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ARUP

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Dear Lois

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Northstowe Phase 2

Two queries have been raised by James Stone in relation to the application submission. These relate to the inclusion of a daylight and sunlight assessment and a structural survey for the officers mess building. This letter sets out the reasoning to why these are not included in the application for Phase 2.

Daylight and sunlight assessment

A daylight and sunlight assessment has not been scoped into the application documents. At this outline stage any assessment of the effects of the scheme on daylight and sunlight would be at a high level, based on the parameters set out on the application plans which define the location of different uses and the maximum building heights. As such the plot level details to test potential effects on daylight and sunlight to windows are not available at this stage.

In terms of potential effect on Rampton Drift (potential relevant existing receptor), the proposed development would be no more than three storeys on the northern, eastern and southern boundaries and two storeys on the western boundary. Development would be set back from the site boundary by between approximately 10 and 50 metres by a landscape buffer zone, which does not reflect the set back of homes within Rampton Drift from the site boundary, or the set back of buildings in Phase 2. It is unlikely that there will be a negative effect. However, the detail of the set back for the proposed development and therefore any effect on daylight and sunlight on existing properties would be determined at the detailed design/reserved matters stage when plot level design will be available.

The Health Impact Assessment submitted with the application has reviewed the housing standard layout, orientation and minimum space standards at this outline stage and assessed whether the proposal promotes good design in these aspects and the conclusion was positive.

The Design and Access Statement submitted with the application has identified that plot and building layout will take into account the District Design Guide recommendations on set backs which has an effect on daylight and sunlight.

Further we note that as part of the comprehensive pre-application scoping with the Council on the content of the application the requirement for daylight and sunlight assessment has not been raised. We believe that this is a reflection of the understanding of the outline nature of the Phase 2 scheme.

Any future assessment at detailed design stage would be carried out in accordance with current government / industry standards or best practice guidance on undertaking environmental assessment of lighting such as: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (Building Research Establishment, 2011); Guidance on Undertaking Environmental Lighting Impact Assessments (Institute of Lighting Professionals, PLG04, 2013); Clean Neighbourhoods and Environment Act (2005); and Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (Landscape Institute and the Institute of Environmental Management and Assessment, GLVIA3 – April 2013); Daylighting and Window Design, Lighting Guide (Chartered Institute of Building Services Engineers, LG10: 1999).

Structural survey for officers mess building

The site of the officers mess has been identified for use as a primary school as part of Phase 2. The application seeks planning permission for the use of the site, not use of the building as a school, as detailed in section 4.1.4 of the Planning Statement submitted with the application which states:

One primary school is proposed on the site of the officers' mess building to the west of Rampton Drift. A school on this site could potentially re-use the existing building (subject to modifications to reflect the heritage of the site) or provide a new build solution. This site is 2.5 hectares.

The Planning Statement (page 31) also states that there is an objective to retain the building, but also confirms that a future viability study will determine how the building could be converted to a school. This acknowledges that the delivery of schools at Northstowe is a matter that will be subject to further discussion with the County Council who are responsible for provision of the primary schools at Northstowe. It is anticipated that the discussions will continue during the determination period.

Given the requirements of the County Council are not yet fully defined there is very limited value in a structural survey for a single building on a 216 hectare site at this stage in the outline application process.

If you would like to discuss these points further please do not hesitate to contact me or the applicant.

Yours sincerely



Nicola White
Director

cc P Kitson - HCA