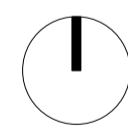
Plan 1a
Parameters plan: Core area
Land use, open space & landscape

Final	drawn by SWD
Feb 2012	checked by RB
1:5000@A3	revision



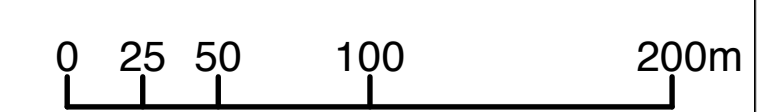


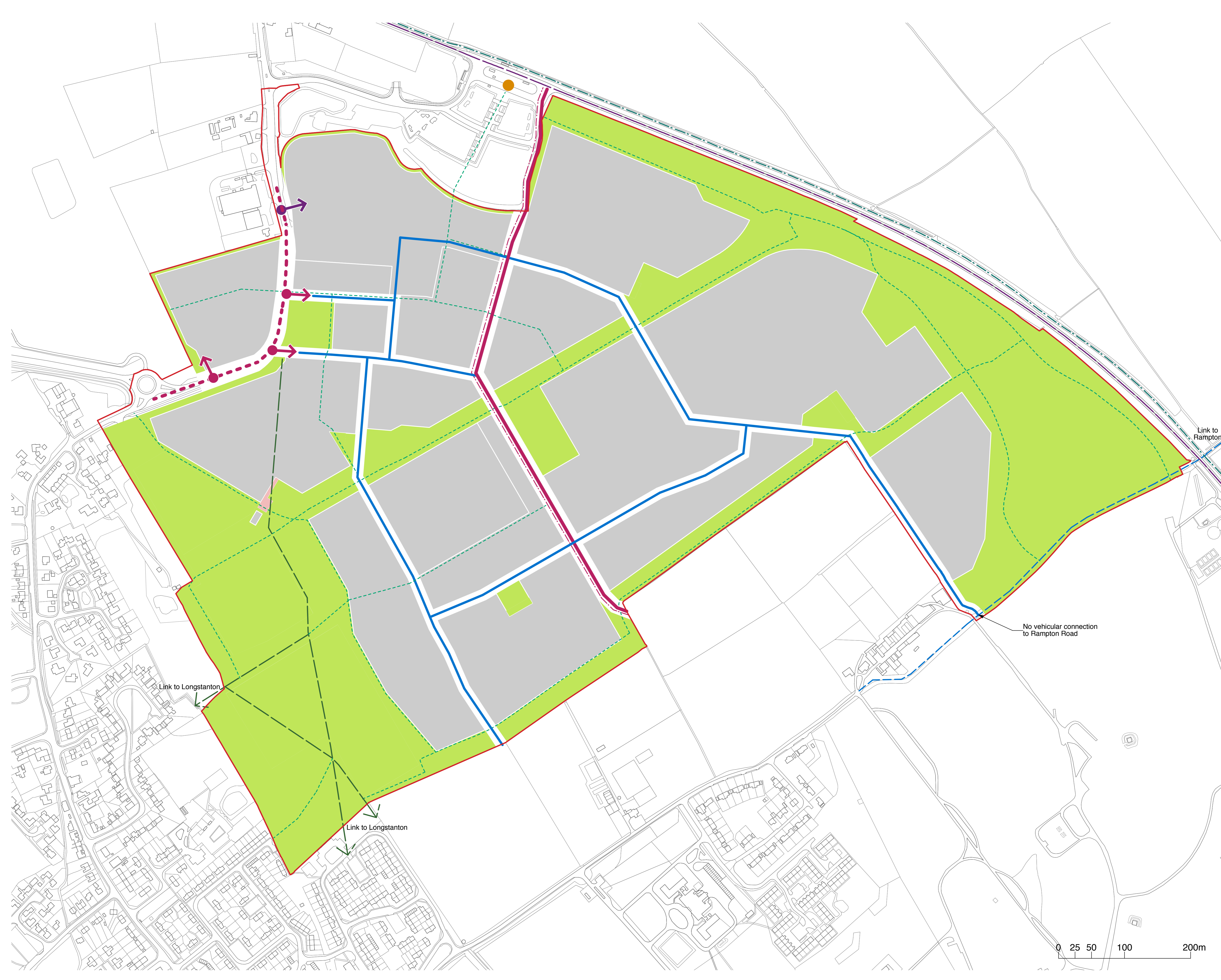
- Key**
- Planning application boundary
 - ~ Attenuation ponds
 - Species rich grassland
 - Marshy grassland
 - Structural planting
 - Areas of scrub
 - Attenuation area
 - Emergent vegetation
 - ➔ Management access
 - Mounding
 - Overhead cables



Gallagher
Northstowe
 Plan 1b
 Parameters plan: Attenuation ponds
 Land use, open space & landscape

Final	drawn by SWD
Feb 2012	checked by RB
1:5000@A3	revision





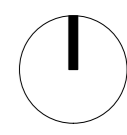
- Key
- Planning application boundary
 - Development blocks
 - Open space
 - Proposed road junction
 - Proposed realigned section of B1050
 - Proposed new dedicated busway
 - Proposed primary street
 - Proposed principal cycle/pedestrian routes (on and off road)
 - Proposed dedicated cycleway along new busway
 - Longstanton CGB station & park & ride
 - Existing byway open to traffic
 - Public rights of way (amended route and subject to diversion)
 - Existing off road cycle route
 - Existing CGB route
 - Dedicated road junction off B1050 serving construction traffic & employment land

Link to Rampton

No vehicular connection to Rampton Road

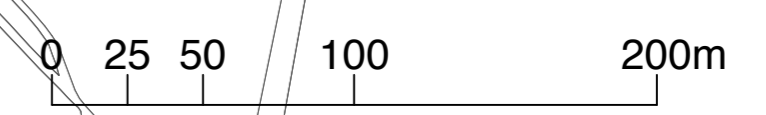
Link to Longstanton

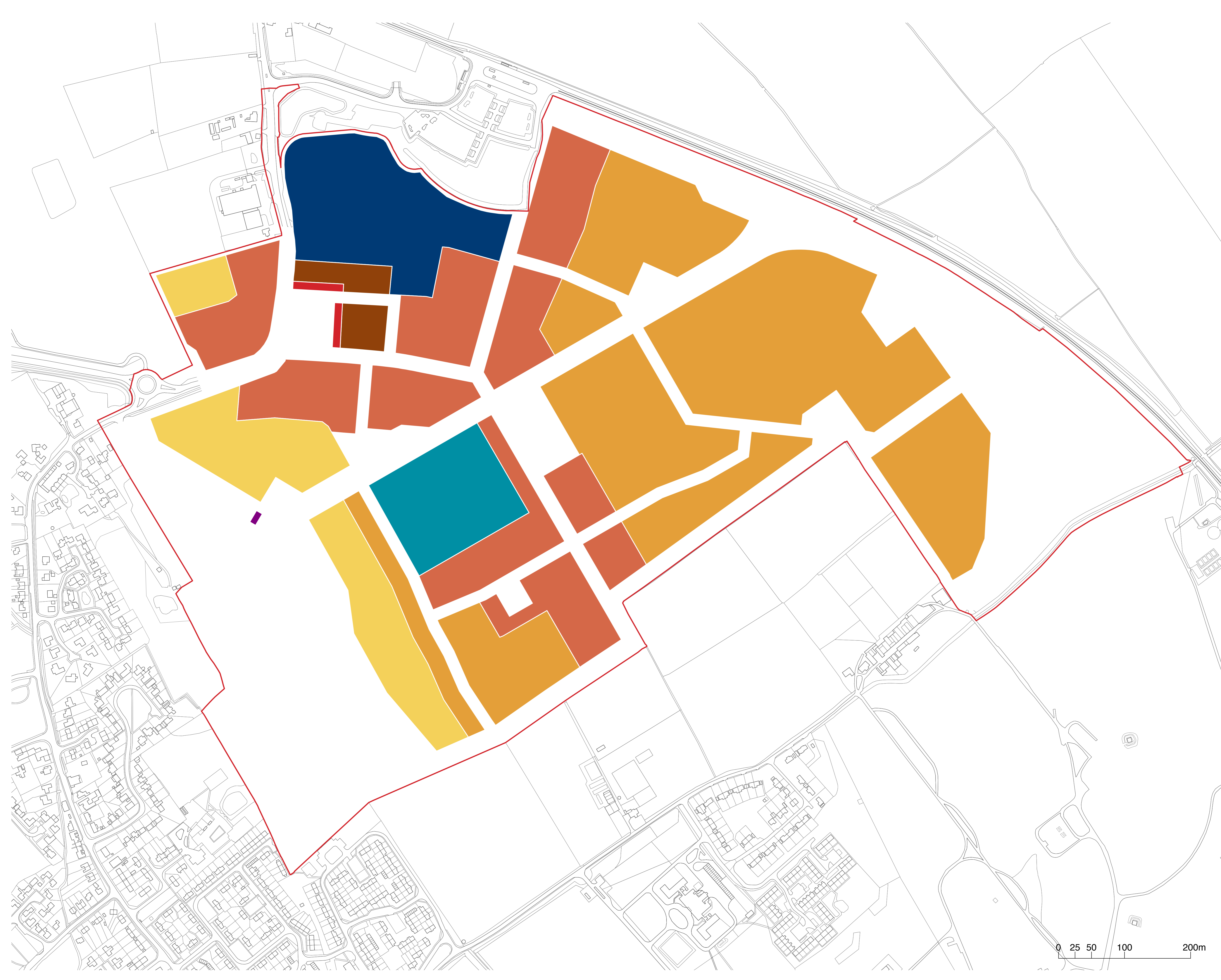
Link to Longstanton



Gallagher
Northstowe
 Plan 2
 Parameters plan
 Movement and access

Final	drawn by SWD
Feb 2012	checked by RB
1:5000@A3	revision

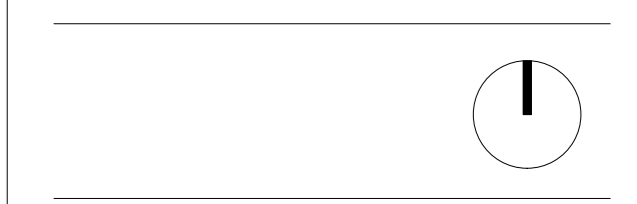




- Key**
- Planning application boundary
 - Potential location for a landmark building or structure (up to 25 m)
 - Local centre up to 14.5 m (up to 4 storeys)
 - Residential up to 14.5 m (up to 4 storeys)
 - Residential up to 11 m (up to 3 storeys)
 - School up to 9 m (up to 2 storeys)
 - Residential up to 9 m (up to 2 storeys)
 - Employment & recycling centre up to 13 m (up to 3 storeys)
 - Sports building up to 8 m (up to 2 storey)

Notes:

- i) Building heights above proposed ground level.
- ii) The minimum storey height is single storey.

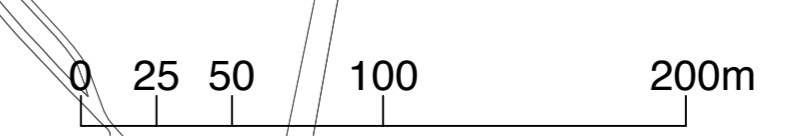


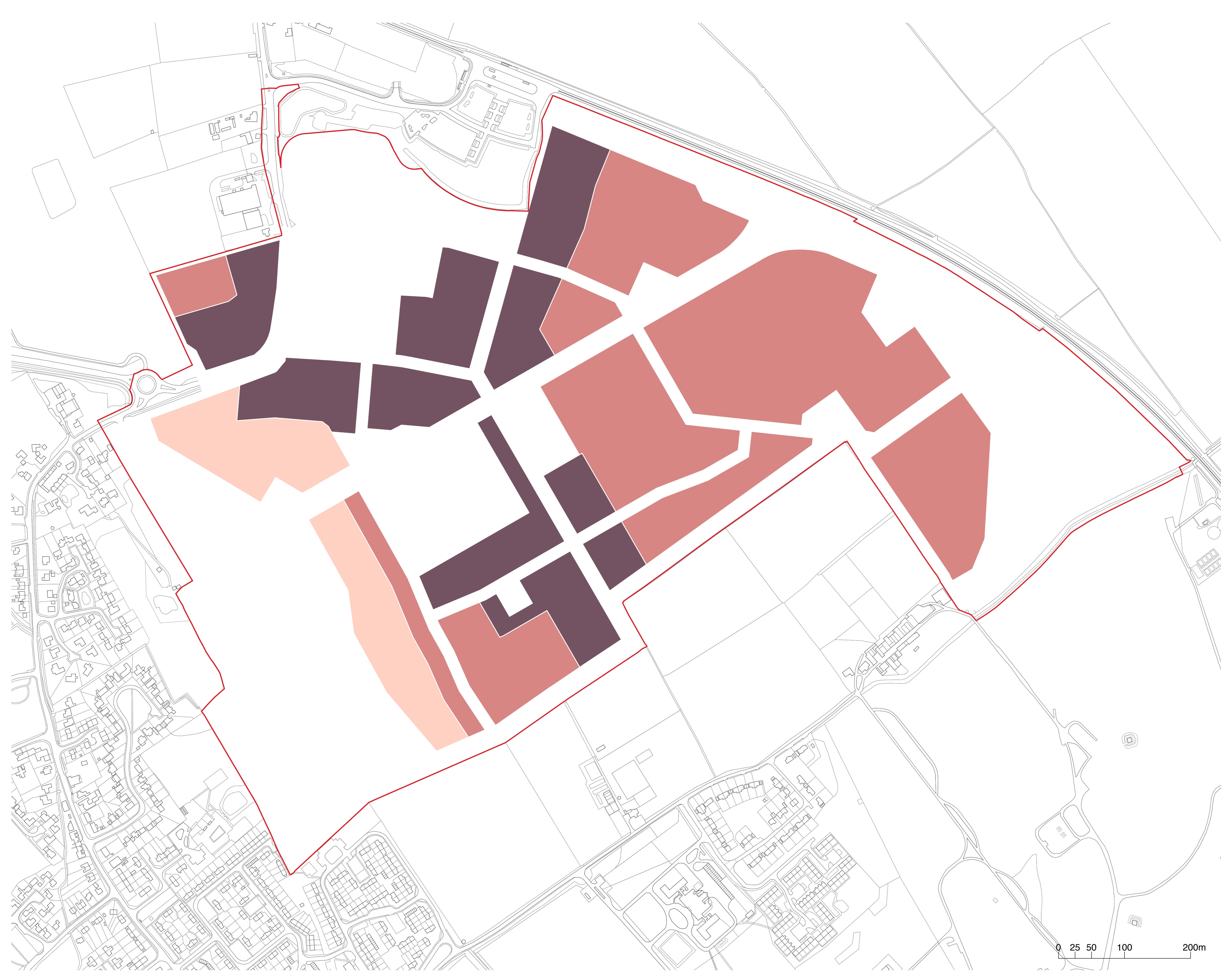
Gallagher

Northstowe

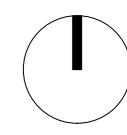
Plan 3
Parameters plan
Building heights plan

Final	drawn by SWD
Feb 2012	checked by RB
1:5000@A3	revision





- Key
- Planning application boundary
 - 38 - 42 Dwellings per hectare
 - 34 - 38 Dwellings per hectare
 - 30 - 34 Dwellings per hectare



Gallagher

Northstowe
 Plan 4
 Parameters plan
 Density plan

Final	drawn by SWD
Feb 2012	checked by RB
1:5000@A3	revision

