

Northstowe

Phase 1 Planning Application

Summary of Supporting Information

February 2012

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1.

The proposal and submitted planning application

1.1 This document provides a summary of the outline planning application and supporting information submitted with it. Further detail is provided in the individual reports, particularly the Planning Supporting Statement and Design and Access Statement.

1.2 The application is submitted to South Cambridgeshire District Council (SCDC) seeking outline planning permission for the first phase of Northstowe new town. It has been submitted following preparation of a refreshed master plan for Northstowe. 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 improvements to the A14 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 new town.

1.3 The application for outline planning permission is submitted by Gallagher Longstanton Ltd in association and with the full support of the Homes and Communities Agency (who together are the Joint Promoters of Northstowe) with all detailed matters reserved. It is set within the context of a Framework Master Plan (FMP) for the whole of the new town, as set out within the Development Framework Document (DFD) submitted separately in support of the application.

1.4 The mixed use proposal comprises:

- Up to 1,500 dwellings (a proportion of which will be affordable housing) in a mix of tenure types
- A mixed use local centre, including a community building and provision for retail,

food and drink and other appropriate uses (the quantum of which is informed by the submitted Local Centre Strategy and Retail Needs Assessment)

- A three-form entry primary school
- 5 hectares (ha) of employment land including a household recycling centre and foul water pumping station
- Significant formal and informal public open space, including a sports hub of over 6 ha and approximately 23 ha of additional public open space including parks / play space and a network of footpaths and cycleways
- Water bodies of approximately 5.2 ha including a water park (the eastern water park) providing a recreational, ecological and drainage resource
- 1.57 ha of allotments
- Significant areas of enhanced ecological environment to enable a rich diversity of habitats to flourish
- An exemplar surface water drainage strategy benefiting Phase 1 and the whole of Northstowe as well as mitigating the potential existing flood risk at the neighbouring village of Longstanton
- Strategic landscape provision

1.5 The following additional infrastructure works are also included:

- Improvements to the existing B1050
- Internal road network
- Safeguarding of land for the first length of an internal busway link to the Cambridgeshire Guided Busway (CGB)
- Flood attenuation ponds
- Earthworks and cut and fill to enable land raising and re-profiling of the site for sustainable drainage purposes
- Other associated works

1.6 The land use budget for each land use is proposed as follows:

Table 1 – schedule of land uses

Use	Area (hectares)
Residential (including land for principal access roads, sub stations etc)	42 (net residential = 40)
Mixed use local centre (including community building)	1.22
Employment (inc household recycling centre and foul water pumping station)	5
Primary school	3
Sports hub	6.17
Public open space / parks / play space (excluding water bodies)	23
Allotments	1.57
Other land within red line boundary (including streets and water bodies)	40.04
Total	122

1.7 An Environmental Statement (ES) has been submitted with the application. The scope has been agreed with officers in accordance with Environmental Impact Assessment (EIA) guidelines. A non-technical summary is included as part of the ES.

1.8 The 122-ha application site is broadly located to the north east of Longstanton, immediately to the west of the CGB. It is approximately 10km to the north west of Cambridge (see figure 1).

1.9 The site, as identified by the planning application 'red line' (see drawing 155316/001

– site location plan) comprises the primary development site (97 hectares) and the Hatton's Road attenuation ponds (25 hectares).

1.10 Gallagher has worked closely with SCDC and other interested parties to ensure the development meets and supports the general requirements of planning policy and the aspirations of the council and the local community. Consultation on this Phase 1 outline planning application builds on a period of extensive consultation that took place in relation to the 2007 outline planning application.

1.11 In accordance with the government's Planning Policy Statement 1 Delivering Sustainable Development and SCDC's adopted Statement of Community Involvement (SCI), meetings and presentations were held with the Northstowe Parish Forum during the developmental stages of the master plan, attended by representatives of local community groups and district and parish councillors. The workshops sought to engage the community in the design process and ensure local concerns and ambitions were understood, and used to inform the emerging master plan. These meetings provided valuable stakeholder feedback enabling the master plan to progress in an iterative manner, incorporating community input.

1.12 A three-day staffed public exhibition of the proposals was held between Thursday 6 October and Saturday 8 October 2011 presenting the FMP and Phase 1 master plan. An additional staffed exhibition was held at Oakington Methodist Church on Wednesday 19 October, with the exhibition boards displayed at SCDC offices for a further three weeks. A project website was launched on 6 October 2011 to enable the public to view the

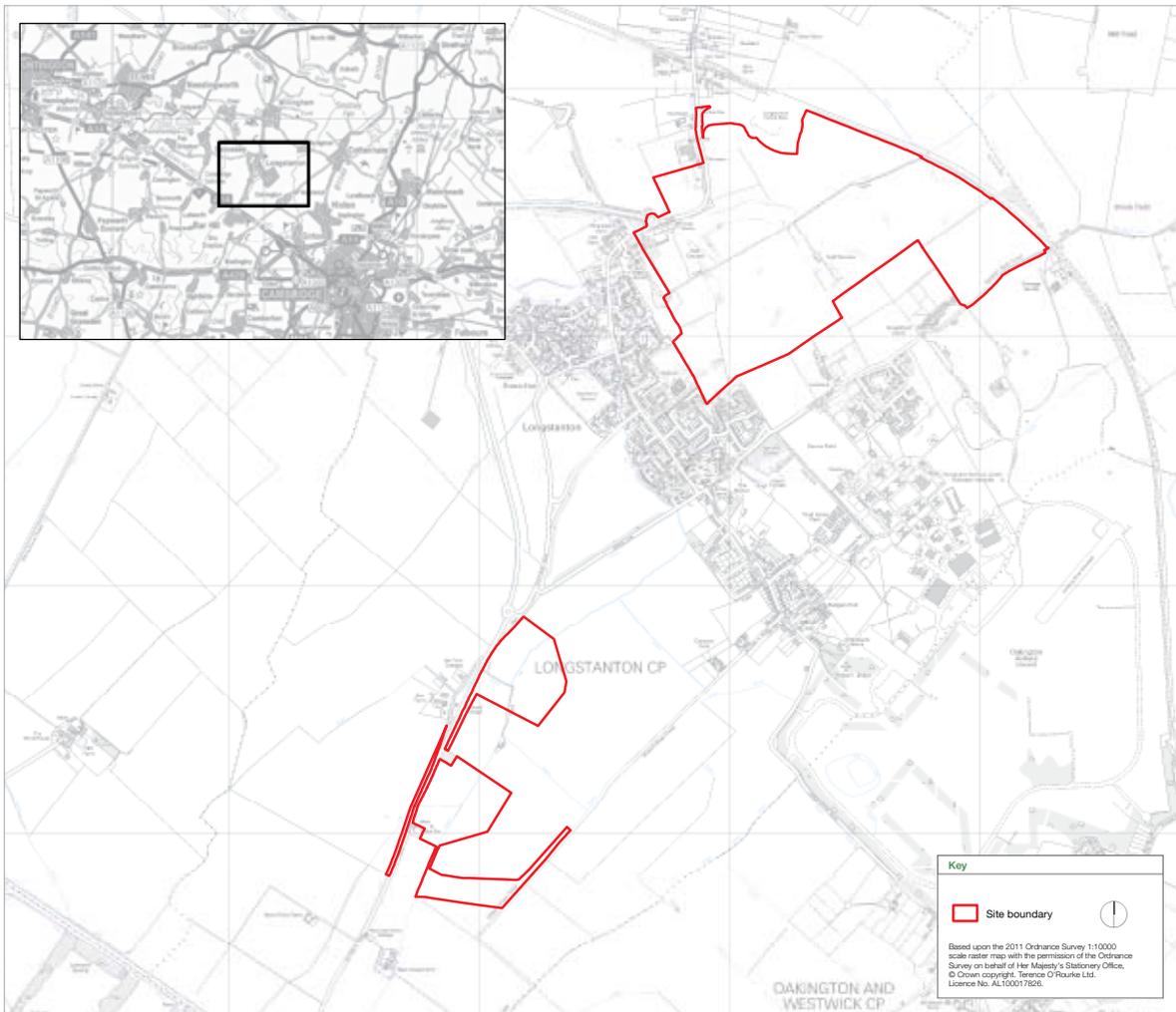


Figure 1: Site location plan

consultation material and respond electronically. The website will continue to be updated as the project progresses. The submitted Statement of Consultation provides further detail on the consultation strategy and activities undertaken.

1.13 In accordance with statutory requirements, the application contains sufficient information for it to be validated and determined. This statement should be read alongside the submitted planning application forms, drawings and accompanying technical reports which comprise:

- Design & Access Statement
- Planning Supporting Statement (incorporating Planning Obligation / Draft Scope for S106 Heads of Terms)
- 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)

2. The opportunity presented by the application

- 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
- Environmental Statement, Non-technical Summary and accompanying technical appendices (including Transport Assessment, Framework Travel Plans and Flood Risk Assessment)

1.14 A series of parameter plans are submitted as part of the application in order to define the key parameters for the purposes of Environmental Impact Assessment. These are:

- Plan 1a: Land use, open space and landscape
- Plan 1b: Attenuation ponds - land use, open space and landscape
- Plan 2: Movement and access
- Plan 3: Building heights
- Plan 4: Density

1.15 An additional illustrative master plan has been prepared to show the general position of the building blocks.

1.16 The application is accompanied by a draft scope for heads of terms, which will inform discussions with SCDC in relation to appropriate developer contributions to be secured by way of a planning obligation. Details of this are included within the Planning Supporting Statement.

2.1 The application proposal represents an important first phase of Northstowe new town and has been prepared in the context of the Framework Master Plan for the town, which the Phase 1 master plan complements. It will deliver a high quality environment providing a strong gateway to Northstowe, with sustainability integral to its design in accordance with the government's objectives to promote sustainable development.

2.2 The application site presents a significant opportunity to deliver wide-ranging benefits to the local community, which are in accordance with local and national strategic policy objectives. These include:

- Creation of a northern gateway for Northstowe on the B1050
- Creation of a public transport focus for Northstowe on the Cambridgeshire Guided Busway (CGB) including routing the busway through Northstowe from this northern access
- Maximising usage of the successful CGB through provision of mixed-use development, including early delivery of serviced employment land, directly adjacent to the Longstanton park and ride (P&R) site
- Minimises impact on existing communities by enabling construction traffic to be routed from the A14 via the West Longstanton bypass to avoid passing through existing settlements
- Delivers much needed market and affordable housing to contribute towards SCDC identified five year housing supply
- Forms important first phase of Northstowe which provides a key gateway into the new town
- Makes efficient use of previously developed land
- Provides improved linkages from Longstanton village to the Longstanton P&R

2.

The opportunity presented by the application

(continued)

- Provides significant open space, sports and community facilities for use by the local community as well as new residents
- Delivers a new mixed-use local centre at an early stage benefiting residents of Longstanton and the surrounding settlements
- Delivers one of the three dedicated employment areas for Northstowe
- Delivers flood mitigation measures for Longstanton
- Facilitates early delivery of the secondary school on an adjacent site which will also meet a demand for school places in the wider area
- Provides a site for a household recycling centre to serve the whole of Northstowe
- Delivers strategic infrastructure including access, utilities and services which will facilitate the subsequent development of Phase 2 and later phases of development on the former Oakington Barracks and airfield site
- Includes significant archaeological investigation works over 28ha of land

3.

Compliance with planning policy

3.1 Northstowe new town is an allocated site in the SCDC Core Strategy and is identified in adopted regional planning policy to provide a mixed use development comprising residential, business, leisure, schools, community facilities with supporting infrastructure and various other ancillary uses. The Northstowe Area Action Plan (NAAP) was adopted by SCDC in July 2007 and provides the primary policy framework for the development of the town, comprising a number of individual policies to guide development. The principle of delivering a new town on this site is therefore established.

3.2 The delivery of Northstowe with housing, employment, commercial and recreation facilities will make an important contribution to the economic growth of the Cambridge area and to meeting the demand for market and affordable housing in the district. The proposal for Phase 1 is consistent with the delivery of homes and places advocated by the government in its localism agenda and the draft National Planning Policy Framework (NPPF), and is in accordance with regional and local planning policy.

3.3 The joint promoters are committed to delivering a high quality and sustainable development. The proposal embraces the principles of achieving quality design to enable the creation of a legible and permeable built environment that responds to and embraces neighbouring land uses and creates a positive environment for new residents.

4.

Design and Access Statement

3.4 With regard to the environmental impact of the proposed development, the ES concludes that while there will be a number of changes to the local environment, a range of measures will be put in place to minimise potential significant adverse effects and enhance beneficial effects. The proposed mitigation measures and the residual effects of the proposals that are predicted to remain after mitigation are summarised in more detail in chapter 15 (Summary Tables) of the ES.

3.5 Full details of the proposal's compliance with planning policy are included within the Planning Supporting Statement.

4.1 The submitted Design and Access Statement sets out the key urban design drivers and principles, the site's opportunities and constraints and explores how the design proposals have responded to this site and the local context.

4.2 The vision for Northstowe is to deliver an exemplar and vibrant 21st century town with a strong local identity. It will combine the best historic characteristics of local settlements with provision for more sustainable patterns of living and lifestyle choices. Northstowe will be built to high environmental standards.

4.3 The layout of the Phase 1 master plan has been designed to create a strong sense of place and respond to the site and the surrounding context, with particular regard to Longstanton to the west. The master plan is based on a series of key design principles, which aim to ensure that a vibrant new community will flourish at Northstowe in accordance with the vision. It seeks to create an inspiring place to live that is in harmony with its surroundings and that is flexible enough to accommodate both the present and future needs of the community.

4.4 Whilst only in outline form, the indicative master plan has identified that up to 1,500 homes together with the proposed level of employment and mixed use can comfortably be provided on the site, while still achieving an attractive and sustainable environment, with large areas of open space.

4.5 The proposed design respects the grain of the surrounding landscape, both built and open, and complements the character of the surrounding area in terms of scale and quality, whilst introducing good accessibility and ease of movement into and around the site in accordance with acknowledged urban design principles.

5.

Meeting affordable housing needs

5.1 An Affordable Housing Statement is included as an appendix to the Planning Supporting Statement. This confirms that the establishment of the new town of Northstowe plays a vital role in addressing affordable housing needs issues across the Cambridgeshire sub region.

5.2 The affordable housing sector has undergone significant changes as a result of changes to policy introduced by the coalition government and the numbers, tenure types, and location of affordable housing at Northstowe will need to respond to these changes.

5.3 Housing delivery in South Cambridgeshire has fallen well short of the council's own supply target, and private house builders in the district are not delivering enough new homes to ease the growing pressure on the local housing stock, and consequently on affordability. This application is therefore key to the delivery of much-needed new private and affordable homes in the area. Subject to a joint viability assessment it is currently envisaged that there will be up to a maximum of 35% affordable housing provision.

6.

Promoting sustainability and tackling climate change

6.1 Northstowe will be planned, designed and promoted as a sustainable new community, limiting energy use and promoting healthy lifestyles. Reducing environmental impacts is central to the master plan, with water conservation, excellent public transport links and a network of green spaces incorporating sustainable urban drainage systems (including rainwater recycling/harvesting) contributing to the creation of a sustainable community.

6.2 Excellent sports provision will be part of Phase 1 for the benefit of existing and new communities alike. The western sports hub will make available a range of sport facilities set within an attractive landscape. A number of allotments, a community orchard and excellent cycle paths will all help to promote a healthy lifestyle and aid community cohesion. The proposed development has been supported by a Health Impact Assessment (HIA), which is submitted alongside the application.

6.3 SCDC and Cambridgeshire County Council (CCC) have clearly defined targets relating to sustainable design and construction for new development within their administrative area. The Energy Statement submitted in support of this application, sets out how the proposal meets the councils' requirements for sustainable energy.

6.4 Phase 1 will be developed to Code for Sustainable Homes Code Level 4 in accordance with the requirements of any amendment to the Code for Sustainable Homes and to the Building Regulations (2013 and 2106), should these be introduced, and any subsequent amendments to take account of the government's final decision on low/zero carbon requirements and the

scope for off-site allowable solutions. Meeting the requirements for Code Level 4 in respect of energy, water conservation and other credit earning measures and the additional costs involved, will require a balance to be struck between this commitment to sustainability and other competing requirements of Northstowe, which represents a major development scheme.

6.5 The proposed development will use enhanced fabric in the construction of the buildings and microgeneration technologies such as solar and photovoltaic panels as well as connection to existing conventional utilities. As set out in detail within the Energy Statement, the use of enhanced energy efficiency measures will exceed a 25% reduction in regulated CO₂ emissions over Building Regulations (2006) and enable the Zero Carbon Hub Fabric Energy Efficiency Standards to be met, in accordance with policy NE/1 of SCDC's Development Control Policies Development Plan Document (DCPDPD). The microgeneration proposals will enable between 11% and 15% of energy to be provided from low carbon or renewable energy technologies in accordance with policy NE/3 of the DCPDPD. In addition to this, in line with the joint promoters' aspirations for Northstowe and the NAAP, a number of exemplar sustainability projects are being explored for the proposed development to increase the proportion above 20%.

6.6 The Water Conservation Strategy sets out the measures proposed to minimise the impact of the development on local water resources. These include:

- Water demand reduction through demand minimisation and reuse
- Sustainable drainage systems (SUDS) in order to treat surface water runoff and provide ecological and amenity benefits
- An aspiration to instil the need to save water into the minds of the residents of Northstowe and surrounding areas as part of a wider living sustainable strategy for the site

6.7 In addition, in order to contribute towards meeting wider aspirational objectives Northstowe seeks to:

- Introduce pilot projects in parts of the development designed to monitor, control and appraise emerging technologies such as rainwater harvesting and grey water systems in order to understand how they are used, their reliability and the true sustainable benefit they present
- Provide a mechanism for local and regional projects to educate the end users about the importance of saving water and the benefits it can bring to the region
- Work with the water companies to encourage the reduction of water demand throughout the region and building on the education of residents through retrofitting existing dwellings with water saving features such as flow restrictors at taps and cistern capacity reduction

6.8 The submitted Sustainability Statement includes details of the sustainability assessment undertaken to provide a strategic review of the overall sustainability performance of the proposed development. Overall, significantly more positive sustainability effects are predicted than negative effects, with three quarters of the predicted effects being positive. The proposed development is therefore considered to perform very well in sustainability terms.

7.

Community services and facilities strategy

7.1 A range of publicly provided services and facilities will be delivered across Northstowe, in part within Phase 1, in accordance with policy NS/9 of the NAAP. The submitted parameters plans and indicative master plan include sufficient land to accommodate a mix of uses, via provision of new buildings or serviced land. The process for delivering such services and facilities for Phase 1, including the type and quantum to be provided will be subject to discussions between the applicant and key stakeholders including SCDC and CCC (guided by work being overseen by the Northstowe Public Service Group) and will feed into the planning obligation and planning conditions. The detailed provision will then be subject to separate reserved matters planning applications following the grant of outline consent.

8.

Commercial services and facilities strategy

8.1 Northstowe will also accommodate a mix of commercial services and facilities, part of which will be delivered within Phase 1, primarily within the local centre. The quantum of provision for Phase 1 has been informed by a Local Centre Strategy and Retail Needs Assessment (incorporating Retail Capacity Assessment), which is submitted in support of this application. Additional work will also be undertaken in relation to the provision of commercial services and facilities in support of the planning applications for future phases of development.

8.2 With regard to Phase 1, the applicant will work closely with SCDC and potential service providers with regard to the delivery of the facilities required to support Phase 1, in accordance with policy NS/9 of the NAAP. It is important to note, however, that ultimately the provision of commercial facilities and services is subject to market factors, which are outside the control of the joint promoters.

9. Protecting and enhancing the natural environment, landscape and trees

Natural heritage

9.1 Site surveys have been undertaken in accordance with national and local policy guidance. These included an extended phase 1 habitat survey, amphibian, badger, bat, invertebrate, reptile, water vole and otter surveys. These surveys form part of Technical Appendix C (Natural Heritage) of the ES.

9.2 As set out in full within chapter 6 of the ES, the proposal will lead to the loss of the arable and grassland habitats on site, which will result in a moderate, significant adverse effect. The proposal incorporates a range of new habitats, including the eastern water park to mitigate effects on other habitat types including hedgerows, scrub, woodland, scattered trees, ponds and ditches in addition to the planting of new meadow and wet grassland. These measures together with a package of ecological enhancement measures (as set out within section 4 of the Planning Supporting Statement), provide opportunities to enhance the natural environment and biodiversity. The new habitats will be subject to an ecological management plan to enhance their value. The creation and management of these new habitats will ensure that there will be no other significant effects as a result of habitat loss. A programme of best practice mitigation measures will be put in place through a construction environmental management plan to prevent significant adverse effects on retained habitats during construction.

Landscape and visual effects

9.3 A landscape and visual appraisal was undertaken to evaluate the existing landscape character of the site, identify key views and visual receptors and inform the design.

9.4 The potential for effects on the landscape resources and visual receptors was a key consideration in the design of the scheme. The majority of the hedgerows and trees of higher value will be retained on site. Boundary vegetation will be retained and strategic planting will be provided on the western boundary. The proposed development includes a buffer of public open space between the new built development and Longstanton, and proposed building heights and densities will be lower on the western edge of the development.

9.5 The introduction of new built development will inevitably result in an effect on the landscape character, and views of the site. However this must be considered in the context of the site's allocation for development. As detailed within chapter 4 of the ES no significant effects are predicted on the wider landscape character areas.

10.

Protecting cultural heritage

10.1 Planning Policy Statement 5 (PPS5) Planning for the Historic Environment sets out the government's national planning policies on the conservation of the historic environment. The government's overarching aim, enshrined in planning policy at all levels is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Heritage assets include those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest.

10.2 Chapter 5 (Cultural heritage) of the submitted ES addresses built heritage and landscape features and archaeology. Chapter 4 (Landscape and visual effects of the ES) also includes an assessment of the potential impact of the development on Longstanton conservation area to the south west.

10.3 The ES concludes that although there will be some harm as a result of the phased approach to archaeological investigation, the proposed mitigation, which includes preservation in situ of known archaeological sites and a comprehensive scheme of archaeological investigation will result in a substantial beneficial impact with respect to archaeology. This is due to the knowledge that will be gained of on site archaeology during the excavation works. The ES also concludes that as a result of the proposed layout and area of green separation along the western edge of the site any adverse effect on the setting of Longstanton conservation area will only be moderate to slight.

10.4 The proposal meets the objectives of national and local planning policy with respect to the protection of cultural heritage.

11.

Improving ground conditions and avoiding pollution

11.1 In accordance with Planning Policy Statement 23 (PPS23) Planning and Pollution Control, which seeks to protect surface and groundwater resources and ensure that contamination will not be a threat to the health of future users or occupiers of the site or adjoining land, chapter 10 (Geology, hydrogeology and contamination) of the ES addresses the issue of ground conditions. A range of mitigation measures are proposed to ensure that there are no significant effects as a result of the development.

12. Protecting the noise environment and air quality

Noise and vibration

12.1 As set out in detail within chapter 9 of the ES (Noise and vibration) during the construction process, there is the potential for increased noise from demolition of buildings associated with the golf course, site preparation, earthworks and building activities. A range of best practice mitigation measures will be put in place through the Construction Management Strategy to ensure that there will be no significant effects on local sensitive receptors from increased noise during construction.

12.2 The potential for increased vibration during construction was also examined. The ES concludes that no significant effects are predicted on existing sensitive receptors and no mitigation measures are required.

12.3 Modelling of post-construction traffic flows has shown that there will be no significant increases in traffic noise at local sensitive receptors. The potential for noise associated with other elements of the proposed development was also considered. Noise limits have been identified for fixed plant associated with the proposed employment area and household recycling centre and plant items will be selected at the detailed design stage to comply with these limits and ensure there will not be significant adverse effects. In addition, plant will be located as far as possible from residential areas, and screened where necessary. No plant will operate in the evenings or at night and the operating hours of the household recycling centre will be set to minimise the potential for noise effects. Measures will also be put in place to minimise the potential for noise effects associated with the proposed sports pitches, such as restrictions on the time of use and consideration of the need for boundary fencing.

12.4 The potential for existing noise sources to affect the proposed development was also examined and mitigation measures specified to ensure that the internal and external noise levels meet relevant standards. These include the use of specified double glazing, consideration at the detailed design stage of site and internal building layouts to maximise screening from noise sources and the potential for use of acoustic barriers in some areas if required.

Air quality

12.5 Chapter 8 of the ES addresses the issue of air quality. The main focus for assessment was the traffic-related pollutants nitrogen dioxide and fine particulate matter, although construction dust was also addressed.

12.6 The modelling undertaken to predict emissions related to post-construction traffic activities showed that there will be no significant increase in the concentrations of the traffic pollutants as a result of the proposed development.

12.7 Standard best practice techniques will be used to ensure dust is minimised during the construction period when there is potential for increased dust and particulate generation from activities such as site preparation, earthworks and transport and storage of materials.

12.8 A Low Emissions Strategy (LES) has been submitted in support of the planning application. The LES considers the transportation impact of the Phase 1 development at Northstowe on local emissions and identifies measures that could be implemented through both the construction and occupation stages that would ultimately reduce the environmental impact of emissions. It builds on guidance provided by

12. Protecting the noise environment and air quality (continued)

SCDC and DEFRA, those measures proposed in the supporting framework travel plans (referred to below), and also considers best practice noted where low emission strategies have been implemented elsewhere. The document also suggests a management and implementation plan, allocating responsibilities and timescales for reporting. Some remedial actions are proposed to support any targets determined.

13. Sustainable travel

13.1 Planning Policy Guidance Note 13 Transport sets out the government's objectives for transport within new developments. The objectives of the guidance are to integrate planning and transport at the national, regional and local level to:

- Promote more sustainable transport choices for both people and for moving freight
- Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling
- Reduce the need to travel, especially by car

13.2 A comprehensive *Transport Assessment (TA)* has been undertaken in relation to the Phase 1 proposal and is included as a Technical Appendix to chapter 7 (Traffic and Transport) of the submitted ES, along with residential, school and workplace framework travel plans. The TA examines the effects of the development on the road network both during and post construction and in particular the following issues:

- Construction traffic
- Severance
- Pedestrian / cycle amenity
- Driver stress and delay
- Accidents

14. Improving drainage and minimising flood risk

13.3 The assessment concludes that there are negligible impacts on traffic flow as a result of the Phase 1 development. The proposal includes a package of measures to mitigate these impacts (see *Planning Obligation / Draft Scope for S106 Heads of Terms at appendix 5 of the Planning Supporting Statement*). These include:

- A permeable network of footways and cycleways which link to external routes and avoid existing roads thereby providing a significantly improved pedestrian and cycle network in the area
- Enhanced access to high quality public transport services, with enhanced bus services on the B1050 – including an extension to the ‘Citi 5’ bus service to Longstanton and into the site. Through this provision, in combination with the CGB, all homes will be within 400m of a bus service offering at least a 20-minute frequency of service to Cambridge city centre
- Site access junctions that preserve journey time reliability on local roads
- Rigorous resident, workplace and school travel plans to change existing travel characteristics

14.1 A comprehensive drainage strategy has been designed for Northstowe, which is considered to be an exemplar scheme. A summary of the strategy is set out below. Full details are included within chapter 11 (Water, flooding and drainage) of the ES, which includes as a Technical Appendix, a Flood Risk Assessment undertaken in accordance with the requirements of Planning Policy Statement 25 Development and Flood Risk.

14.2 Northstowe is primarily located within two river catchments. The majority of the town will drain to the Beck Brook/Cottenham Lode to the east, and the northern ‘reserve’ area (to the north west of the application site) will drain primarily to the Longstanton Brook/ Swavesey Drain to the west.

14.3 Historically, the Longstanton Brook/ Swavesey watercourses have caused flooding within the villages of Longstanton and Oakington. However, the Northstowe drainage strategy will provide flood attenuation areas on these watercourses upstream of Oakington and Longstanton by holding back peak flood flows and mitigating this existing flooding risk. This drainage system will operate independently of Northstowe’s.

14.4 For Northstowe, the general principle is to reduce flood risk by holding back surface water in attenuation areas (water parks) located around the edge of the town. The eastern water park (the first half of which is being delivered as part of Phase 1) provides primary attenuation areas and a significant amenity and forms part of the green infrastructure for the town. Its drainage function is designed to have sufficient capacity to cope with requirements for holding back surface

14. Improving drainage and minimising flood risk (continued)

water. The water park is designed to have enough capacity for subsequent storms allowing time for the water park to drain down. The water is to be pumped using two pumping stations via culverts under the CGB into the existing drainage channels of Cottenham Lode/Beck Brook to the east. These pumping stations will be controlled via a telemetry system and only pump when the rivers are not in flood.

14.5 Additional attenuation facilities will be provided within the town as part of later phases of development where the land drains away from the water park, within the northern 'reserve' land and along the Airfield Road between Longstanton and Oakington.

14.6 The creation of the surface water management system requires alterations to the levels of the site. Land needs to be raised to above the flood levels in the Beck Brook to drain the town. The newly created attenuation areas require large excavations to enable the floodwater to be held back. These works have been planned to ensure that there is a balance and it is anticipated that no material will be imported to or exported from the site.

14.7 Within the town, drains will utilise sustainable drainage techniques and will use open water channels designed to be easily accessible for maintenance and visually overlooked from surrounding buildings and open space areas. A regular inspection regime together with public surveillance will help to ensure they are maintained/managed and along with the water park, will be a key feature of Northstowe, ensuring that water pervades the landscape of the new town.

15. Services and utilities provision

15.1 In order to ensure a comprehensive approach to service and utilities provision a utilities strategy has been developed for the whole of Northstowe with the requirements of the Phase 1 development also identified. Utilities within the site will be designed and delivered to connect with Phase 2 and later phases of development.

15.2 A *Strategic Utility Report (including a foul sewage assessment)* has been undertaken and submitted in support of the Phase 1 application. Following consultation with the relevant providers, this identifies the position in relation to the provision of foul sewage, water, electricity, gas and telecommunication service networks associated with the development. It can be summarised as follows:

- Foul drainage – a terminal pumping station is proposed within the employment land to transfer sewage to Uttons Drove Sewage Treatment Works (STW)
- Water supply – A new 300mm diameter branch main will be constructed from the existing trunk mains to the north of Longstanton, following the route of the Longstanton western bypass
- Electricity supply – a number of reinforcements will be required to increase capacity in the area
- Gas supply – some offsite reinforcements will be required to the existing Intermediate Pressure (IP) network to serve the development
- Telecommunications – Gallagher is working with a number of providers to design and deliver a 'Fibre to Home' broadband network to ensure the new residents will have a high speed connection for future telecoms, IT and media purposes

16. A strategy to minimise and manage waste

16.1 A *Waste Management Strategy, including a site waste management plan (SWMP) and waste design guide toolkit* has been prepared in support of the application to demonstrate how waste prevention, reduction and recovery will be pursued throughout the development of the site. The SWMP will be progressed and adopted by the principal contractor when appointed following submission of reserved matters planning applications.

17. Contributions to local infrastructure

17.1 Gallagher is prepared to enter into a planning obligation commensurate with the size of the development, taking account of the associated financial constraints of the development of the site and the viability assessment of the scheme which is being undertaken jointly by the joint promoters and the local authorities. The applicant seeks to ensure that as a major development, the proposal has a positive impact for neighbouring residents and surrounding land uses. Therefore, in accordance with the requirements outlined by SCDC in its Local Development Framework, the applicant will make contributions to ensure sufficient social infrastructure is provided to support the development as set out in the broad scope draft heads of terms for the planning obligation, included as appendix 5 to the Planning Supporting Statement.

18. Minimising the impacts of construction activity

18.1 The submitted *Construction Management Strategy* outlines a series of strategies, standards, best practice techniques and procedures that will be observed through the construction process in order to ensure compliance with environmental legislation and regulations. It addresses access arrangements, construction site layout, construction activities, construction methods, environmental issues and the proposed earthworks strategy.

19. Conclusion

19.1 The application proposal represents an important first phase of Northstowe new town and has been prepared in the context of the framework master plan for the town, which the Phase 1 master plan complements.

19.2 The site is urgently required to contribute towards SCDC's identified five year housing supply and makes efficient use of previously developed land in accordance with the existing and emerging national and local planning policy.

19.3 The proposal will deliver a high quality environment providing a strong gateway to Northstowe, with sustainability integral to its design in accordance with the government's objectives to promote sustainable development. The master plan is based on the creation of walkable environments, with excellent access to the local centre, primary school, community facilities and employment area for existing and new residents via a network of greenways. It also provides improved pedestrian and cycle access between the site, Longstanton and Longstanton P&R. Water is a key feature of the site and is integral to the design of the greenways providing a drainage, ecological and informal recreation function. The drainage strategy is exemplar providing a solution to existing flooding in Longstanton as well as addressing the future drainage of the town.

19.4 Significant areas of formal and informal open space (including a sports hub, eastern water park, allotments and a community orchard) and a comprehensive ecological enhancement strategy will ensure the creation of a highly attractive environment, which people take pleasure in living and working within. In addition to maximising the opportunity for walking and cycling other sustainable transport measures are a foundation to the delivery of the development. The site's location, adjacent to the Longstanton P&R ensures that all homes are within 1,000m of this key public transport route, with other existing local public transport services also enhanced as part of the proposal, providing an alternative to car reliance.

19.5 A range of initiatives are promoted to assist the Phase 1 development and ultimately Northstowe becoming a low carbon town. For instance energy consumption will be minimised through careful design and location of services and land uses, and recycling will be made easier for residents and businesses. Energy efficiency and renewable energy generation through the use of microgeneration technologies will provide an important contribution towards low carbon living. Phase 1 will be developed to Code for Sustainable Homes Code Level 4 in accordance with the requirements of any amendment to the Code for Sustainable Homes and to the Building Regulations (2013 and 2106), should these be introduced, and any subsequent amendments to take account of the government's final decision on low/zero carbon requirements and the scope for off-site allowable solutions.

19.6 Meeting the requirements for Code Level 4 in respect of energy, water conservation and other credit earning measures and the additional costs involved, will require a balance to be struck between this commitment to sustainability and other competing requirements of Northstowe, which represents a major development scheme.

19.7 As referred to within the *Planning Supporting Statement*, paragraph 14 of the draft NPPF local planning authorities should "approve development proposals that accord with statutory plans without delay" unless the adverse impacts of allowing development would significantly and demonstrably outweigh the benefits. As demonstrated throughout the planning application and accompanying ES the proposal is in accordance with local and national planning policy, will provide a number of significant benefits for the area and will not result in any significant residual adverse effects. It is sustainable with respect to planning for prosperity, planning for people and planning for places and as such, is in accordance with all national and local emerging and adopted planning policy.