



GREATER CAMBRIDGE
SHARED PLANNING

20/02171/OUT – Northstowe Phase 3A, Rampton Road, Longstanton, Cambridgeshire

Statement under Regulation 30 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

Planning permission for the above development was granted by Decision Notice dated 25 March 2022, following a resolution to approve the application, which was passed by the Council's Planning Committee on 28 January 2022.

This statement dated 8 June 2022 is provided pursuant to Regulation 30 of the EIA Regulations 2017 (Duty to inform the public and the Secretary of State of final decision).

All documents referred to below are available on the Council's website.

On 25 May 2022, an email was sent informing the Secretary of State of the decision.

On 1 June 2022, an email was sent to the consultation bodies informing them of the decision.

On 1 June 2022, site notices were placed to inform members of the public of the decision.

As to Reg. 29(2), since planning permission was granted, the Decision Notice included information to the applicant about the right to appeal against any of the conditions attached to the planning permission, by reference to the Planning Inspectorate's website. The reasoned conclusion on the significant effects of the development on the environment, taking into account the results of the examination referred to in Regulation 26 (1) (a) and (b) is woven into the Officer Report as highlighted in paragraphs 46 and 47 of the Report, and conclusions and recommendation, as set out in paragraphs 670-690 of the Report. Members of the planning committee who supported the recommendation

assessed the Report (including amendment and update reports), the comments and the views of consultees and members of the public both in writing and in person or virtually at the Committee, and after considering the planning balance and noting that the site was allocated in the Local Plan, concluded that the benefits of the proposal outweighed any harm. Parameter plans have been approved and planning conditions have been attached to the planning permission, including condition 5 'Development Limits' and condition 8 'Compliance with the Environment Statement'. Planning condition 8 lists the monitoring measures that will be required in accordance with the Environment Statement. It also lists the design, construction and operational mitigation that will be required to address any likely significant adverse effects on the environment. The reasoned conclusion is set out in Section 10 of the Report (Planning Balance and Conclusion) which addresses the planning balance.

The main reasons and considerations on which the decision is based can be found in Section 10 of the Officer Report (Planning Balance and Conclusion). Public participation is described in paragraphs 55-69 of the Report and a description of the public consultation and engagement are found in paragraphs 82-93 of the Report (as well as in the amendment and update reports).

Interested parties and members of the public addressed the members of the committee and made their comments as reflected in the published Minutes of the Committee for 28 January 2022.

Members of the planning committee who supported the recommendation assessed the Report (including amendment and update reports), the comments and the views of consultees and members of the public both in writing and in person or virtually at the Committee, and after considering the planning balance and noting that the site was allocated in the Local Plan, concluded that the benefits of the proposal outweighed any harm.

The results of the consultations and information gathered are summarised in paragraphs 94-178 of the Officer Report, and taken account of in forming the conclusions in Section 10 of the Report (Planning Balance and Conclusion). The results of the consultations and information gathered have either been incorporated or otherwise addressed throughout the various chapters of the Report with conclusions after every section, together with cross references to appropriate planning conditions in each section of the Report, or within the s106 agreement which is discussed in Section 9 of the Report.