

Our Ref: 26/03146/REM
Your Ref: DC/GCSP/TKU4SPDX0DA02

10 September 2026



Emily Pacey
Over Parish Council
Over Conference And Community Centre
The Doles
Over
CB24 5NW

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

www.scambs.gov.uk | www.cambridge.gov.uk

Dear Ms Pacey

**South Cambridgeshire District Council
Consultation on application for Approval of Reserved Matters**

Reference: 26/03146/REM

Proposal: Reserved Matters application for Phase 1 of Northstowe Phase 3B to provide 235 dwellings, a secondary mixed-use zone and associated infrastructure, for appearance, landscaping, layout, scale and access pursuant to outline planning permission ref. 20/02142/OUT, including the submission of details pursuant to Conditions 12 (Reserved Matters Requirements), 13 (Landscape and Design Reserved Matters), 16 (Access to B1050 (Station Road, Longstanton), 17 (Public footpaths), 21 (Bus Stops), 24 (Landscape Management and Maintenance Plan), 27 (Ecological Design Strategy and Landscape and Ecological Mitigation Plan), 28 (Biodiversity Survey and Assessment), 30 (Sustainability Strategy - Reserved Matters), 35 (Surface Water - Reserved Matters Details), 46 (Green Routes), 50 (Housing Delivery Statement), 51 (Housing Mix), 52 (Space Standards), 55 (Open Space and Play Facilities Details) and 58 (Lighting) of outline planning permission ref. 20/02142/OUT.

Site address: Northstowe Phase 3B Station Road Longstanton Cambs

Applicant: c/o Icen Projects .

Reason(s) for notification and other notes

Category: All other largescale major developments
UPRN 010033034430
Grid Ref: E540917 N266780

Relevant Applications:

The following application(s) have been identified as being related to this application. Please refer to the decision notices for each of these to check the details and for relevant conditions.

20/02142/OUT	Outline planning application for the development of Northstowe Phase 3B, comprising up to 1,000 homes, a primary	Application Permitted	25-Mar-22
--------------	--	-----------------------	-----------

school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved. Application accompanied by an Environmental Statement.	
--	--

Use the Council's Online Register (<https://applications.greatercambridgeplanning.org>) to view the associated plans, documents, officer report and decision notice.

Viewing the details of the application and making comments

Please go to: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/26/03146/REM> to view plans and documents associated with this application.

We welcome any comments your Parish Council wishes to make. Please ensure any comments you wish to make are submitted before **1 October 2026**. After the expiry of this period, the Council may determine the application without receipt of your comments. Should you wish to discuss this application beforehand please contact me. If you have no comments to make, I would be grateful if you could inform me as this may help speed up the determination of this application.

Should the Parish Council wish to request that the application be considered by the District Council's Planning Committee, **please indicate this clearly and provide the material planning reasons for the request**. Examples of material considerations can be found below. The Strategic Sites Delivery Manager/Development Management Delivery Manager, in consultation with the Chair and Vice-Chair of the District Council Planning Committee, will respond to all reasonable requests. Please note that where the Parish Council makes no reference to a request for referral to the planning committee, this will be interpreted as the Parish Council not wishing to make such a request and the determination may therefore be delegated to officers. Additionally, unless specifically stated in the Parish Council's response, the District Council reserves the right for this application to be determined by officers if the Case Officer's recommendation concurs with that of the Parish Council.

How we handle your personal data

The Greater Cambridge Shared Planning Service comprises the Local Planning Authorities of Cambridge City Council and South Cambridgeshire District Council. The Data Controller will be the relevant authority under which the planning application falls.

You can view our Privacy Notices at <https://www.scambs.gov.uk/the-council/access-to-information/customer-privacy-notice> which provides information on how we collect, store and process your data within the different functions of the council. If you require a hard copy please contact us using the details provided at the top of the letter.

We publish many documents as part of the planning process. If you think we've got something wrong or are concerned with the way we are handling your data please contact us using the details provided at the top of the letter noting the application reference and document details and we will do our best to resolve the matter.

Yours sincerely

Luke Mills (He/Him)
Principal Planner (Strategic Sites)

Email: luke.mills@greatercambridgeplanning.org
Direct dial: 01954 713596

The Parish Council: - (Please delete appropriately)

Supports

Objects

Has no recommendation

Comments:

The Parish Council *does/does not request that the application be referred to the District Council Planning Committee *(please delete)**

Planning reasons:

Note: Where a Parish Council requests that an application is determined by Planning Committee there is real value and importance in Parish Council representatives attending Planning Committee to support their comments. Please note that the Parish Council can be represented at Planning Committee by any of its Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed.....Date.....

Clerk to the Parish Council or Chairman of the Parish Meeting

Guidance:

What are Material Considerations - A material consideration is a matter that should be taken into account in deciding a planning application or appeal against a planning decision.

Examples of material considerations can include (but are not limited to).

- Overlooking / loss of privacy
- Loss of light/overshadowing
- Highway Safety
- Traffic
- Parking
- Noise
- Layout and density
- Design, appearance and materials
- Effect on listed Building and Conservation Areas
- Nature Conservation and or impact on protected trees or the landscape.
- Disabled Person's access
- Government Policy
- Compliance with the Local Plan.

The following are **not normally** issues that can be taken into account:

- Loss of property value
- Issues of market competition
- Loss of a view
- The applicant's motive, character or personal circumstances
- Matters covered by other legislation including restrictive covenants
- Issues relating to landownership/property boundaries.
- Moral or religious Issue

