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15 March 2005

To: Chairman – Councillor RF Bryant
Vice-Chairman – Councillor Mrs CAED Murfitt
All Members of the Council

Dear Councillor

You are invited to attend a special meeting of **COUNCIL**, which will be held in **COUNCIL CHAMBER** at South Cambridgeshire Hall on **WEDNESDAY, 23 MARCH 2005** at **9.30 a.m.**

Yours faithfully

GJ HARLOCK

Finance and Resources Director

AGENDA

	PAGES
1. MINUTES OF PREVIOUS MEETINGS	1 - 26
To authorise the Chairman to sign the Minutes of the meetings held on 1 st and 11 th February 2005 as correct records.	
2. DECLARATIONS OF INTEREST	
To receive any declarations of interest from Members on matters arising in this agenda.	
3. LDF - NORTHSTOWE (DECISION ON THE DETAIL OF THE POLICIES AND PROPOSALS FOR THE DPD)	27 - 40
To consider the attached report on the Northstowe Area Action Plan for submission to the Secretary of State together with the following appendices enclosed separately:	
Appendix 1	Draft Northstowe Area Action Plan
Appendix 2	Draft Proposals Map
Appendix 3	Draft Concept Plan
Appendix 4	Longstanton Conservation Area/Green Separation

REMINDER

Members are asked to bring with them copies of the Sustainability Assessments, previously distributed as Appendix 3 of the meeting of [15 March 2005](#).

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a special meeting of the Council held on
Tuesday, 1 February 2005 at 9.30 a.m.

PRESENT: Councillor RF Bryant – Chairman
Councillor Mrs CAED Murfitt – Vice-Chairman

Councillors: Dr DR Bard, RE Barrett, JD Batchelor, EW Bullman, Mrs PS Corney,
Mrs J Dixon, Mrs SJO Doggett, SM Edwards, Mrs A Elsby, R Hall,
Dr SA Harangozo, Mrs SA Hatton, Mrs JM Healey, Dr JA Heap,
Mrs EM Heazell, JA Hockney, Mrs HF Kember, SGM Kindersley,
RMA Manning, RB Martlew, MJ Mason, DC McCraith, Dr JPR Orme, A Riley,
Mrs DP Roberts, NJ Scarr, J Shepperson, Mrs GJ Smith, Mrs HM Smith,
Mrs DSK Spink MBE, JH Stewart, RT Summerfield, Dr SEK van de Ven,
Mrs BE Waters, JF Williams, Dr JR Williamson and NIC Wright

Officers:	John Ballantyne	Chief Executive
	Lesley Dickinson	Landscape Design Officer
	David Grech	Conservation Area and Design Officer
	Caroline Hunt	Principal Planning Policy Officer (Housing)
	David Hussell	Development Services Director
	Keith Miles	Planning Policy Manager
	Michael Monk	Principal Planning Policy Officer (Transport)

Apologies for absence were received from Councillors EJ Pateman and TJ Wotherspoon.

1. DECLARATIONS OF INTEREST

Councillor A Riley declared a personal interest as a resident of Longstanton and a prejudicial interest as a resident of St Michael's Mount.

Councillor SM Edwards declared a personal interest as a resident of Oakington.

Councillor RMA Manning declared a personal interest as a resident of Willingham.

2. LOCAL DEVELOPMENT FRAMEWORK - NORTHSTOWE AREA ACTION PLAN: RESULTS OF PUBLIC PARTICIPATION ON PREFERRED OPTIONS AND DIRECTION OF WAY FORWARD

The Chairman opened the meeting by urging members to remember the site visit undertaken some months ago.

The Planning Policy Manager emphasised the importance of Northstowe, which constituted a third of all the representations received on the Local Development Framework. He reminded members that Council will decide what goes into the Area Action Plan and this will be the subject of public consultation and then will be examined by the Planning Inspector who will apply the following tests for soundness:

- That the statutory requirements have been met
- That Northstowe has been satisfactorily included in the Plan
- That all representations have been properly considered
- That decisions are consistent with Government Planning Guidance including PPG3.
- That decisions are environmentally sustainable

Site of New Settlement

The Planning Policy Manager stated that the site of Northstowe needed to be determined on a number of principles including:

- Risk of flooding
- Building on previously developed land as much as possible
- Avoid building on high grade agricultural land where possible
- Ensuring there are public transport links to the site

Northstowe would be the first town to be built in the District.

Council were informed that as well as the three suggested sites in the report an additional site had been suggested by Fairfield. Regret was expressed at Fairfield's decision to present their own site, instead of supporting Site C.

After a brief discussion it was agreed to debate the site of Northstowe before determining the area of Green Separation. It was noted that both issues were linked.

The Planning Policy Manager explained that of the three sites, the report recommended Site A and recommended rejecting Sites B and C.

Site B

The Planning Policy Manager explained that Site B had received very little public support and had received the most objections of the three sites. However, it was supported by the County Council and GO-East. Site B proposed expansion west of the B1050. It was noted that the County Council was the landowner for the extra land on Site B.

A vote was taken and Council unanimously

REJECTED Site B, for a new town of approximately 9,000 dwellings extending to the west of the B1050, north of Longstanton and south of the railway.

Site C

The Planning Policy Manager explained that 130 representations had been received regarding Site C, 50 in support and 80 opposed. He expressed concern regarding the position of the Guided Bus way for this route, as it would run through the middle of the town, not on the periphery. It was understood that a number of representations from those opposed to Site C had objected to the scale of 10,000 houses, which was 2,000 more than Site A, and to the lack of clear boundaries, leading to concerns that there could be further expansion.

Councillors made the following general points:

- Site C would bring development close to Rampton and Willingham, with an absence of natural boundaries in the area north of the railway
- Site C would require a road bridge over the Guided Busway, which would be expensive and intrusive
- Site C could only be supported if it addressed the three problems of increased traffic on the A14, the threat of flooding and the impact on the region better than the other sites, but it did not
- Site C would be preferable only if more than 8,000 houses have to be built, but a smaller settlement was preferable

Secondary Schools

The Planning Policy Manager advised Members that a decision to limit Northstowe to 8,000 homes was consistent with the Structure Plan. Councillor Dr DR Bard, the planning and economic development portfolio holder, explained that a settlement of 8,000 would have its own secondary school, while a settlement of 10,000 was not big enough for two secondary schools, but too large for one school. It was suggested that forcing Northstowe children to attend secondary schools outside the town would be unsustainable.

Guided Bus

Graham Hughes, Project Director of the Cambridgeshire Guided Busway Scheme, advised that construction on the guided bus was anticipated to start in late 2005 and be completed by late 2007. He advised against Site C as the number of crossings and stops required would inevitably slow down the service. It was suggested that the buses could automatically turn traffic lights to green and so minimise the delay through Northstowe. County Councillor Shona Johnstone, portfolio holder for Environment and Transport, agreed that any break in the guidelines of the Guided Bus would cause the bus to slow down; Site C would inevitably reduce the speed of the through buses, unlike Site A which would allow the Guided Bus to run round the edge of Northstowe. She concluded that the County Council could support either Site B or A, but not Site C.

The Principal Planning Policy Officer (Transport) explained that although the Guided Bus on Site A would not run through the town, the stops on the loop through the town would be accessible to a greater number of Northstowe residents than the stops on the Guideway suggested by Fairfield.

Willingham By-pass

It was understood that there was no certainty of a by-pass for Willingham, even if 10,000 homes were built at Northstowe. It was possible that the Northstowe developers could contribute funding for a by-pass but it would need to be demonstrated that Northstowe generated traffic would be using the B1050 to the north of Northstowe. County Councillor Johnstone confirmed that the County Council would be examining the possibility of a Willingham by-pass on the B1050 and would be considering the wider impact of Northstowe.

A vote was taken and by 30 votes to 5, with 1 abstention, Council

REJECTED Site C, for a new town of 10,000 dwellings extending to the north of the railway line.

Site A

The Planning Policy Manager stated that the 8,000 houses designated for Site A were in accordance with the Structure Plan and this option maximised the build on the brownfield airfield site. Site A had advantages as it had clearly marked physical boundaries.

Council, with 29 votes in favour, 5 against and 2 abstentions

AGREED that Site A, for a new town of approximately 8,000 dwellings be contained within the St Ives railway and east of Longstanton and north of Oakington villages, should be taken forward into the Area Action Plan.

Council **AGREED** the recommendations of Appendix 1.

Vision

It was understood that the “vision” would help guide the policy framework in the Area Action Plan.

Open Space

Concern was expressed at the promise that one third of the new town would be open space, as stated in paragraph 4.15 of the Preferred Options Report, as it was unclear what constituted open space.

Rampton Road

Councillor A Riley welcomed the fact that Rampton Road would remain a cul-de-sac but expressed concern that drivers could gain access to Northstowe via Magdalene Close and Rampton Drift.

Pedestrian Bridge

Some members thought that consideration consideration would have to be given to a bridge between Oakington and Longstanton over the approach roads to Northstowe.

Sustainability

Some members considered that a new settlement the size of Northstowe could not possibly be sustainable. It was suggested that the possibility of an ESCO should be fully investigated.

Council

AGREED NS4 to ensure that the overall vision for Northstowe is as sustainable and vibrant new community combining the best of modern and innovative urban design with the best traditions of a fen edge Cambridgeshire market town. The town will develop:

- As a physically separate settlement from surrounding villages including the closest villages of Longstanton and Oakington where there will be ‘green separation’ with the express purpose of maintaining their village character
- A distinctive town character which takes its clues from nearby market towns and incorporates “best practice” in urban design, that is well suited to sustainable living and is made up of a number of local centres with landmarks and other points of interest
- A compact linear form highly accessible and permeable to its residents by foot, cycle and a high quality public transport system based on a loop from the Guided Busway on the former St Ives railway line through the town
- A linear town centre located at the hear of the town, which meets most of the needs of its residents and those of nearby villages for shopping, leisure and entertainment of a scale appropriate to a market town
- Sufficient local employment to create a balanced community rather than a dormitory but which ensures that the town also addresses the current lack of housing close to Cambridge
- With high quality public transport links to Cambridge as the sub-regional centre and focus employment
- A balanced, viable, socially inclusive community with a good mix of house types, sizes and tenure that is attractive to a variety of people and which is well designed, of high quality and energy efficient
- Where water is not just a utility but is integral to the design of the town and its open spaces in the “fenland lode” tradition
- Where green corridors penetrate the town and connect it to open countryside

including country parks within walking distance to serve the community and provide for wildlife and biodiversity

- As an attractive town in the landscape with which it is well connected and integrated through a variety of formal and informal edges
- Local identity by retaining and incorporation into the town, those buildings and features that have an historic or architectural interest and which can give the town a sense of place and, in particular, which reflect its past aviation function
- As a place where social sustainability is a fundamental principle and where people can live a healthy lifestyle, in a safe environment and where most of their learning needs can be met
- With more than one road access from the A14, located and designed to minimise impact on, and prevent additional traffic through, villages surrounding Northstowe.

Amendments to Appendix 1

On page 137 of Appendix 1 of the Northstowe Action Plan, under the heading "Approach to Draft DPD" in the paragraph detailing representation 4735 from Oakington and Westwick Parish Council, provision for horses and pedestrians should be included.

On page 144 of Appendix 1 of the Northstowe Action Plan, under the heading "Approach to Draft DPD" in the paragraph detailing the representation from Gallagher, the word "clues" was amended to "cues".

On page 151 of Appendix 1 of the Northstowe Action Plan, under the heading "District Council's Assessment", the last sentence of the paragraph detailing the representation from Longstanton parish council be amended to include horses.

Council **AGREED** the recommendations on vision as detailed in Appendix 1, with the minor amendments listed above.

Green Belt

The Principal Planning Policy Officer (Transport) explained that the purposes of the Green Belt were to protect the setting of Cambridge and its surrounding villages and to prevent settlements from merging into one another. It was proposed that the outer boundary of the Green Belt be extended to ensure that Green Belt purposes were not undermined by the development of Northstowe. It was noted that GO-East had suggested a further increase in the Green Belt to the north of Northstowe and officers agreed with this in their recommendation. Councillor Bard stated that the Green Belt was an essential tool to protect against further expansion.

Councillor Riley informed Council that Longstanton Parish Council were satisfied with the amended NS6. The Principal Planning Policy Officer (Transport) confirmed that feasibility of a Willingham by-pass would not be affected by the proposals for the Green Belt.

Councillor Manning objected to the alterations to NS6 as suggested by GO-East as Willingham Parish Council had not been able to comment on this additional change. The Principal Planning Policy Officer (Transport) explained that an additional public consultation would take place when the Draft Plan was submitted to the Secretary of State.

Councillor MJ Mason proposed and Councillor Mrs PS Corney seconded the proposal that the Green Belt should be as depicted in the original NS6.

Council, by 15 votes in favour, 18 against and 1 abstention

REJECTED the original NS6, without the extra separation recommended by officers and GO-East.

Council, with 28 votes in favour and 6 against

AGREED to extend the Green Belt around Northstowe as in the Preferred Option NS6 but to include additional land, as suggested by Go-East, to the north west of Northstowe as far as the roads linking the villages of Willingham and Over and Over and Longstanton.

Amendments to Appendix 1

On page 161 of appendix 1, under the heading "Nature" the word "Object" was amended to "Support".

Council **AGREED** the recommendations in Appendix 1.

Town Centre

The Planning Policy Manager explained that in Site A the town centre would be south east of Rampton Drift. It was suggested that the word "somewhat" should be inserted in the report to ensure that there was appropriate separation between the town centre and Rampton Drift.

Commercial Sector

The Planning Policy Manager informed Council that the aim was to ensure that Northstowe town centre was more than just a shopping centre. In response to concerns that restricting a single store within the town centre to no more than 10% of the total retail floor space would be too restrictive, the officers stated that this matter should be resolved through an independent retail study which would inform a Supplementary Planning Document.

It was agreed that Northstowe's shops should ensure that its residents did not have to travel to other centres for basic needs as this would be less sustainable. To this end it was agreed that the paragraph by the third bullet point of NS9 on page 31 of the Preferred Options Report should be amended and the words "compete with Cambridge" replaced by "Cambridge". It was hoped that the rents would not be too high for small businesses.

Councillor Mrs DSK Spink explained that it was difficult to plan a commercial sector and at Cambourne the Council had originally been too prescriptive, which would have made the commercial sector unviable.

Linear Town Centre

It was suggested that a linear town centre was inferior to a square town centre. The Planning Policy Manager explained that linear centres were typical of Cambridgeshire market towns and this did not prevent market squares existing, as was the case in St Ives, St Neots, Huntingdon and Ely. Council

AGREED that a Supplementary Planning Document, supported by a Retail Study undertaken by independent consultants would be needed to guide the development of the Town Centre.

AGREED that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS9 the following objectives for the town centre
- To provide a vibrant town centre which is located at the heart of Northstowe where it will be accessible to as much of the town's population as is possible by walking, cycling and public transport
 - To maximise accessibility and usability within the town centre
 - To provide a town centre with shops, services, cultural, leisure and community facilities to serve the needs of Northstowe and the immediately surrounding area which will not undermine the vitality and viability of nearby market towns Cambridge
 - To provide a town centre with a large number and range of comparison and convenience shops and other units and spaces which will create an attractive urban environment at the heart of Northstowe
 - To ensure that no single store sells such a range of comparison and convenience goods that it would threaten the development of the remainder of the town centre
 - To create a high quality and varied built and open space environment where people will wish to shop and find their services and facilities
 - To support the success of the town centre by locating uses which will generate additional custom and activity in and around the centre including employment, housing and other services and facilities which will provide the opportunity to combine trips
 - To provide access to the wider road network for visitors to the town centre and car parking of a scale appropriate to a modest sized town with a limited catchment area
 - To secure an early start to the development of the town centre
- B) NS10 to locate the town centre broadly at the geographical centre of the town and on the dedicated local public transport route through the town in order to maximise accessibility to the town's residents
- C) NS11 for the form of the town centre to be a linear market town high street, reflecting the traditional form of Cambridgeshire market towns, with water at its heart
- D) NS13 to have the following objectives for the local centres
- To provide 5 or 6 local centres based on Northstowe's primary schools
 - As far as possible to locate the local centres on the dedicated public transport loop through the town
 - To ensure that all residents of Northstowe are within 600 metres of a local centre or the town centre, which will be located at 800 metre spacings along the main public transport spine
 - To ensure that local centres collectively along a public transport spine together with the town centre provide for the day-to-day needs of local residents for convenience shopping and services provision
 - To act as a focus for small scale local employment
 - To ensure that early provision of at least one local centre is achieved to help create community identity from the outset
- E) NS14 for the local centres to act as a focus for small scale local employment uses

Amendments to Appendix 1

On page 177 of appendix 1, in the sixth paragraph and in the final paragraph, the word "somewhat" was inserted before the words "east of Rampton Drift" and the last two words "and similarly" were removed. On the same page the word "existing" was added to become the penultimate word in the seventh paragraph.

Council **AGREED** the recommendations in Appendix 1.

Housing

The Principal Planning Policy Officer (Housing) introduced this item by explaining that it was proposed that housing density would be at least 40 dwellings per hectare.

The officer recommendation was that 50% of housing would be affordable. This would be made up of traditional rented housing and key worker housing to try and ensure that the District's residents would be able to afford to live there. Some members expressed concern at the figure of 50% for the following reasons:

- It would place a disproportionate amount of affordable houses in one settlement
- It would restrict the profit margins of the developers and so prevent adequate funding of community facilities
- If developers were forced to build 50% affordable housing the quality of these homes would suffer

Members were divided on this issue and the following counter arguments were made:

- The recent Housing Needs Survey fully justified a 50% allocation of affordable housing for Northstowe
- It was common for a third of houses in villages to be social housing and the key worker housing was a new initiative
- Cambourne showed that affordable housing could be indistinguishable from market housing
- The building of affordable housing would ensure a balanced community

The Planning Policy Manager informed Council that the Structure Plan stated that at least 40% of new housing needed to be affordable. The aim was to avoid Northstowe becoming a commuter town for people who currently lived outside the District. It was possible that Cambridgeshire Horizons could assist with securing funds for affordable housing.

Councillor Edwards proposed, and Councillor Riley seconded, that the percentage of affordable housing at Northstowe be reduced to 30%. The Principal Planning Officer (Housing) warned that this reduction would ensure that all affordable housing would be rented social housing, with no affordable housing for key workers and the "middle section" of the community who did not qualify for social housing but could not afford housing at the full rate.

Council, with 9 votes in favour and 22 against

REJECTED the proposal that the amount of affordable housing in Northstowe be reduced to 30%

Councillor Mrs DP Roberts asked that her vote in favour of the 30% reduction in affordable housing at Northstowe be recorded.

The proposed market housing mix was 40% 1 or 2 bedroom houses, 30% 3 bedroom houses and 30% of houses with 4 bedrooms or more. The aim was to build a balanced community. Councillor Kindersley proposed that 50% of housing should be 1 or 2 bedroom houses, while 25% should be 3 bedroom homes and 25% should have 4 or more bedrooms. This proposal was seconded by Councillor Heazell.

Council, with 18 votes in favour and 10 votes against with 2 abstentions

AGREED that the targets for the mix of market housing should be 50% with 1 or 2 bedroom dwellings, 25% should have three bedrooms and 25% with 4 or more bedrooms.

Council

AGREED that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS15 that Northstowe should have the following objectives for housing:
- To provide an adequate and continuous supply of land for housing to meet the strategic requirement for 6,000 dwellings at Northstowe by 2016
 - To provide high quality housing that makes best use of land with higher densities in locations close to a good range of services and facilities and where there is good public transport accessibility
 - To ensure the provision of a range of housing types and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers
 - Council agreed the recommendations in Appendix 1.
- B) NS17 to ensure an average of at least 40 dwellings per hectare across the town, with higher densities achieved in and around the town centre, local centres and public transport stops. The actual figure would be determined following further study.
- C) NS18 to ensure that there will be a variety in the housing types provided at Northstowe to offer choice. This will require imaginative developments which include apartments in the more accessible locations and close to services and facilities, town houses, terraced housing and family housing in forms which embrace the move towards more sustainable ways of living
- D) NS19 that the District wide affordable housing policy should apply to Northstowe. The types of affordable housing will be determined at the time of the planning application, but will include social rented housing as well as a significant proportion of intermediate tenure, including housing for key workers
- E) NS20 that the District wide housing mix policy should apply to Northstowe in order to provide a range of housing sizes to help ensure a balanced community. To include market housing mix for 1 & 2 bedrooms, 3 bedrooms and 4 or more bedroom dwellings in the proportions 50%:25%:25%.

Council **AGREED** the recommendations in appendix 1.

Employment

The Principal Planning Policy Officer (Housing) introduced this item by stating that the main employment area would be south of the town centre and possibly near the Park

and Ride site. The main employment area would include high technology research and development firms. Members were concerned that there should be a balance of different types of employment. The Principal Planning Policy Officer (Housing) explained that the area for employment south of the Park and Ride site could include employment for B2 and B8. It was agreed that diversity of employment should be encouraged at Northstowe. It was understood that people would be employed outside these areas in shops and schools for example.

The Principal Planning Policy Officer (Housing) explained that the County Council was responsible for deciding where to locate waste and recycling centres.

Council **AGREED**

- A) NS22 that the main employment area be to the south of the town centre.
- B) NS23 in the Area Action Plan that employment uses that are not appropriate for the town centre should be located adjacent to the Park and Ride site and general employment (B2) and storage and distribution uses (B8), limited to those serving Northstowe and its immediate hinterland.
- C) NS24 that employment at Northstowe will comprise:
- High technology research and development
 - Service industries for the research sector
 - Some office employment providing a sub-regional service
 - Light industry
 - Town centre employment in shops, restaurants, bar etc.
 - Employment in the various town services e.g. schools, healthcare, sport and community facilities
 - Research and educational institutes
 - In the employment area adjacent to the park and ride site, small scale pilot manufacturing
 - In the employment area adjacent to the park and ride site, storage and distribution uses (B8) limited to those serving as a local distribution point for Northstowe

Council agreed with the recommendations in Appendix 1.

Community Services

The Principal Planning Policy Officer (Transport) introduced this item by stating that the service providers were still investigating the range of services, facilities and community infrastructure that will be provided at Northstowe and the probable minimum level of services were listed in paragraph 10.10 on page 48-9 of the Preferred Options Report.

It was agreed that a community meeting place was the most important facility for a new settlement.

Council

AGREED that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS25 that Northstowe should have the following objectives for community services, facilities, leisure, art and culture:

- To support the early establishment of a successful new community at Northstowe
 - To ensure provision of appropriate services and facilities which would reasonably be expected to be found in a small market town of 20,000 to 24,000 people with a small catchment of surrounding villages
 - To secure the provision of leisure and cultural facilities which would reasonable be expected to be found in a small market town of 20,000 to 24,000 people with a small catchment of surrounding villages
 - To encourage the provision of public art
 - To include sports development as an integral part of community development
 - To request Cambridgeshire Horizons to undertake further work on services and facilities needed to inform Masterplanning
 - To retain list of likely services and facilities needed but clarify that this is a provisional minimum requirement
- B) NS26 secure the provision of the full range of publicly provided services and facilities that will be required at Northstowe and that they will be funded in full by the development. The development will provide for innovative means of provision, including opportunities for joint provision and co-location to provide services which best meet people's needs and which are cost efficient to services and facility providers. Once the full range of services and facilities has been determined, any planning permission granted for the development of Northstowe will include a planning obligation requiring their phased delivery including the provision of key services and facilities for early phases of the development.
- C) NS27 that for commercially provided services and facilities the development will make provision for all the commercial services and facilities that a town with a population of 20,000 to 24,000 people require. During the negotiations over the granting of planning permission, those commercial services and facilities which are essential to the successful establishment of a new sustainable community will be identified and any planning permission granted for the development of Northstowe will include a planning obligation requiring their phased delivery. Providers of commercial leisure facilities should be proactively encouraged in accordance with the agreed priorities including the provision of key services and facilities for early phases of the development.

Amendments to Appendix 1

Concern was expressed that the District Council's Assessment of representation 3003, which stated that it was unlikely that Northstowe will provide a Travellers site, might prejudice the District wide study of the need for Travellers' sites. Councillor Bard had no objection to the removal of this sentence but stated that he could not envisage the locating of a Travellers' site within the town boundary of Northstowe. It was agreed to remove the sentence referring to Travellers in the Council's assessment of representation 3003.

On page 233 of Appendix 1, under the heading "Approach to Draft DPD" the paragraph detailing the representation from GO-East the word fourth from the end of the last sentence, was amended from "of" to "or".

On page 239 of Appendix 1, under the heading "District Council's Assessment" the last sentence of representation number 3003 was removed.

Council **AGREED** the recommendations in Appendix 1.

Landscape

The Principal Planning Policy Officer (Transport) introduced this item by stating that the preferred approach was to ensure a minimum of 200 metres green separation between the village frameworks of Longstanton and Oakington and the built up area of Northstowe.

The Conservation Area and Design Officer explained that a Sub-Committee of the Conservation Advisory Group had made suggested amendments to the Conservation Areas around Northstowe and these recommendations would be put to the Conservation Advisory Group on 8th March 2005. Disappointment was expressed at the fact that local members had not been invited to attend the meeting of this sub-Committee.

Councillor Edwards proposed that the Green Separation for Oakington be increased to cover an area of 15 hectares, this land then being used for the setting up of a country park. Councillor Dixon seconded this proposal.

Council, with 3 votes in favour, 19 against and 1 abstention

REJECTED the proposed increase of green separation for Oakington by 15 hectares.

There was a concern that the Conservation Areas could be turned into a country park, thus damaging its character. It was agreed that the officers should ensure that the wording in the Area Action Plan would address this matter.

St Michael's Mount

Councillor A Riley left the chamber during this discussion.

The Planning Policy Manager explained that the house at St Michael's Mount was outside the village framework. However, public participation had shown that the public consider this property to be part of the village.

The Conservation Area and Design Officer reported that the consultants had not found any evidence to suggest that there may once have been a Bishop's Palace near St Michael's Mount.

Council unanimously agreed to the amendment to ensure at least 200 metres green separation between St Michael's Mount and the new development.

Rampton Drift

A letter from Longstanton Parish Council was circulated at the meeting, with the permission of the Chairman. It set out the concern of residents of Rampton Drift that the volume of traffic on their roads will greatly increase due to the new development. The Planning Policy Officer (Transport) agreed that policy in the Area Action Plan should guard against this.

Access

Concern was expressed regarding the level of access to Green Separation between Northstowe and Longstanton and Oakington. The Principal Planning Policy Officer (Transport) replied that the aim was for people from the surrounding villages to be able to walk to Northstowe and to create walks around Northstowe.

Playing Fields

Members endorsed the recommendation in Appendix 1 that playing fields should be located within the town and not within the Green Separation.

Country Parks

It was noted that two country parks were suggested adjacent to Northstowe.

Council

AGREED that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS39 the following objectives for the landscape within and around Northstowe
- To create an appropriate setting for the new town, minimising any adverse visual or landscape impacts on the surrounding area including the setting and character of the surrounding settlements, in particular the closest villages of Longstanton, Westick and Oakington and their Conservation Areas as well as its more distant neighbours at Willingham and Rampton
 - To make the best use of the existing tree resource on site as a setting for the development
 - To ensure that any alterations to the topography of the site are appropriate to local landscape character
 - To create a network of 'green spaces' within and around the town which integrate well with the development, contribute to legibility, are pleasant and attractive
 - To ensure a high degree of connectivity between 'green' areas, both within the town and between the new town and the wider countryside for wildlife and people
 - To create within the urban area a pleasant and attractive external environment to contribute to local character and provide legibility to meet the needs of those living, working and visiting the town
 - To enable landscape areas to provide an environment suitable for the mitigation of adverse wildlife impacts and to maximise benefits to wildlife
 - To enable landscape areas to contribute to the informal recreation needs of those living, working and visiting the town
 - To develop appropriate management systems to ensure high quality, robust and effective maintenance of the landscape areas.
- B) NS40 with amplification to consider opportunities to locate open uses such as playing fields, allotments and cemeteries for the town adjacent to the green separation
- C) NS41 and NS42, subject to clarifying that the Area Action Plan would need to address ways in which the character of Conservation Areas could be maintained and enhanced, having regard to treatment, uses and level of public access
- D) NS43, to amend the green separation at St Michael's Mount as follows:
- (a) to measure the minimum 200m green separation from the curtilage of the property and not from the village framework.
 - (b) the landscape treatment proposed in NS41 for Longstanton generally of a series of paddocks and small copses, be used in the Green Separation adjoining St Michael's Mount.

- E) NS44 with clarification that measure would be needed to ensure the continued amenity and security of properties adjoining the green separation
- F) NS45, subject to taking into account the suggestions raised in a letter from Longstanton Parish Council dated 31 January 2005 to a level of detail appropriate for an Area Action Plan
- G) NS46 to supplement the existing tree belt at the airfield road, with an additional 50m of landscaping.
- H) NS47 to provide landscape buffers for the ribbon development on the B1050 north of Longstanton and south of the railway
- I) NS48 to provide landscape buffers of 200m for the sporadic linear development on the B1050 north of the railway
- J) NS49 that the outer edge of the new town along the St Ives railway will require an area in the order of 100m in depth to provide a linear water park and tree planning which will provide an attractive amenity for the town and also a landscape buffer to the open countryside
- K) NS53 that water should be a defining characteristic throughout this fen edge new town
- L) NS54 that a water park area be created along the line of the former St Ives railway line Guided Bus route. This should be in the order of 100 metres in width and the balancing lakes should be joined and contain water under all conditions although clearly the extent and depth of water will vary according to rainfall and the time of year
- M) NS55 that green corridors should be created into and through the urban area, based on the drainage infrastructure and existing landscape features, with water a central feature of these areas
- N) NS56 in the Area Action Plan that new roads linking the town to the existing network should have appropriate landscaping to ensure they integrate into the existing landscape character. This will require more than simply planting trees and hedgerows along the highway boundary but will need more substantial planted areas in blocks beyond the highway boundary and in association with balancing ponds
- O) NS57 subject to clarifying that not all Green Separation will be public open space

Council **AGREED** the recommendations in Appendix 1.

At 6:20pm the Chairman announced that the meeting would be adjourned to be reconvened on Friday 11th February 2005.

The Meeting adjourned at 6.20 p.m.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

At a special meeting of the Council held on
Friday, 11 February 2005 at 1.30 p.m.

PRESENT: Councillor RF Bryant – Chairman
Councillor Mrs CAED Murfitt – Vice-Chairman

Councillors: RE Barrett, BR Burling, NN Cathcart, Mrs A Elsby, R Hall, Dr SA Harangozo, Mrs SA Hatton, Dr JA Heap, JA Hockney, Mrs HF Kember, SGM Kindersley, RMA Manning, MJ Mason, DC McCraith, CR Nightingale, Dr JPR Orme, Mrs DP Roberts, NJ Scarr, Mrs HM Smith, Mrs DSK Spink MBE, RT Summerfield, Mrs BE Waters, JF Williams, Dr JR Williamson and NIC Wright

Officers: Caroline Hunt Principal Planning Policy Officer (Housing)
Keith Miles Planning Policy Manager
Michael Monk Principal Planning Policy Officer (Transport)
Claire Spencer Senior Planning Officer (Transport Policy)

Apologies for absence were received from Councillors Dr DR Bard, JP Chatfield, SM Edwards, Mrs JM Healey, MP Howell, Mrs CA Hunt, DH Morgan, Mrs JA Muncey, EJ Pateman, JA Quinlan, A Riley, J Shepperson, Mrs GJ Smith, JH Stewart, Dr SEK van de Ven and TJ Wotherspoon.

The Chairman welcomed Members back to the meeting that was adjourned on 1st February 2005.

1. DECLARATIONS OF INTEREST

Councillor RMA Manning declared a personal interest as a resident of Willingham.

2. LDF - NORTHSTOWE (RESULTS OF PUBLIC PARTICIPATION)

Transport

The Principal Planning Policy Officer (Transport) stated that the four main transport issues had arisen from public participation:

- Improvements to the A14
- Willingham By-Pass
- Link Road to the Dry Drayton interchange on the A14
- Access via Station Road, Oakington

Improvements to the A14

Concern was expressed regarding the impact of a settlement of 8,000 houses on the traffic on the A14. It was suggested that the Guided Bus would not alleviate the increase in traffic that Northstowe would bring. The Principal Planning Policy Officer (Transport) explained that the building of Northstowe needed the scheduled improvements to the A14. The Guided Busway would need to be operational before the first house in Northstowe was occupied. He informed Council that the Area Action Plan would need to include the principle of “trigger points” to ensure that the development of Northstowe did not get ahead of essential improvements to the A14. It was suggested that the dualling of the A428 was required before work on the A14 was carried out as the impact of the works for road improvements would inevitably lead to more traffic on the other.

The Principal Planning Policy Officer (Transport) explained that planning permission could not be withheld until the improvements of the A14 had taken place, although a

“Grampian” condition could be attached to any permission making implementation dependant upon A14 improvements.

The Principal Planning Policy Officer (Transport) advised members that the scheduled date of 2008 that had been given by the Highways Agency for improvement work to start on the A14 could be subject to more slippage. Concern was expressed that the proposed improvements to the A14 had appeared to have been postponed from 2008 to 2008/09.

Councillor Mrs Spink stated that she was part of delegation from local authorities in Cambridgeshire that would be meeting with the Transport Secretary of State to discuss the timing of improvements to the A14 and the A428.

Councillor Kindersley asserted that it was imperative to have improvements to the A14 completed before the development of Northstowe as the region required improvements in its infrastructure to cope with the increase in population.

A vote was taken and Council unanimously

AGREED to impose a “Grampian” condition that planning permission for the phases of development of Northstowe could not be implemented if appropriate improvements to the A14 are not carried out.

Willingham By-Pass

The Principal Planning Officer (Transport) explained that the Council had received a number of representations calling for a by-pass for Willingham. It was possible that the developer could contribute to the cost proportionate to the additional journeys generated by the development.

It was agreed that the Area Action Plan include the point that a by-pass for Willingham should be delivered with appropriate developer contributions if the increase in traffic resulting from the construction of Northstowe warrants it.

Link Road to Dry Drayton

The Principal Planning Officer (Transport) advised that local residents favoured the linking of this road to a point close to the A14 interchange and not the Dry Drayton road nearer to Oakington village.

Access via Station Road, Oakington

The Principal Planning Officer (Transport) explained that the developer’s preferred option was for a new road to Northstowe that effectively by-passed Oakington on the basis that this would benefit the village.

Councillor Manning stated that Councillor Edwards’ preference was for NS33, no additional road access to Northstowe from either Station Road, Oakington or Cottenham Road, Westwick. Councillor Edwards believed that this would prevent traffic from “rat running” through the surrounding villages. Councillor Mason supported this proposal.

Councillor Hall warned of an increase in traffic travelling on the road leading north towards Ely. For this reason he supported NS31, an additional road access to Northstowe from Station Road, Oakington.

A vote was taken and with 18 votes in favour, 4 against and 1 abstention Council

AGREED NS33 that in the Area Action Plan no additional road access to

Northstowe would be provided from either Station Road, Oakington or Cottenham Road, Westwick.

AGREED that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- (A) NS28 that the Northstowe Area Action Plan should have the following objectives for transport
- To provide attractive, direct, safe and convenient walking routes within the town linking homes to public transport and the main areas of activity such as the town centre and employment areas
 - To develop an improved rights of way network of paths for walking and cycling to connect the town to neighbouring villages and the open countryside
 - To provide a network of cycleways, segregated from other modes where appropriate and to ensure covered, secure cycle parking facilities for homes, workplaces, the town centre, local centres and other places
 - To create an effective and dedicated guided bus way through the town to maximise the opportunities offered by the Guided Bus route and to ensure that all dwellings are within 600 metres of a High Quality Public Transport stop
 - To develop a network of streets which connect the principal land uses
 - To secure the vitality of the town centre by ensuring adequate access for the residents of the town and surrounding villages with a focus on the dedicated guided bus way but covering all modes and including an appropriate level of car parking
 - To link Northstowe to the main road network whilst minimising the impact of traffic generation on surrounding communities
 - To identify the appropriate stages in the development when services and transport infrastructure will need to be provided
- B) NS29 that the development of Northstowe should be accessed via new links to the following roads and measures should be incorporated to minimise traffic impacts on nearby villages:
- Hattons Road
 - Dry Drayton Road
 - Longstanton West Bypass
- C) NS33 that no additional road access to Northstowe would be provided from either Station Road, Oakington or Cottenham Road, Westwick.
- D) NS34 that high quality public transport should be provided, with associated quality infrastructure, serving the whole of Northstowe. A dedicated Local Bus Loop, linked to the rapid Guided Bus route, should be aligned and have the necessary number of stops to maximise coverage within Northstowe whilst not compromising the level of service. All development should be within easy walking distance of a stop on the Local Bus Loop (within 660m) or 400m of local bus stops. Developers should provide an initial subsidy/subsidised tickets for new residents to encourage bus usage.
- E) NS35 that the Park and Ride facility should be easily accessible by foot and cycle from Northstowe, but direct road access to the site from the town is not desirable. The Council will also seek to explore opportunities for shared use of the car park with other nearby uses

- F) NS36 that there should be a series of dedicated, high quality, safe, direct, connected and convenient rights of way, including cycle and pedestrian and horse riding routes, both within Northstowe and connecting with surrounding villages and the wider network. These would be complemented with quality infrastructure, such as signing, secure cycle parking, seating and lighting (as appropriate).
- G) NS37 that car parking would be provided in accordance with the maximum standards set out in the Core Strategy, but will seek to minimise parking in some areas with good accessibility and close to facilities and services and the exploration of shared use parking in suitable locations.

The Principal Planning Policy Officer (Transport) agreed to include the aim of adequate public transport and cycle ways in the Area Action Plan for Northstowe.

Council **AGREED** the recommendations in appendix 1.

Bio-Diversity

The Principal Policy Officer (Transport) presented the Preferred Approaches for the objectives of the Area Action Plan for biodiversity of the Water Park, the Green Separation between Northstowe and Oakington/Longstanton, and the Green Corridors beyond the town.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS58 which identifies the following biodiversity objectives:
- To achieve a thorough understanding of the existing biodiversity of the Plan area before, during and after construction
 - To minimise any adverse impact on the existing species and habitats of particular biodiversity importance that may arise as a result of development
 - To maximise the biodiversity value of the green spaces that either remain or are created as a result of development, taking into account the other functions for these areas
 - To maximise the biodiversity of the urban areas where this is practical
 - To focus conservation effect upon species of local biodiversity importance and to ensure that habitat creation schemes provide suitable opportunities through the use of characteristic planting schemes or innovative landscaping
 - To establish awareness within the local population of the biodiversity within and beyond the town and thus encourage its protection and enhancement
 - To establish a high degree of connectivity between 'green' areas associated with the development of the town and the wider countryside
 - To ensure the maintenance and funding of the resources for biodiversity including the habitats and flora and fauna
- (B) NS59 that the extensive wetland habitat to be created at the water park should be managed to maximise value to key species
- (C) NS60 that the Southern Parkland to be created between Northstowe and

Oakington will provide a substantial resource of trees, grassland and other areas of semi-natural vegetation

- (D) NS61 to ensure that the green corridors running through the town should be managed for biodiversity and should be continued beyond the town to provide links to larger scale wildlife habitats further afield such as Fen Drayton Pits and Needingworth Quarry

Council **AGREED** the recommendations in appendix 1

Archaeology and Heritage

The Principal Planning Policy Officer (Transport) reported that there had been a limited public response to this issue. Members were particularly concerned that the mushroom shaped pillboxes should be maintained.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- (A) NS62 which identified the following objectives:
- To develop an appropriate archaeological strategy which mitigates against any adverse effects of the new settlement on the archaeological resource
 - To minimise any adverse impacts on the setting and character of listed buildings and conservation areas in the surround area
 - To develop an appropriate strategy which mitigates against any effects of the new settlement on unlisted structures of historic interest within the RAF airfield
 - To provide an educational resource which can be used to inform the local population and the wider academic environment on the archaeological significance of the area
- (B) NS63 which identified the following objectives
- To secure long term uses for those buildings which do have a heritage value
 - To retain structures such as the pillboxes, and maintain them as features or points of interest in the landscape
 - To seek short-term uses for existing building which do not have a significant heritage value but can make a contribution to the early establishment of the town

Council **AGREED** the recommendations in appendix 1

Recreation

The Principal Planning Officer (Housing) introduced this item by stating that there were three main issues: the management of open space, country parks and the approach to be taken in respect of the existing golf course and the facility it provides.

Country Parks

The Principal Planning Officer (Housing) explained that a country park would form part of the green separation between Oakington and Northstowe.

Sports Provision

Councillor Mrs Spink stated that sports provision depended on the needs of the residents and the experience of Cambourne suggested that it would be a mistake to be too prescriptive at this stage. Councillor Williams supported the proposed athletics track but asserted that at least 6 lanes would be required for it to be viable.

Golf Course

Councillor Manning reported that Councillor Riley had requested that the replacement of the golf course be made a priority. A number of members expressed the hope that the golf course would be replaced, but Council recognised that this was a commercial enterprise and the Council's influence on this issue was limited.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) to include NS64 in the Area Action Plan, to include the following objectives to meet recreational needs at Northstowe:
- To provide adequate sports facilities
 - To ensure adequate public open space for play and informal leisure
 - To create a town park to serve as a focus for the town's outdoor activities
 - To ensure adequate opportunities for commercial leisure
 - To provide opportunities to access and enjoy the surrounding countryside
- B) to include NS65 in the Area Action Plan, to ensure that at Northstowe the South Cambridgeshire Core Strategy outdoor playspace and informal open space minimum standards would apply. However, additional space would be required for allotments. The Preferred Approach to the minimum standard for outdoor playspace and informal open space in the Core Strategy is 2.8 hectares per 1,000 people, comprising:
- Outdoor Sport – 1.6 hectares per 1000 people
 - Children's Playspace – 0.8 hectares per 1000 people
 - Informal Open Space – 0.4 hectares per 1000 people
- C) NS66 to ensure that a large outdoor area offering a combination of grass pitches would be based adjacent to the secondary school with a large club house offering changing accommodation. This would allow for greater flexibility of use by school and community
- D) NS67 to ensure all homes should be within 1,000m (10-15 minute walking time) of formal sports provision
- E) NS68 to ensure a Strategy for Formal Sports would be prepared, taking account of a full assessment of the formal sports facilities required to meet the needs of the new community, including detailed discussions with each of the Sports Governing Bodies, further analysis with Sport England and linked with an assessment of local national sporting trends
- F) NS69 to ensure that the main indoor sports facility would be based at the secondary school. This would be a dual use facility used by both school and community and might also include an athletics track, tennis courts and one more floodlit artificial turf pitches
- G) NS70 to ensure that now home would be more than 60m from a Local Area for Play (LAP)

- H) NS71 to ensure that no home should be more than 400m from a Local Equipped Area for Play (LEAP)
- I) NS72 to ensure that no home should be more than 1,000m from a Neighbourhood Equipped Areas for Play (NEAP) or Spaces for Imaginative Play (SIP)
- J) NS73 to ensure that a town park of at least 3 hectares should be developed within or adjoining the town centre
- K) NS74 to ensure that a series of green corridors should be created which would have landscaping and biodiversity value and also perform a recreation function for both informal recreation and children's play
- L) NS76 to ensure that road and bus crossings through the green corridors should be well designed to limit any safety implications and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife should also be provided, such as tunnels under roads and ditches alongside roads where appropriate
- M) NS77 to state that a preferred option for surface water drainage is for a linear water formation, based on a Fen-edge landscape, offering an aesthetic and visual benefit to the town as well as a recreation facility
- N) NS79 to ensure that a landscaping strategy should be prepared for the town which incorporates a range of soft landscaping features ranging from formal tree and shrub planting within the denser urban areas, to areas of naturalistic planting within larger open spaces and boundary areas and endeavouring to retain existing vegetation where this is consistent with the strategy
- O) NS80 to ensure that all public open space and incidental space be in a single ownership to avoid fragmentation and a robust management plan would be in place before construction work commences. Management and maintenance would be vested in publicly accountable trust to ensure appropriate management in perpetuity. The Trust would be funded by commercial development in the town secured by agreement from the developers
- P) NS81 to ensure that the Council should work with neighbouring local authorities and the Developers to develop a strategy for commercial leisure provision that meets local need and complements existing facilities
- Q) NS82 to ensure that recreational facilities and landscaping be delivered early within the development through Section 46 Agreements (previously known as Section 106)
- R) NS83 that the existing golf course should be replaced by a suitable alternative that would provide affordable golf for all existing users plus the new residents of Northstowe. This would be managed commercially
- S) NS84 that two country parks be provided
- In the green separation between Oakington and Northstowe
 - West of Station Road Longstanton
- The parks to be linked to provide a circular route via:
- The green corridors through the town
 - Green separation
 - The water park

- The wider countryside

If these areas are demonstrated to be in excess of what is required to meet the needs of Northstowe itself, a proportion of the west of Station Road country park would need to be funded by means other than developer contributions from Northstowe

- T) NS85 that a strategy should be developed to link all parts of the town to the wider countryside, including the Green Separation between Northstowe and Longstanton/Oakington, through an enhanced network of footpaths and bridleways

Amendments to Appendix 1

On page 443 of appendix 1, under the heading "Approach to Draft DPD" the word "could" was replaced with the word "would".

Council **AGREED** the recommendations in Appendix 1.

Land Drainage

The Planning Policy Manager explained that the main objective was to alleviate the flood risk to Oakington and Longstanton and there were three options for achieving this:

- A new channel around the north of Oakington
- A new balancing pond upstream of Oakington
- Modifications to the existing balancing pond at Bar Hill

He explained that due to the different catchment areas, the new development would not add to the risk of flooding in Longstanton. This was disputed by Councillor Mason. The Planning Policy Manager explained that officers relied on the Environment Agency for its information.

Councillor Manning explained that Councillor Riley and Councillor Edwards supported the adoption of both NS94 and NS95, the constructing a new channel which would bypass the existing brook and take flood water away from it and Oakington village and the construction of a balancing pond which would intercept flood water before it reaches Oakington village.

Council **AGREED** to include a policy in the Area Action Plan, which stated that the flooding of Beck Brook would be alleviated by balancing ponds upstream of the village and a new channel which would bypass the existing brook and take flood water away from it and Oakington village.

Management and Maintenance of all Water Bodies and Water Courses

The Planning Policy Manager stated that responsibility for the drainage system could be passed to a water company such as Anglian Water, to the Council or to a publicly accountable Trust. The Planning Policy Manager informed Council that a water company would not be publicly accountable and he expressed concern that this authority would have insufficient resources to take on responsibility for the drainage system.

Councillor Kindersley proposed that this issue be passed to the Land Drainage Advisory Group, where the possibility of either the Council or a publicly accountable Trust taking responsibility for the management and maintenance of all water bodies and water courses. It was suggested that the Trust established at Milton Keynes should be examined to determine whether this was suitable for Northstowe.

Council **AGREED** to seek advice on the management and maintenance of all water bodies and courses from the Land Drainage Advisory Group.

Councillor Burling considered that a pumping station was required at Webb's Hole to take the water over the top of the dam.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS86 that Northstowe should have the following objectives for land drainage and water conservation:
- To ensure that the development would not be at risk of flooding either from itself or surrounding watercourses, for up to the 1 in 100 year event
 - Not to increase the flood risk to surrounding properties and communities, particularly Oakington and Longstanton, or downstream areas
 - To mitigate current flood risks affecting Oakington village
 - To maintain where possible, practicable and sustainable the natural catchment areas
 - To ensure that landforms and engineering works in any drainage scheme do not compromise the Fen-Edge character of the surrounding area by considering the landscape options available for the site
 - To suggest an appropriate foul water drainage system and disposal method for the site
 - To develop appropriate strategies for the management and maintenance of all water bodies and watercourses
 - To determine the scope for water recycling within the development, through layout and building design
 - If the Northstowe development will have a direct impact on flooding at Longstanton, it will mitigate existing flooding problems in the village
- B) NS87 that surface water drainage will be by means of a series of channels within green corridors through the town which would then feed down to the main water holding area which would be a linear feature along the western boundary of the St. Ives railway line. This will create a water park which should have a series of lakes which are connected and contain water at all times of the year
- C) NS89 that sewage disposal will be determined by a criteria based policy that details requirements that a system must achieve.
- D) NS97 that all development in Northstowe will incorporate water conservation measures of water saving devices, rainwater harvesting and greywater recycling. A strategy would be required from all developers to demonstrate that they will be able to achieve a high reduction in the use of piped water, whilst managing recycling of water to ensure no adverse impact on the water environment and biodiversity.

Amendments to the Appendix 1

Under representation 3101, on page 451 of Appendix 1 the word "will" was amended to "could" in the last sentence of the paragraph under the heading "District Council's Assessment".

Council **AGREED** the recommendations in Appendix 1.

Telecommunications

The Principal Planning Officer (Housing) explained that this issue drew a limited response from the public.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS98 that Northstowe should have the following objectives for telecommunications
- to provide an effective telecommunications infrastructure, including provision for broadband
 - be capable of responding to changes in technology requirements over the period of the development
- B) NS99 that all telecommunications infrastructure, including provision for broadband, should be designed and installed as an integral part of the development, which minimises visual impact and future disturbance during maintenance

Council **AGREED** the recommendations in Appendix 1.

Energy

The Principal Planning Policy Officer (Housing) introduced this item by stating that there were two main issues:

- Ensuring energy efficiency at Northstowe
- Considering the setting up of a Energy Supply Company (ESCO)

In response to questioning the Planning Policy Manager stated that the officers were unaware of any link between the proposed wind farm at Boxworth and the development at Northstowe. It was understood that Woking Borough Council had set up an ESCO.

It was agreed that the new buildings in Northstowe should be highly energy efficient, but it was recognised that the Area Action Plan could not require this.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS100 that Northstowe should have the following objectives for energy:
- Energy use should be minimised in new development to reduce CO2 emissions which contribute to climate change
 - Energy should be used efficiently
 - Greater use made of renewable energy sources
- B) NS101 that the district wide policies for renewable energy should apply to Northstowe in order to maximise opportunities offered by the scale and nature of the new town whilst not overburdening the development. South Cambridgeshire's Core Strategy Preferred Options Report includes the preferred approach that new developments include technology for renewable energy to provide at least 10% of their predicted energy requirements.
- C) NS102 that the district wide policies for energy conservation should apply to Northstowe in order to maximise opportunities offered by the scale and nature of

the new town whilst not overburdening the development.

- D) NS103 that Northstowe should be required to include within the development exemplar projects in energy efficient developments. This could be achieved by building a proportion of the development to advanced practice which fully addresses sustainability issues and minimises any environmental impact by pushing at the boundaries.

Phasing and Implementation

The Principal Planning Officer (Housing) explained that the Cambridgeshire Structure Plan expects 6,000 dwellings to be built by 2016 and to achieve this approximately 650 dwellings would have to be built each year.

The Planning Policy Manager explained that it was the responsibility of the Development and Conservation Control Committee to ensure that construction traffic had a minimum impact on the surrounding villages.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS104 that Northstowe should have the following objectives for phasing and implementation:
- To ensure that the impact of the development of Northstowe is kept to a minimum both in terms of physical impact and duration, and where possible adverse impacts are avoided through the management of the development process
 - To ensure the early provision of a landscaping strategy for Northstowe
 - To ensure that Northstowe is developed using sustainable construction methods and principles
 - To ensure that the annual rate of house-building at Northstowe meets the required development rate to deliver 6,000 dwellings by 2016
 - To ensure that the development makes an appropriate contribution to the provision of services, facilities and infrastructure that will be needed for the development of the new town
- B) NS105 that the location of the site accesses for construction vehicles should avoid all villages in the locality and ensure that any haul roads are located, designed and landscaped in such a way as to avoid any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Northstowe. Traffic flows should be monitored to ensure that the public has a mechanism to feedback any concerns that arise during development
- C) NS106 that any storage compounds, plant and machinery is for them should be located, designed and used to avoid any noise, smell, dust, visual or other adverse impact on existing residents and businesses and on the new residents and businesses at Northstowe
- D) NS107 that the construction activities at Northstowe is that contractors will be required to be bound by the requirements of the 'Considerate Contractors Scheme'
- E) NS108 that the landscaping of the new town site should include the requirement for the early establishment of woodland, tree and hedgerow planting, and an

agreed programme of earth moving to deliver the agreed landscape strategy. The planning conditions/ legal agreements covering landscaping should include provisions for the developers to maintain landscaping and replace dead stock for a period of 10 years

- F) NS109 that no phase of development should be commenced until the whole of the areas of 'Green Separation' have been planted/landscaped for both Longstanton and Oakington as well as the agreed boundary treatment of Rampton Drift
- G) NS111 that all suitable construction spoil should be accommodated within the development site by generally raising ground levels. There will be limited opportunities for mounding to act as noise barriers to protect communities from traffic noise because of the need to respect local landscape character
- H) NS113 that any redundant building together with the remainder of the runway and any redundant roads on the airfield are recycled to provide a local source of hardcore or other building materials. The Council will encourage the recycling of existing building materials by the granting of planning permission for plant to process such materials into hardcore and aggregates which would be located towards the outer edge of the Oakington Barracks
- I) NS114 to maximise the use of any raw materials currently available on the site during the construction of Northstowe
- J) NS115, concerning the accommodation of construction workers, was not agreed
- K) NS116 to ensure that a build-rate of 650 dwellings per year is achieved is that the master developer/consortium of builders for Northstowe be required to submit a method statement alongside the outline planning application for the new town stating the measures that they will take to secure this build-rate, including the provision of affordable housing. The method statement would be approved and enforced by the Council
- L) NS117 that the outline planning permission and legal agreement will include a schedule of services, facilities and infrastructure to be funded by the developer/consortium of builders at Northstowe together with a timetable for their provision during the development of the new town. The guiding principle will be that services, process when the need for them is forecast to arise which will be delivered according to a set of trigger points tied to numbers of dwelling completed or such other stage of the development as advised by the services/facility/infrastructure providers. It is also desirable for employment development to be provided alongside residential development in order to create a sustainable community as early as possible in the development.

Amendments to Appendix 1

On pages 506-9 of Appendix 1 it was understood that the text in the paragraphs under the heading "Approach to Draft DPD" the words outer edge of Oakington Barracks referred to the edge furthest from the outlying villages.

Council **AGREED** the recommendation in appendix 1.

The Meeting ended at 5.20 p.m.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Council

23rd March 2005.

AUTHOR: Director of Development Services

**SOUTH CAMBRIDGESHIRE LOCAL DEVELOPMENT FRAMEWORK:
NORTHSTOWE AREA ACTION PLAN
FOR SUBMISSION TO SECRETARY OF STATE**

Purpose

1. A working meeting to consider the emerging content of the draft Northstowe Area Action Plan. A final version will be brought back to Members at the Council meeting of 9th May, to determine the plan for Submission to the Secretary of State. Members are reminded to bring to the meeting the Northstowe Preferred Options Report and the Sustainability Appraisal Scoping Report, both published in October 2004.

Effect on Corporate Objectives

2. High quality, accessible, value for money services.	<ul style="list-style-type: none"> • Assist the Council's objectives to deliver quality accessible development in the district. • The provision of affordable housing and the effective delivery of sustainable development at Northstowe and other major developments on the edge of Cambridge and development of sustainable communities. • Assist the delivery of the Community Strategy. • Be used by Cambridgeshire Horizons (formerly the Infrastructure Partnership) to help the early and sustained development of the necessary services and infrastructure.
Quality village life.	
A sustainable future.	
A better future through Partnerships.	

Background

3. The Council published Preferred Options Reports for a number of Development Plan Documents on 1st October 2004. Supporting Studies were also published for consultation. Public participation on the matters raised in these reports took place over a six-week period ending on 12th November.
4. The Preferred Options Reports covered:
 - Core Strategy and Development Control Policies
 - Rural Centres
 - Northstowe Area Action Plan
 - Cambridge Southern Fringe Area Action Plan
 - Cambridge East Area Action Plan (prepared jointly with Cambridge City Council)

The supporting studies published as consultation drafts were:

- Sustainability Appraisal Scoping Report
 - Urban Capacity Study
 - Recreation Study, including Annexe 1 - the Village Results.
5. Some 5,500 representations to all the Preferred Options Reports and Studies were received in total, of which just over 3,000 related to Northstowe.
6. The Preferred Options report was prepared under the “jumping the gun” regulations in the lead up to the new system of plan making which did not come into force until September 2004, after Council had agreed the reports. The new system requires the preparation of a Local Development Scheme which sets out the LDF documents that a local authority intends to prepare over the next three year period and a timetable for their preparation. On 9th December 2004, Cabinet agreed a draft Local Development Scheme which lists the documents (both Development Plan Documents and Supplementary Planning Documents) which the Council intends to prepare over the next 3 years. This will be submitted formally to the Government Office (GO-East) towards the end of March.
7. Members considered responses to the Preferred Options Reports and background studies at a series of full Council Meetings. The Northstowe Preferred Options Report, was considered on 1st and 11th February 2005.

The Next Steps

8. This is the second of a series of meetings of Council to consider the policy approach in the draft Development Plan Documents: Core Strategy / Development Control Policies / Site Specific Policies (15th March), Northstowe (23rd March with 26th April as a reserve date if necessary), Cambridge Southern Fringe (8th April) and Cambridge East (15th April). A final meeting of Council on 9th May is programmed to deal with any amendments which need to be considered as a result of any of the previous meetings or the findings of the independent Sustainability Appraisal / Strategic Environmental Assessment, and determine the Local Development Framework for submission to the Secretary of State. 20th May has also been reserved as a fall-back position if required.
9. LDF documents will be submitted to the Secretary of State in June 2005. They will then be subject to public participation for a six-week period. An additional participation period on objectors' sites is scheduled for October 2005. It is envisaged that the Public Examination will start in February 2006, with the Inspector's binding report being received late 2006 with adoption end 2006/early 2007.

The Main Issues to be resolved

12. Attached to this Agenda Item are the following Appendices:
- Appendix 1: Draft Northstowe Area Action Plan
 - Appendix 2: Draft Proposals Map
 - Appendix 3: Draft Concept Plan
 - Appendix 4: Longstanton Conservation Area/Green Separation

Approach to drafting the Draft Northstowe Area Action Plan

1. Members provided a clear steer on the policy direction to be incorporated in the Northstowe Area Action Plan at the Council meetings on 1st and 11th February, when considering the representations received as a result of public participation on the Preferred Options Reports.
2. The Preferred Options Reports focused on key issues for the Area Action Plan and issues where there were choices to be made on the policy direction. They did not cover all issues to be included in the Area Action Plan. For example, there are a number of issues that are consistent with the Structure Plan and PPGs and should be included in the Area Action Plan. In addition, any revisions to Government guidance published after the Preferred Options Reports have been prepared have been taken into account in drafting of the Northstowe Area Action Plan. The Major Projects Team has also provided advise on the deliverability of policies.

Sustainability Appraisal / Strategic Environmental Assessment

3. Under the new system of plan making, a key aspect to the preparation of plans is the use of Sustainability Appraisal and Strategic Environmental Assessment (SA / SEA) to help test evolving options and policies and ensure that the most sustainable are pursued. It also provides valuable information for those considering policies through the participation process, enabling them to make an informed decision on their representations.
4. A Scoping Report was prepared by the Council, ahead of the preferred options reports to identify relevant sustainability issues in the district, develop sustainability objectives, decision-making criteria and indicators against which to test the plan. This report has already been subject to public participation at the preferred options stage, and Members agreed a set of changes to it at the Council Meeting of 20th January 2005.
5. The Draft Northstowe Area Action Plan will be subjected to full SA / SEA appraisal by independent consultants, following the methodology approved in the Scoping Report. The sustainability assessment will include an appraisal matrix for each policy, detailing how it scores against the sustainability objectives developed through the Scoping Report. Testing will include consideration of potential short, medium and long term effects, secondary, cumulative and synergistic effects.
6. The Final Sustainability Report will be a complete report, explaining the process, and also including a publicly accessible summary. This will be put before members at the Council meeting of 9th May together when Council will be invited to agree the Northstowe Area Action Plan for submission to the Secretary of State.

DRAFT NORTHSTOWE AREA ACTION PLAN

7. The document broadly follows the structure of the Preferred Options Report but has been divided into five sections:
 - A. Introduction
 - B. Vision and Development Principles
 - C. The Site and Its Setting
 - D. The New Town
 - E. Delivering Northstowe

Part A: INTRODUCTION AND VISION

8. An introduction to the Area Action Plan, explaining its content, form and status, the preparation process, and links to other documents such as the Community Strategy. The introduction also sets out the process for public involvement following submission to the Secretary of State.
9. The full extent of the Area Action Plan is set out in the Introduction which includes not just the site for Northstowe but also the surrounding countryside where landscaping, access, surface water drainage and other matters relating to the development and mitigation of the town will need to be planned. The Area Action Plan does not include the villages of Longstanton and Oakington. The Area Action Plan includes the land required for Green Separation with the exception of land within the Longstanton Conservation Area(s) which are part of the setting of the village. Whilst these areas will also lie within the Green Separation where any additional landscape treatment is necessary will be funded by the development, the policies for these Conservation Area(s) are more directly relevant to maintaining the character of Longstanton village itself. The Conservation Advisory Group is considering revisions to the Conservation Area at Longstanton St Michaels and the Northstowe Area Action Plan/Longstanton Village Inset in the submitted plan will be amended if necessary.
10. Where the Core Strategy includes policies which are also relevant to the development of Northstowe, they are not repeated in the Area Action Plan but reference to those policies is often included. For example, the Core Strategy policies for development in the Green Belt (GB/2) will apply to the extended Green Belt which will be covered by the Area Action Plan as will the policies for Sustainable Development (DP/1), Design of New Development (DP/2), Infrastructure and New Developments (DP/4) and Construction Methods (DP/6). These are only some of the key examples and it is not intended as an exhaustive list.

Part B: VISION AND DEVELOPMENT PRINCIPLES

11. The vision from the Preferred Options Report (NS4) as amended by members provides the simple vision for the development of Northstowe. The individual components of the vision which were listed in NS4 of the Preferred Options Report have been split with those aspects of the vision which are relevant to the physical disposition of development being incorporated into a new Structural Policy in Part D. Those aspects which are Development Principles and which set out overarching

principles which will be relied upon to guide the interpretation of the subsequent detailed policies and proposals are kept in Part B.

Part C: SITE AND SETTING

12. This section defines the site for Northstowe, the extension of the Cambridge Green Belt to surround Northstowe and the landscape treatment of its setting. The setting includes the Green Separation between Northstowe and Longstanton and Oakington but landscaping of the edges of Northstowe are included within the site (Part D).
13. As the choice of the site has been based on Structure Plan policies and national planning principles in Planning Policy Guidance Notes/Planning Policy Statements (PPGs and PPSs), this section has objectives for meeting the Structure Plan policy requirements for choosing the site as well as the extension of the Cambridge Green Belt and the landscape setting of Northstowe.
14. The policies allocate Site A from the Preferred Options Report as agreed by Council and extend the Cambridge Green Belt as far as Rampton, Willingham and Over to fully encompass Northstowe. Also included is policy guidance on the appropriate landscape treatment of the wider landscape surrounding Northstowe which will be necessary to mitigate the impact of development and integrate Northstowe into its countryside setting.
15. The final policy deals specifically with the extent and landscape treatment of the Green Separation between Northstowe and Longstanton and Oakington. That part of the Green Separation within the Conservation Area between Long Lane and the village needs to be a proposal within the Site Specific section of the Core Strategy. In order to ensure an holistic approach to the whole of the Green Separation, this issue is dealt with in this report. See Appendix 4.

Part D: THE NEW TOWN

16. This is of necessity a more lengthy part of the Area Action Plan and provides objectives and policies for the development of the town as a whole. This includes:
 - D1 Structural Policy and Concept Plan
 - D2 Town Centre
 - D3 Local Centres
 - D4 Housing
 - D5 Employment
 - D6 Community Services and Facilities
 - D7 Transport
 - D8 Landscape
 - D9 Biodiversity
 - D10 Archaeology and Heritage
 - D11 Recreation
 - D12 Land Drainage, Foul Drainage and Water Conservation
 - D13 Telecommunications
 - D14 An Exemplar in Sustainability
 - D15 Waste

D1 Structural Policy and Concept Plan

17. A policy covering the physical structure of Northstowe which is accompanied by a Concept Plan showing the distribution of the key components of the town. These will provide the basis for subsequent masterplans which can be prepared by the developers of Northstowe or by the Council to show in more detail how the principles of the Structural Policy will be interpreted for the development of Northstowe.

D2 The Town Centre

18. Three policies which locate the town centre at the centre of the site but physically separate from Rampton Drift, provide guidance on the overall format and function of the town centre (retail and social) and include a requirement for a Supplementary Planning Document to provide guidance on the overall size of the town centre and individual units, the mix of uses, urban design principles and any measures required to provide early support for the development of the town centre. The Supplementary Planning Document will include a strategy tying the development of key retail, services and other facilities in the town centre to stages in the development of the housing at Northstowe.

D3 Local Centres

19. There will be 5 local centres within Northstowe which will provide services and facilities to meet the day-to-day needs to the different parts of the town. These will be based on the 5 primary schools that will be needed once the development of Northstowe is completed.

D4 Housing

20. The housing section includes objectives and policies which are specific to Northstowe. Certain of the Core Strategy policies will also apply e.g. HS/2 on housing mix. There are policy requirements that 6,000 houses are completed by 2016, that development will be at an average of at least 40 dwellings per hectare, that there will be a variety of house types which will encourage sustainable living and that the Core Strategy targets for affordable housing will apply. The affordable housing target will only be varied in exceptional circumstances where there are insurmountable subsidy issues.

D5 Employment

21. Core Strategy policy EM/1 will apply to Northstowe to ensure that employment at the new town contributes to the strategy for the selective management of employment based on the strengths of the Sub-Regional economy rather than attracting employment which does not need to be close to Cambridge. The policies in the employment section allocate the equivalent of 20 hectares of employment land at Northstowe (the Structure Plan indicative target of 20 hectares is based on historic levels of provision on low density business parks rather than high density development as at Northstowe). This will take the form of a relatively large B1 employment area around and adjoining the southern end of the town centre, small scale provision B1 employment at each of the local centres and a 5 hectare site for

B2 and B8 uses adjoining the Park & Ride site at the northern end of Northstowe. Together with employment in the shops, services and other facilities at Northstowe this will provide a good mix of employment.

D6 Community Services and Facilities

22. This section includes a policy requirement that Northstowe includes a full range of publicly provided services and facilities which will be funded in full either by the development or by taking a contribution from the development and maximising public funding from service and infrastructure providers. Innovative means of provision, including opportunities for joint provision and co-location to provide services which best meet people's needs and which are cost efficient to service and facility providers will be important for the creation of a sustainable new town.
23. Policies go on to provide for Northstowe to meet the needs of the town and the immediately surrounding villages and that planning obligations will require the phased delivery of publicly provided community services, facilities, leisure, art and culture, with the provision of key services and facilities for early phases of the development, including the provision of Community Development Workers as well as key commercial facilities. Services and facilities will be located in the town or local centres according to whether they serve the whole population of Northstowe or just a local area. Provision is also made for public art to play a key role in creating a distinctive character for Northstowe.

D7 Transport

24. The transport policies start with the very simple principle that adequate highway capacity must be provided to serve all stages of development. Development will not be permitted to start until the A14 road improvements are in a firm and irreversible road programme and that the occupation of development will not be permitted until appropriate improvements to the A14 have been implemented.
25. Primary road access will be designed and located to minimise adverse impacts on the landscape and existing houses and will comprise:
- An improved Hattons Road from the A14 and a new road into the southern end of Northstowe;
 - A new access from the Longstanton West Bypass / Station Road, Longstanton into the northern end of Northstowe;
 - A new link road from the A14 in the vicinity of the existing Dry Drayton junction into the southern end of Northstowe.
26. There will be an emergency access, not open to other motor vehicles, into Northstowe from Station Road, Oakington and traffic management measures will be required to minimise traffic impacts on nearby villages. At its meeting on 11th February Council added a policy to the effect that if at the time of grant of outline planning permission a Willingham bypass is required by the County Council, Northstowe will be required to make a contribution related to the volume of traffic

generation forecast to be attributed to the new town. Subsequent dialogue with the County Council suggests that a Willingham Bypass will not be required but that traffic management measures on the B1050 may be developed further.

27. The maximum car parking standards from the Core Strategy will apply.

D8 Landscape

28. The proposed landscape policies will require a landscape strategy for Northstowe to be prepared and approved prior to the grant of planning permission for Northstowe. This will make provision for surface water to be a defining feature of the fen edge town and provide guidance on the landscape treatment of the edges of the town adjoining the former St Ives railway line, Longstanton Road (between Longstanton and Oakington) and the B1050 north of Longstanton village. Rampton Drift is required to be landscaped to recognise that it will be within Northstowe but that the amenity of its residents will need to be protected.
29. The landscape strategy within the town will include the creation of 'green corridors' which reach into the town and connect to the surrounding countryside. Existing landscape features will be retained and enhanced wherever possible. Policies also provide for appropriate landscape treatment of access roads, the general landscaping of the town and its open spaces, and a Town Park. In recognition of the large amounts of construction spoil that will be generated at Northstowe a specific policy for spreading spoil evenly across the site rather than creating alien landscape features is included. Finally a policy concerning landscape management measures which must be approved before development is occupied.

D9 Biodiversity

30. Policies are aimed at securing a net increase in biodiversity as a result of the development. This will be secured through a requirement for a full ecological survey of the site and for the developers to prepare a strategy for the protection and enhancement of biodiversity. Specific proposals include the creation of wetland habitats within the surface water attenuation system, a southern parkland country park, adjoining Oakington, a fen-edge landscape in the Northern Country Park, and maximising the biodiversity potential of 'green corridors' within the town and the Green Separation at Longstanton. The policies provide for the 'green corridors' to connect to the wider countryside to encourage wildlife to become part of the character of the town. Finally a biodiversity management plan will be required to maintain and fund biodiversity, including the appointment/part funding of a Project Officer.

D10 Archaeology and Heritage

31. Policies for archaeology and heritage require a full survey of the site and the retention of key structures particularly those which portray the history of Oakington Airfield as a Second World War airfield. Whilst there are no Ancient Monuments, a full archaeological survey is also required as part of the Core Strategy and any significant finds are to be excavated or retained in situ as appropriate.

D11 Recreation

32. The policies begin with a requirement that a strategy for sports provision be prepared for approval by the local planning authority. The requirements of the strategy will be funded by the development. A preliminary list of facilities is included. The main public indoor sports facility will be based at the secondary school to allow for dual use. More than one large outdoor sports area providing pitches, tennis courts etc will be located such that no home in Northstowe is more than 1000m from such a facility which will also be located such as not to have an adverse impact on the character or amenity of the town or neighbouring villages.
33. Policies include provision for children's play according to the following formula:
- No home will be more than 60m from a Local Area for Play (LAP).
 - No home will be more than 240m from a Local Equipped Area for Play (LEAP).
 - No home should be more than 600m from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).
34. A town park is proposed within or adjoining the town centre which will include some sports uses which would be appropriate to the character of such a park e.g. outdoor bowls and tennis.
35. Open spaces including green corridors and the water park will also be available for information recreation and children's play.
36. The final part of the policies for recreation cover the phasing and management of provision.

D12 Drainage and Water

37. Provision will be made for a sustainable drainage system for surface water disposal comprising a series of channels within green corridors draining to a water holding area comprising a series of linear lakes on the eastern boundary of the site where a water park will be created. Water will only be released into the surrounding water courses at a rate no greater than if the site was undeveloped. As a result of representations, a criteria based policy is included for foul drainage requiring that sufficient sewage treatment capacity exists for all stage of development, that any receiving sewage treatment works has sufficient capacity to ensure that untreated sewage is not discharged into any watercourse and that treated water will not exacerbate flood risk in any receiving water courses.
38. Current Flood risks affecting Oakington village will be mitigated by policies which include a balancing pond for Oakington Brook associated with the southernmost access road from the Dry Drayton/A14 junction and if proven practicable, support for an Environment Agency promoted scheme to create a new channel between Oakington and Northstowe. Flood risk at Longstanton will be alleviated by a balancing pond for the Longstanton Brook upstream of the village as part of the surface water attenuation proposals for the northern access road for Northstowe.

39. A second criteria based policy is included setting the requirements for a body which will be required to take the management responsibility for the town's surface water drainage systems. The proposed policy requires that no development will be occupied until the local planning authority has agreed that a body has come forward/been established with sufficient funding, resources and expertise to maintain and manage the surface water drainage systems and has legally committed to do so in perpetuity.
40. The Preferred Options Report included an option for water conservation which has generally been supported but did not include any measurable targets for water reduction. A policy has been drafted setting a target of at least a 25% reduction as a result of water conservation/efficiency measures compared to a development with no such measures. Meeting a target of at least 25% will require for water metering, water efficient toilets etc, greywater recycling and rainwater harvesting – measures which will be necessary if the rate of development in one of the driest parts of the country is to be substantially increased.

D13 Telecommunications

41. This section deals with the importance of ensuring that infrastructure can respond to changes in technology over the period of the development. The development of an entirely new town provides the opportunity to ensure that all telecommunications infrastructure is designed and installed as an integral part of the development.

D14 An Exemplar of Sustainability

42. This section deals with the opportunities for Northstowe to include projects which are exemplars of sustainable practice in terms of energy conservation, the provision of renewable energy, high standards for water conservation and water recycling and the use of sustainable resources. The starting point is the Core Strategy policies for energy conservation which will also apply to Northstowe which requires that at least 10% of its predicted energy requirements to be generated from renewable sources at Northstowe. Similarly developers will be encouraged to achieve a 10% reduction in CO2 emissions as compared to Building Regulation requirements. These policies are needed to meet the Structure Plan policy for Northstowe to be "example of excellence in the creation of a sustainable settlement" (Policy P9/3)
43. The District Council in partnership with Cambridgeshire Horizons and the Energy Savings Trust, is carrying out a study of opportunities for generating some of the town's own energy needs by harnessing renewable energy. As part of this work, the potential for setting up an Energy Supply Company (ESCO) for Northstowe is being considered.

D15 Waste

44. Provision will be made at Northstowe for a Household Waste Recycling facility although procedurally this proposal will have to be included in the County Council's Waste Local Plan.

Part E: DELIVERING NORTHSTOWE

E1 Phasing and Implementation

45. The Draft Area Action Plan includes a construction strategy whose objective is to minimise and mitigate the impact of the development of Northstowe for existing properties in the vicinity of Northstowe and for Northstowe's future residents. First of all, the construction methods policy in the Core Strategy will apply to Northstowe (policy DP/6). The policies in the Area Action Plan will additionally control site accesses for construction vehicles and require monitoring measures to ensure compliance. Storage compounds, plant and machinery will be located and contained to avoid any adverse impacts on existing and new residents and businesses. All developers will be required to be bound by the 'Considerate Contractors Scheme' which governs such matters as hours of working. A Spoil strategy is also set out which relies upon a general raising of land levels.
46. Early delivery of strategic landscaping for the town as a whole and for specifically for the areas of Green Separation is required to provide a structure for development and to maintain village character during the construction process.
47. A sustainable construction strategy for Northstowe requires policies for the recycling of building materials from the previously developed part of the site, for locating any materials crushing plant as far away from Longstanton and Oakington villages as is possible, and for recycled materials to be used during the construction of Northstowe.
48. Finally, a key aspect of the Structure Plan is increasing the build rate in the Cambridge Sub-Region to 2,800 houses per year. This will require a build rate at Northstowe of approximately 650 dwellings per year without which Northstowe will fail to meet this crucial Structure Plan target.

E2 Planning Obligations

49. The Core Strategy requirement that the development funds all the services, facilities and infrastructure that it requires is the guiding principle for the planning obligations package for Northstowe albeit that funding from all sources will need to be maximised for such a significant scale of development. The section contains a list of the currently known services, facilities and infrastructure requirements which will need to be finalised before planning permission can be granted.

Errata to Core Strategy, Development Control Policies and Site Specific Policies DPD

50. The Northstowe Area Action Plan includes most of the green separation between the town and the village of Longstanton up to the village framework. However, the land that lies outside the village framework and within the Longstanton Conservation Area is shown on the Longstanton Inset Proposals Map to show the whole of the Conservation Area on one map. The map that was in the Core Strategy report to Council on 15 March does not fully reflect the policy proposals emerging from the Northstowe Area Action Plan. The open part of the Conservation Area between the village and Long Lane lies within the proposed extension to the Green Belt and also

within the area of Green Separation between Northstowe and the village. A site specific policy is also necessary to set out the requirement to manage that part of the Conservation Area to reflect its existing landscape character and limit public access to any existing rights of way in order to protect its historic character. It also addresses the need for any landscape enhancements which are necessary for the purposes of Green Separation to be funded by the Northstowe development. A new policy to be inserted into the Site Specific Policies part of the Core Strategy DPD and replacement Longstanton Inset Proposals Maps are attached at Appendix 4.

Financial Implications

51. The cost of progressing the LDF is set out in the Council's budget.

Legal Implications

52. The Planning and Compulsory Purchase Act 2004 imposes a statutory duty to prepare a Local Development Framework and to keep it up to date.

Staffing Implications

53. The programme for the LDF has been compiled having regard to the staffing resources that the Council can commit to planning policy preparation in the context of wider pressures for the early delivery of the development strategy set out in the Structure Plan.

Risk Management Implications

54. The Core Strategy is a key Development Plan Document within the LDF. Given the imperative from the Regional Planning Guidance and the Structure Plan that an early start must be made on the increased rate of development in the Cambridge Sub-region, it is important that the District Council, as the plan-making authority, is able to ensure that development takes place consistent with the LDF. If the LDF is not in place at an early stage there is the risk of developments being determined by the development control and appeal process.

Consultations

55. The Preferred Options Reports that guided preparation of the draft documents have been the subject of extensive public participation.

Recommendations

56. Prior to final approval on 9th May 2005, Council is recommended to:
- i. authorise the emerging policy approach for the Northstowe Area Action Plan to be subjected to independent sustainability/strategic environmental assessment; and
 - ii. delegate to the Planning Portfolio Holder any material changes resultant from further information and to the Director of Development Services authority to approve any minor editing changes.

Background Papers: the following background papers were used in the preparation of this report:

Core Strategy Preferred Options Report, SCDC, October 2004

Draft Sustainability Appraisal Scoping Report SCDC October 2004

Northstowe Preferred Options Report, SCDC, October 2004

Recreation Study Consultation Draft, SCDC, October 2004

Agenda & Minutes - Council 1st & 11th February 2005 (includes responses to Preferred Options Public Participation)

Agenda & Minutes – Council 22nd July 2004 and Northstowe Member Steering Group 6th (Agreed Core Strategy Preferred Options Report and other documents for public participation, and considered results of Statutory bodies consultation)

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