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9 November 2005

To: Chairman – Councillor Mrs CAED Murfitt
Vice-Chairman – Councillor JH Stewart
All Members of the Council

Dear Councillor

You are invited to attend a special meeting of **COUNCIL**, which will be held in **THE COUNCIL CHAMBER** at South Cambridgeshire Hall on **FRIDAY, 18 NOVEMBER 2005** at **9.30 a.m.**

Yours faithfully

GJ HARLOCK

Finance and Resources Director

AGENDA

	PAGES
1. DECLARATIONS OF INTEREST To receive any declarations of interest from Members on matters arising in this agenda.	
2. NORTHSTOWE AREA ACTION PLAN	1 - 6
3. APPENDIX A - DRAFT NORTHSTOWE AAP REPS RESPONSE REPORT	7 - 230
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Council

18 November 2005

AUTHOR: Director of Development Services

SOUTH CAMBRIDGESHIRE LOCAL DEVELOPMENT FRAMEWORK:

NORTHSTOWE AREA ACTION PLAN: PRE-SUBMISSION DRAFT

RESPONSE TO REPRESENTATIONS AND PROPOSED CHANGES

Purpose

1. For Members to consider representations to the Pre-Submission draft Northstowe Area Action Plan (AAP) and agree proposed responses to it. Members are also asked to agree the resulting proposed changes to the draft AAP and to submit it to the Secretary of State in January 2006.

Effect on Corporate Objectives

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| <ol style="list-style-type: none"> 2. | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">High quality, accessible, value for money services</td> <td rowspan="4" style="padding: 2px;"> <ul style="list-style-type: none"> Assist the Council's objectives to deliver quality accessible development in the district Include 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 to help the early and sustained development of the necessary services and infrastructure. </td> </tr> <tr> <td style="padding: 2px;">Quality village life</td> </tr> <tr> <td style="padding: 2px;">A sustainable future</td> </tr> <tr> <td style="padding: 2px;">A better future through Partnerships</td> </tr> </table> | 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 Include 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 to help the early and sustained development of the necessary services and infrastructure. | Quality village life | A sustainable future | A better future through Partnerships |
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| Quality village life | | | | | | |
| A sustainable future | | | | | | |
| A better future through Partnerships | | | | | | |

Background

3. Initial consultation took place with stakeholders between 14 April and 12 May 2004 on issues for the first tranche of DPDs under the "jumping the gun" regulations. An additional round of public participation took place on the Northstowe Preferred Options Report between 1 October and 12 November 2004, involving issues and alternative options for the AAP. The results of these consultations fed into the Pre-Submission draft Northstowe AAP, which was subject to six weeks consultation between 17 June and 29 July 2005.

Results of Pre-Submission Public Participation

4. Around 900 representations were received during the Pre-Submission public participation period to the Northstowe AAP, approximately a third of the number received at the Preferred Options Stage. Of these, approaching 36% were in support. The majority of representations have come from just a few organisations - principally Longstanton and Oakington Parish Councils, the Longstanton Parish Plan Committee, Government Office for the East of England, Cambridgeshire County Council, Gallagher Estates, English Partnerships and the Fairfield Partnership.

5. Officers have prepared proposed responses to representations on the Pre-Submission draft Northstowe AAP and also to a small number of representations that have been received on the Draft Final Sustainability Report for the Northstowe AAP. The proposed responses are set out in Appendix A for Members' consideration. The schedule:

- (a) lists all the representations in plan order by policy / paragraph;
- (b) identifies the respondent where it is an organisation;
- (c) indicates whether the representation objects to or supports the plan;
- (d) summarises the representation;
- (e) gives a proposed officer response;
- (f) where any changes to the AAP document are considered appropriate in response to the representation, indicates how the AAP should be amended to address the issue; and
- (g) includes at the end, maps showing the physical extent of any site specific representations received.

6. Further Appendices provide other information to assist Members consider the representations and agree the AAP for Submission:

Appendix B	A version of the Northstowe AAP, which highlights the changes arising from the responses to representations in Appendix A, and includes resulting changes to the Proposals Map
Appendix C	An index of all those making representations to the draft AAP for reference

7. The proposed changes to the AAP have been subject to independent sustainability appraisal by the Council's consultants to assess their impact in sustainability terms. In terms of the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) the consultants have not identified any significant changes to the previous appraisal of the Pre-Submission documents, although they note some minor improvements in terms of sustainability for some changes and less sustainability benefits in terms of other changes (generally those where environmental requirements have been deleted from policies in response to representations from GO-East that they lie outside the scope of the planning system). Any new policies proposed have also been subject to appraisal. The consultants have not recommended any further changes to the Plan. Copies of the SA / SEA schedules are available to view as a background document on the Council's website.

Key Issues for Consideration

8. There are a number of changes proposed to the AAP in response to representations many of which are refinements rather than fundamental changes. These are identified in detail in the schedule at Appendix A and highlighted in the AAP at Appendix B. Members should focus their attention on the representations received and the proposed changes to the AAP (the struck through and underlined text indicated by a sideline in the margin of the page). However, in order to assist Members, some of the main changes arising from the representations to the AAP can be summarised as follows:

- Amend policy NS/2 to set a target of *approximately* 8,000 dwellings at Northstowe to allow the possibility of some variation in density within the site as a result of as yet unseen detailed designs which will be approved by the Council over the 15-year construction period;

- A change to provide 300 metres green separation from the Village Framework at St Michael's Mount (this is the same as 200 metres from the Conservation Area boundary and therefore results in no extra land take);
- Policy NS/10 is proposed to be amended to provide for a housing mix which will provide a better balance of house types (40% with 1 or 2 bedrooms, 30 % with 3 bedrooms and 30% with 4 or more bedrooms);
- Amend the population size of Northstowe to be approximately 19,000 people (average household size of 2.4 persons);
- Proposed amendments to policy NS/13 clarify the purpose of the policy to ensure that adequate road capacity is available in the A14 corridor for new town traffic throughout the construction of Northstowe;
- Proposed amendment to policy NS/14 to allow for the provision of High Quality Public Transport should there be any unforeseen delay in the provision of the Cambridge Guided Busway;
- Proposed amendment to exclude 2 hectares of small holding from the proposed Country Park west of Station Road, Longstanton;
- Amend policy NS24 to require that all flood mitigation measures should make allowance for the forecast effects of climate change and to ensure that balancing ponds associated with the proposed access roads will be designed to provide flood control for Longstanton Brook;
- The requirement for a single body to manage watercourses is amended to instead set the requirements for any body or bodies, such as the need for public accountability and sufficient powers, funding, resources, expertise and integrated management to be secured by legal agreement;
- The requirement for 25% water conservation measures has reluctantly been recommended to be deleted in policy in response to a representation from GO-East that this lies outside the scope of the planning system. A reference to the importance of this issue has been retained in the supporting text;
- The scope of the energy conservation policy has been amended to delete aspects which GO-East advise are outside the scope of the planning system;
- Amendment of the start date for development from 2006 to 2007 and the likelihood that slightly less than 6,000 dwellings will be delivered by 2016;
- Proposed amendment to policy NS/27 to include a re-use and recycling scheme as part of the construction strategy;
- New chapter on delivery of the AAP (Chapter E3) which sets out the mechanisms for implementing the AAP and includes a housing trajectory, a requirement of the new plan making system which predicts delivery of the development; and
- New chapter on monitoring the AAP (Chapter E4) which highlights the importance of the plan, monitor and manage approach and sets out the indicators that will be used to monitor delivery of Northstowe.

9. Many of the representations which have not resulted in proposed changes to the Area Action Plan were repetitions or refinements of representations submitted at the Preferred Options stage in Autumn 2004 and considered by Council at its meetings in Winter/Spring 2005. Some of the main themes of those representations, where no changes proposed are:

- Northstowe should have a target size of 10,000 dwellings;
- The proposed site does not have capacity for the development of 8,000 dwellings;
- The site proposed in the Area Action Plan should be extended to include land west of Station Road, Longstanton instead of allocating this land as a Country Park;

- A site with capacity for 10,000 dwellings should be allocated for Northstowe which would straddle the St Ives railway line and be located more centrally between Longstanton, Oakington, Willingham and Rampton;
- The requirement in the Cambridgeshire Structure Plan “to mitigate current flood risks affecting Oakington village” should be extended to Longstanton;
- Greater green separation is needed for Longstanton and Oakington; and
- The Area Action Plan includes too much detailed guidance.

Next Steps

10. Members are being asked to agree the Northstowe AAP at this meeting for submission to the Secretary of State. However, if there are any matters arising from this meeting, they will be brought back to Council at its meeting on 9 December for final agreement. The revised Northstowe AAP, together with the Core Strategy DPD, Development Control Policies DPD, Site Specific Policies DPD and the other Area Action Plans for Cambridge East and Cambridge Southern Fringe that are the subject of separate meetings of Council, will be submitted to the Office of the Deputy Prime Minister in January 2006.
11. Further minor technical updating will also be required to the Northstowe AAP and consistency across the plans will need to be checked to ensure that any consequential changes are made as a result of proposed changes in other DPDs. Members are asked to delegate this process to the Portfolio Holder if it involves any matters of policy and to the Development Services Director for purely technical changes.
12. Submission to the Secretary of State will trigger the start of a further statutory six week period during which representations can be made on the AAP. Once this consultation period has finished public views will also be sought and considered on any “objection” sites. This includes both new and alternative development sites put forward by objectors to the AAP and will give an opportunity for third parties to make formal representations before objection sites are considered by the Inspector. This is a new stage under the new plan making system. A public examination is then scheduled for July to October 2006 (with a recess in August) to be chaired by an independent Inspector who will test the “soundness” of the AAP. Finally the Inspector will produce a binding report which is programmed for March 2007 and the Council will then adopt the AAP.

Options

13. There are no specific options to put before Members at this stage.

Community Safety Implications

14. None

Environmental / Sustainability Implications

15. Key components of the AAP will consider matters such as landscape and biodiversity, land drainage and water conservation, energy efficiency and managing waste. The Sustainability Appraisal of the proposed changes to the AAP did not identify any significant issues.

Equal Opportunities Implications

16. None

Financial Implications

17. The additional round of public consultation occasioned by the September 2004 changes in the Regulations for plan-making has had to be funded from the unspent monies for the Public Examination into the 'soundness' of the plans which has now been postponed to the next financial year. Additional budgetary provision will have to be added to the monies which will be rolled over into 2006/07.

Legal Implications

18. None.

Risk Management Implications

19. The effect of any slippage to the timetable could be significant to meeting the Structure Plan development strategy for the Cambridge area.

Staffing Implications

20. Within existing resources.

Conclusions

21. The Pre-Submission Public Participation has resulted in a positive level of support for many of the policies contained in the draft AAP and many of the objections received were seeking refinement of policies rather than major changes to them. The Council's selection of its preferred site option has led to a significant reduction in the number of representations from the public although the promoters of alternative land for the site of Northstowe have continued to make representations and account for the majority of objections to the Northstowe AAP.
22. A number of representations from GO-East questioned the need for and scope of policies in the AAP and sought a streamlining of the plan and increased emphasis on linkages with other plans and strategies and on implementation and monitoring. These have been addressed through proposed changes to the AAP. The Sustainability Appraisal of all proposed changes confirms that these do not have any material impacts on the sustainability credentials of the AAP.
23. The revised AAP as contained in Appendix B is considered to be a sound plan and ready for submission to the Secretary of State, subject to the further refinement proposed.

Recommendations

24. Members are invited to:
- (a) **AGREE** the responses to representations to the Pre-Submission draft Northstowe Area Action Plan (AAP) as contained in Appendix A.
 - (b) **AGREE** the responses to representations to the Draft Final Sustainability Report for the Northstowe AAP as contained in Appendix A.

- (c) **AGREE** the proposed changes to the draft AAP as contained in Appendix A and incorporated into Appendix B and that it **BE SUBMITTED** to the Secretary of State in January 2006.
- (d) **DELEGATE** further minor editing changes to the DPDs to the Planning Portfolio Holder where they involve matters of policy and to the Development Services Director where they are technical matters.

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

Pre-submission Northstowe Area Action Plan, June 2005
Representations received in response to the above document.
Representations received in response to the Draft Final Sustainability Report for the Northstowe AAP.
Revised Sustainability Appraisal

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Appendix A

South Cambridgeshire Local Development Framework

Pre-Submission Northstowe Area Action Plan & Northstowe Sustainability Appraisal / Strategic Environmental Assessment Responses to Representations

Special Council 18 November 2005

Draft Northstowe Area Action Plan

Public Participation Report

Preface - The South Cambridgeshire LDF
1.10

Representations **Nature** **Representation Summary** **Councils' Assessment** **Change to Draft DPD**

Preface - The South Cambridgeshire LDF

1.10

10495 - Cambridgeshire County Council	Object	Object to land west of Station Road being designated as a Country Park.	Objection noted. This objection is addressed later as an objection to draft policy NS/23 which allocates a Country Park to the west of Station Road, Longstanton.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****1.11**

9175 - The Fairfield Partnership	Object	<p>The statement in paragraph 1.11 that the LDF will enable the step change in growth required in the Regional Spatial Strategy and Structure Plan, particularly in the rate of housing development is not followed through in the draft AAP limiting new proposals to 8,000 dwellings. Also 10,000 dwellings is more likely to achieve a more sustainable community than 8,000 the DETR 1995 Guidance indicates that the optimum size is 10,000 dwellings. The emerging RSS14 identifies the allocation of 8,500 dwellings at Northstowe and the saved Structure Plan provides a range in the size of the new settlement from 8,000-10,000 dwellings.</p>	No change.
		<p>(a) The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage. (b) The housing target included in draft RSS14 was inserted at the time that the District Council was considering Options. Now that the Council has considered the results of the Options Consultation, it has made representations on draft RSS14 that the strategic reference should be amended to 8,000 dwellings. (c) To be a sustainable settlement requires a degree of self containment, particularly for employment and secondary education. In terms of employment, the strategy does not require that Northstowe be fully self-contained as its development is part of the overall strategy of locating more new homes close to the relative oversupply of jobs in Cambridge. Better than average public transport links to Cambridge are therefore critical. Northstowe will have a frequent public transport system based on the new sub-regional guided bus services running between Huntingdon and Cambridge. At 8,000 dwellings Northstowe will have a large secondary school towards to top end of the size for Cambridgeshire secondary schools. Together with Longstanton and Oakington which will add to the demand for the services and facilities provided at Northstowe, the new town's higher order services and facilities will effectively be supported by the residents of 10,000 dwellings.</p>	

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

1.13

9794 - GO-East

Object

Paragraph 1.13 of the document includes a statement the LDF must be in conformity with the Structure Plan. This is not the case. Local development documents no longer need to be in general conformity with the Structure Plan. However, the Structure Plan policies will still be a material consideration and will remain part of the development plan until superseded by the RSS (PPS12. para. 4.22). Paragraph 1.13 should be amended to reflect this fact.

The statutory requirement is for the South Cambs LDF to be in general conformity with RSS6 rather than the Structure Plan. Under the new plan making system it is the RSS and the district LDF that forms the development plan. In practise for South Cambs, the Structure Plan is still a key material consideration for plan making. The policies of the Structure Plan are saved under transitional arrangements and the plan is in general conformity with the current Regional Spatial Strategy in RSS6. Draft RSS14 broadly carries forward the approach of RSS6 and the Structure Plan as they apply to the Cambridge Sub Region. There is currently no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan. It is therefore entirely appropriate and consistent for the LDF to meet the policy requirements of the Structure Plan, whilst being in general conformity with RSS6. This should be made clear in paragraph 1.13

Delete the 3rd sentence in paragraph 1.13 and replace as follows:

"...Whilst under the terms of the new plan making system the LDF must be in general conformity with RSS6, in the circumstances of the Cambridge area it is also appropriate and consistent for the LDF to meet the policy requirements of the Structure Plan, as there is currently no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan.

Chapter A INTRODUCTION

A.1

9181 - The Fairfield Partnership	Object	As a consequence of objections made elsewhere to the draft AAP there will be a need to amend all references to the scale of the new settlement of 8,000 dwellings in response to those objections made that propose that the new settlement should be planned for up to 10,000 dwellings consistent with the adopted and 'saved' Structure Plan.	The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage.	No change.
10060 - Bayer CropScience Ltd	Object	The three Action Area Plans are acceptable as far as they go. None, however, is strong on implementation and delivery. There should be clear implementation plans, including phasing, realistic timescales for housing provision and associated infrastructure. We would expect to see strengthened implementation sections in the deposit LDF.	The submission AAP will include new chapters in Part E on delivery, including a housing trajectory, and a monitoring section including site specific indicators.	Amend the title of chapter E1 to read "Implementation".
8499 - Gallagher Longstanton Ltd.	Support	Gallagher supports the principle of the new town and the allocation made. The representations made by Gallagher reflect only the detail and complexity of the plan. The objections lodged do not relate to the principle of the development.	Support noted.	Include new chapters in Part E: "E3 Delivering Northstowe" to include matters affecting delivery and a housing trajectory. "E4 Monitoring Northstowe" drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Northstowe is efficiently and effectively carried out.

Change to Draft DPD

Councils' Assessment

Nature Representation Summary

Representations

1st Bullet

8888 - Gallagher Longstanton Limited

Object

Some changes consequent upon the representations made in relation to the remainder of the plan are required.

Any changes made as a result of representations are shown on the Proposals Map.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Chapter B VISION AND DEVELOPMENT PRINCIPLES****NS/1 The Vision for Northstowe**

10106 - Bayer CropScience Ltd	Object	A target of 650 dwellings per year provides ample scope for slippage in the delivery of the units. Infrastructure planning is in its early stages and complicated funding agreements will be involved between providers and developers that will take much time to achieve. At this stage there can be no certainty about the delivery programme other than it will take several, if not many years before significant building rates can be achieved on the greenfield elements of the allocations. By contrast the Bayer CropScience Ltd site, as predominantly previously developed land outside the Green Belt, could come forward early in the development framework period and could mitigate any slippage in the delivery of dwellings at Northstowe.	The timescale for development currently envisaged is very similar to that at the time of the RSS6 and the Structure Plan, which both envisage that the new town can and should deliver 6000 houses by 2016. It assumed development starting in 2006. This therefore assumed a build rate of 600 dwellings per year was achievable and deliverable. Given the rapid preparation of the AAP, the plan will be adopted in early 2007 and there is very limited delay over the timescale originally envisaged and the annual build rate is not significantly higher than that previously accepted by the Panels holding both the RPG6 and Structure Plan examinations. The plan, monitor, manage approach will ensure that the overall picture on delivery is kept up to date and any issues surrounding delivery of this and the other major developments can be addressed. The issue of the Bayer CropScience Site is considered under separate representations.	No change.
9518 - Fenstanton Parish Council	Object	The new development at Northstowe will not alleviate the problem of already established problems which the A14 presents for parishioners, but will enhance them.	Policy NS/13 ties the development of Northstowe to the capacity of the A14. The A14 is programmed to have been upgraded before the development of Northstowe will have been completed. Discussions are in hand with the Highways Agency to ascertain how to dovetail the phased development of the new town with the improvements to the A14.	
10894 - Taylor Woodrow Developments Ltd	Object	It is not appropriate for the Vision to refer to architectural style which will be determined through detailed design guidance and consultation. The following is proposed to clarify the wording of NS/1: "Northstowe will be a sustainable and vibrant new community with its own distinctive identity which is founded on best practice urban design principles that draw on the traditions of fen-edge market towns and which encourages the innovation that is characteristic of the Cambridge Sub-Region".	The vision set out at policy NS/1 does not refer to any specific architectural style other than to "combine high quality modern and innovative design". It is difficult to see how that differs from the objector's suggestion of being "founded on best practice urban design principles" and "which encourages the innovation that is characteristic of the Cambridge Sub-Region". Either expression of the vision would be appropriate.	Amend the vision at Policy NS/1 to read: "Northstowe will be a sustainable and vibrant new community with its own distinctive identity which is founded on best practice urban design principles that draw on the traditions of fen-edge market towns and which encourages the innovation that is characteristic of the Cambridge Sub-Region"

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

9880	Object	The representations I made in November 2004 in connection with South Cambridgeshire Local Development Framework, Northstowe Area Action Plan October 2004 Report are still standing as part of my representations. Since 1998 the proposal to develop Oakington Barracks to a new town has become an ongoing issue, with the authorities and developers continually seeking the public's views when already they have made their minds up to proceed to implement their proposed plans whether the public support or object. The Council may ask why I am still making representations which are costing me money, because I care about my village and the area where I live and I believe if we were to develop a new town it should be given better consideration to be planned as a town with in mind that it will be expanding and will need proper access roads, open spaces, business park, shops, leisure facilities. It will need to be planned to cope and provide for the needs of a highly populated area in Cambridgeshire.	No change.
9829	Object	Policy NS/1 The Vision for Northstowe - I object to this. How can the Council make such a claim when it is aware the Councils in 2001 proposed and adopted a 487ha development site for the new town, but since the new town is reduced to 308ha, or 310ha, or 350ha with a higher level of proposed housing. High density houses do not always provide sustainable developments.	No change.
8593 - Longstanton Parish Committee	Support	Longstanton Parish Plan Committee supports this policy	The site area previously quoted by the Council included the area needed for the built and open space uses within the town itself and also the minimum land areas for green separation between Northstowe and the villages of Longstanton and Oakington that were necessary to protect village character. This was relevant at the stage of site selection given the circumstances of the locality and the constraint provided by the proposed Guided Bus on the disused railway line. The site area quoted in policy NS/3 relates to the built up area of the town of Northstowe itself. It does not include green separation. This accounts for the difference in sites areas, ie. they measure different things. There has been no fundamental changes in the density assumptions. Notwithstanding, research has demonstrated that higher density development is an important part of sustainable development as it results in concentrations of people which will provide the necessary demand for shops and other facilities as well as for public transport halts which cannot be provided for at low density.
8590 - Longstanton Parish Committee	Support	Agree	Support noted.
7863 - Longstanton Parish Council	Support	Agree	Support noted.
8806			

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****B.2**

8602 - Longstanton Parish Plan Committee
 Support Longstanton Parish Plan Committee support these objectives. Northstowe must be clearly separated from Longstanton by an appropriate green separation. We support the planning of country parks.

Support noted.

NS/2 Development Principles

8498 - English Heritage
 Object The policy should state under Character and Design that the development should 'respect the underlying historic character of the site established by reference to Historic Landscape Character database and archaeological evaluation'.

Agreed.

Amend NS/2 (8) to read: "With well designed and landscaped urban and residential areas to create neighbourhoods with their own character and legibility, and which respect the underlying historic character of the site established by reference to Historic Landscape Character database and archaeological evaluation."

10286 - Stannifer
 Object Northstowe will not provide 6,000 dwellings by 2016 and is unlikely to achieve a build rate of 650 dwellings/annum. First, the South Cambridgeshire LDD will not be adopted by 2006 and it is unlikely that planning permission for the new settlement will be obtained until after this date. Second, Northstowe is in multiple ownership and is not under the control of one developer. Third, the infrastructure for the new settlement, particularly the works to the A14 will not be in place until at least 2011. Fourth, house building rates of 650 dwellings/annum have not been achieved at either Cambourne or Hampton Township at Peterborough.

The submission AAP will include a new delivery chapter in Part E which will include a housing trajectory for the new settlement. It will demonstrate that it is possible for Northstowe to deliver approximately 6000 houses by 2016, but explains that there will be a significant number of factors that will influence this that will be outside the control of the local planning authority. The plan will also include a monitoring chapter with indicators, including rate of housing development. This will be drawn together with district wide housing provision in the Council's Annual Monitoring Reports. Under the plan, monitor, manage approach this is the appropriate mechanism for assessing the delivery of the development strategy. RSS6 and the Structure Plan recognised that there would need to be a major step change in the delivery of housing to meet the development strategy.

9651 - Histon & Impington Parish Councils
 Object An additional condition needs to be added after 1 to ensure that the LDF policies decided as a result of public consultation are not avoided or diminished by premature determination of planning applications. It is suggested that the wording at note B3 (page 14) be incorporated as a new policy paragraph at NS2 1. (a) under Development Principles (page 11).

No change.

These proposed changes are unnecessary. Through the 1990 Town and Country Planning Act the government has created a 'plan-led' system. The starting point for the determination of any application for Northstowe will be the Northstowe Area Action Plan which from January when it is submitted to the Secretary of State will be a material consideration and upon adoption in 2007 will have the full weight of the 1990 Act. The requirement for a Strategic Masterplan and Design Guide is already incorporated into policy MS/2 (1).

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11473 - GO-East	Object	We welcome the fact that you have produced a monitoring strategy in respect of the LDF as a whole. We consider, however, that each DPD should include its own monitoring strategy as part of the overall implementation framework and that, accordingly, the submission DPDs will need to incorporate and develop the relevant parts of the current separate monitoring document.	Agreed. The submission AAP will include a Monitoring chapter which will draw indicators from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Northstowe is efficiently and effectively carried out.	Include new chapter in Part E: "E4 Monitoring Northstowe" drawn from the separate Monitoring Strategy.
8482 - Gallagher Longstanton Limited	Object	A primary concern regarding Policy NS/2 overall was highlighted by the Sustainability Appraisal namely that of duplication. In some instances variation in wording may provide the opportunity for confusion. In the interests of securing the clear, succinct and readily understood document, the need for the text provided in NS/2 seems unclear.	Policy NS/2 includes a set of guiding principles for the development of Northstowe and draws them together in one place at the beginning of the AAP to provide a context for the more detailed topic chapters which follow, some of which add further detail to this policy. The objector does not specify which parts of the policy this concern relates to. It is not considered that there is any confusion or material variation in wording.	
9869	Object	NS/2 paragraphs 15 - 17 Transport - Object to the Council's claims that the new town will be served by High Quality Public Transport, cycle and walking. Please see the attached document that shows where people work and how people travel to work in and out of Longstanton. I believe this provides evidence that the road infrastructure is important to support the growth that is proposed in the area. The new roads should be planned to minimise travel and not increase travel, like the Home Farm proposed bypass for Longstanton High Street that will increase the length of the B1050 by a mile, increase fuel consumption, increase the cost to road users, increase the cost of the B1050 maintenance and also increase the air pollution in and around Longstanton.	(a) The Northstowe Area Action Plan proposes that Northstowe will be served by a spur from the Huntingdon to Cambridge Guided Busway with a greater frequency of services originating at Northstowe than will run from Huntingdon to Cambridge. (b) The Northstowe Area Action Plan proposes that the new town will have a network of footpaths and cycleways to encourage non car travel within the town and will be connected to Cambridge by at least 2 cycleways (along the route of the Guided Busway and via Oakington/Girton). (c) New and improved roads will provided linking Northstowe to the A14 for longer distance journeys or for car trips to Cambridge. (d) The Longstanton Bypass does not add any significant distance (if any distance at all) to the length of the B1050 and is most to result in decreased fuel consumption and air pollution in Longstanton village as much of the stopping and starting through traffic will be removed from the village.	No change.

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10491 - Cambridgeshire County Council	Object	These policies appear to be unnecessarily restrictive in limiting the New Town to an area with a capacity for around 8,000 dwellings. This is at the lower end of the acceptable size indicated in the Structure Plan, which proposed that Northstowe should be in the size range of 8,000 to 10,000 dwellings. Also they do not take into account the potential for the long term development needs to be accommodated on land west of Station Road. There is the capacity for up to 1,000 dwellings on this land and would allow the town to grow from about 8,000 dwellings to 9,000 ultimately.	(a) The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage. (b) The option of a site for Northstowe of 9,000 dwellings which extended west of Station Road was included as Option B in the 2004 Preferred Options Consultation. That option attracted major objections and was only supported by GO-East, Cambridgeshire County Council, Gallagher Estates and English Partnerships. Members were advised to consider those representations very carefully as both the County Council and GO-East are statutory consultees with a particular interest in planning the Cambridge Sub-Region. The advantages of additional dwellings was balanced against the disadvantages of greater impact on Longstanton village which would be almost surrounded by Northstowe, greater impact on the countryside to the west of Longstanton, the permanent loss of additional grade 2 agricultural land, the additional infrastructure cost of extending the B1050 Longstanton bypass (provided that an acceptable route could be found), relative remoteness from the core public transport route through the main site and little other advantage to the overall sustainability of Northstowe. These representations do not raise any new issues. The land is now allocated as a Country Park for Northstowe.	No change.
11356 - East of England Regional Assembly	Object	The design of residential and commercial areas should also take account of the need to collect separated waste streams and be designed accordingly.	Designing for separated waste streams is a detailed matter which can best be addressed at the reserved matters planning application stage.	No change.

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9837	Object	NS/2 paras 18 - 24 - Supporting Services and Facilities - provides evidence the proposed new town would play a bigger role as it will provide facilities to the nearby highly populated villages and not just the workforces for Cambridge City, which the Council claims will be served by the High Quality Guided Bus. There are no plans to show how the people from the surrounding villages and beyond will reach the centre of the new town and the employment areas other than by car.	Road access to Northstowe will necessarily be limited to minimise the impact of traffic on Longstanton and Oakington. There will be 2 road accesses primarily linking Northstowe to the A14. (1) Beginning with improvements to Hattons Road and Dry Drayton Road before joining new roads which will enter Northstowe midway between Longstanton and Oakington. (2) The Longstanton Bypass will provide a northern access point. Buses from the surrounding area will be able to enter the site from these roads as well as from the Guided Busway. All of the surrounding villages are also within easy cycling distance.	No change.
9555 - English Partnerships	Support	English Partnerships supports the Development Principles for Northstowe, and would like to emphasise the principles of high quality urban design and the establishment of the highest standards of environmental assessment as contributors to the strategic masterplan and design process.	Support noted.	
9796 - GO-East	Object	It is not clear what the status, scope or timeframe is for these Masterplans, Design Guides and other strategies. To give certainty and clarity of how the various documents piece together, GO East would urge the authority to consider including in the submission DPD an indication of the relevant masterplans, guides and strategies, defining their status and role and including an indicative timetable for their production.	Paragraph A.5 of the Introduction lists the supporting masterplans of design guidance that will need to be prepared and when they should be submitted to the local planning authority for approval as part of any planning permission. Various parts of the AAP require specific strategies to be prepared such as landscaping and construction strategies. They are also drawn together in part E under paragraph E2.5 to provide a comprehensive overview.	
9840	Object	NS/2 para 1 Strategic Masterplan - I object to this as the Council's principle. It should make sure that Northstowe or other developments plan to be environmentally sustainable for the area and will benefit the people that will live and work in the area. The good example is the Home Farm development that the Council granted planning permission for without considering that the site is not environmentally sustainable and I believe it was granted the outline planning permission so it could provide an access road in connection with the Guided Bus and Northstowe. This is the price the Longstanton present and future generations have to pay for the Authorities to achieve their Aims.	Such a large development must be guided by a Masterplan in order that services, facilities, housing, employment, road, open space and all the components of a new town can be considered holistically before development begins. For this reason the requirement for a Masterplan for the new town is included in Structure Plan policy P9/3.	No change.

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10886 - Taylor Woodrow Developments Ltd 8503 - Gallagher Longstanton Ltd.	Object Separate approval of a Strategic Design Guide in addition to a Strategic Master Plan prior to the grant of any planning permission is not essential. The Strategic Master Plan accompanied by an appropriate design statement and details of the density, open space and movement proposals, will provide the comfort to enable planning permission to be granted. The Strategic Design Guide may be approved following outline consent and before detailed approvals. The words 'and Strategic Design Guide' can be deleted.	Agreed. The purpose of the Strategic Design Guide is to provide guidance for subsequent reserved matters applications.	Amend policy NS/2 (1) to read: "A Strategic Masterplan will need to be submitted to and approved by the Local Planning Authority prior to the granting of any planning permission to ensure that Northstowe will develop." Add a new policy NS/2 (27A) to read: "A Strategic Design Guide for Northstowe to set out the general principles for good design of the town as a whole to be submitted to and approved by the Local Planning Authority prior to the granting of permission for reserved matters applications."
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10435 - Martin Grant Homes Ltd	Object Our clients have concerns regarding the achievable housing delivery rates from this strategic allocation. Replace the delivery rate with a more realistic figure of a maximum of 3,000 dwellings. [See representation on ST/1].	The submission AAP will include a new delivery chapter in Part E which will include a housing trajectory for the new settlement. It will demonstrate that it is possible for Northstowe to deliver approximately 6000 houses by 2016, but explains that there will be a significant number of factors that will influence this that will be outside the control of the local planning authority. The plan will also include a monitoring chapter with indicators, including rate of housing development. This will be drawn together with district wide housing provision in the Council's Annual Monitoring Reports. Under the plan, monitor, manage approach this is the appropriate mechanism for assessing the delivery of the development strategy. RSS6 and the Structure Plan recognised that there would need to be a major step change in the delivery of housing to meet the development strategy.
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9219 - Ashwell (Barton Road) Limited
 Object
 Detailed consideration must be given to whether Northstowe will be able to deliver the number of dwellings set out in the policy by 2016, or at all. Alternative sites should be brought forward to meet the identified need within the Plan. Barton Road North and Barton Road South should be allocated for development including residential development etc.

The submission AAP will include a new delivery chapter in Part E which will include a housing trajectory for the new settlement. It will demonstrate that it is possible for Northstowe to deliver approximately 6000 houses by 2016, but explains that there will be a significant number of factors that will influence this that will be outside the control of the local planning authority. The plan will also include a monitoring chapter with indicators, including rate of housing development. This will be drawn together with district wide housing provision in the Council's Annual Monitoring Reports. Under the plan, monitor, manage approach this is the appropriate mechanism for assessing the delivery of the development strategy. RSS6 and the Structure Plan recognised that there would need to be a major step change in the delivery of housing to meet the development strategy.

10436 - Harcourt Developments Ltd.
 Object

Our clients have concerns regarding the achievable housing delivery rates from this strategic allocation. Replace the delivery rate with a more realistic figure of a maximum of 3,000 dwellings. [See representation on ST/1].

The submission AAP will include a new delivery chapter in Part E which will include a housing trajectory for the new settlement. It will demonstrate that it is possible for Northstowe to deliver approximately 6000 houses by 2016, but explains that there will be a significant number of factors that will influence this that will be outside the control of the local planning authority. The plan will also include a monitoring chapter with indicators, including rate of housing development. This will be drawn together with district wide housing provision in the Council's Annual Monitoring Reports. Under the plan, monitor, manage approach this is the appropriate mechanism for assessing the delivery of the development strategy. RSS6 and the Structure Plan recognised that there would need to be a major step change in the delivery of housing to meet the development strategy.

10926 - Ely Diocesan Board
 10857 - Taylor Woodrow Developments Ltd
 8507 - Gallagher Longstanton Ltd.
 Object

The allocated site may accommodate 8,000 dwellings. The reference to a new town of '8,000 dwellings' is unnecessarily rigid (an important test of soundness), and includes no flexibility to accommodate any increase in dwellings in the light of a subsequent more detailed design work. The AAP policy should include some recognition of the potential to beneficially accommodate some increase in the number of dwellings within the allocated site. The policy should refer to 'a town of approximately/at least/a minimum of/ 8,000 dwellings.'

Agreed. Northstowe will be developed over a very long period of time and it is possible that the detailed designs and layouts that will be approved over the coming years will result in some variation from the estimated site capacity (either up or down). It is however important for the AAP to provide general guidance over the capacity of the site which will be necessary for determining developer contributions for services, facilities and infrastructure. The resultant planning obligation agreement will need to be drafted in such a way that any increase in housing numbers beyond 8,000 make additional planning obligation contributions.

Amend policy NS/2 (2) to read: "As a town of approximately 8,000 dwellings (6,000 dwellings by 2016) with appropriate employment, services, facilities and infrastructure."

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9842	Object	NS/2 para 2 - The Town of Northstowe - I object to this as the new town's proposed access roads are around Longstanton. The increase in housing and employment will increase the air pollution around Longstanton.	The Structure Plan policy requirement to located Northstowe to the east of Longstanton and to the north of Oakington so that it makes best use of the previously developed land at Oakington Airfield and be served by a rapid transit system based on the St Ives railway line means that access roads to the A14 must pass to the north and south of Longstanton village.	no change.
8918 - The Fairfield Partnership	Object	Northstowe should be planned to accommodate 10,000 dwellings consistent with the policy requirements of the adopted Structure Plan and that the land is available to accommodate this scale of development consistent with national and regional planning guidance. A more flexible approach should be adopted in the draft AAP to acknowledge that Northstowe may expand to accommodate up to 10,000 dwellings in the longer term through the identification of 8000 dwellings and safeguarded land. If only 8000 dwellings are to be accommodated then the location of the new settlement should be centred on the main Cambridgeshire Guided Bus.	<p>(a) The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage. (b) Locating Northstowe astride the St Ives railway line will not improve access to bus services. The proposed Guided Busway running along the line of the St Ives railway line will be part of an express system with limited stops running between Huntingdon and Cambridge. Buses running along the Busway alone would not serve the town well as there will be only 2 stops in the vicinity of Northstowe (at Station Road, Longstanton and at Station Road, Oakington). Keeping the number of stops on the express route to a minimum is necessary in order to provide a sufficiently frequent service for users who do not reside in Northstowe. Northstowe will be provided with a service which originates within the town had has frequent stops within the town before joining the Guided Busway near Station Road, Oakington.</p>	

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Representations	Object	Nature Representation Summary	Councils' Assessment	Change to Draft DPD
9255 - English Partnerships	Object	English Partnerships would wish to see a reference to the town's potential size of at least 10,000 dwellings.	The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage.	No change.
10192 - East of England Regional Assembly	Object	Reference to the size of Northstowe reaching 8,000 should be replaced by phrase "8500 by the year 2021" as this is the proposal in the submitted Draft East of England Plan, December 2004. All related references in the AAP will also need to be changed.	The housing target included in draft RSS14 was inserted at the time that the District Council was considering Options. Now that the Council has considered the results of the Options Consultation, it has made representations of on draft RSS14 that the strategic reference should be amended to 8,000 dwellings.	No change.
8608 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee agree that the town must not exceed 8,000 dwellings and that the new settlement must not encroach the village of Longstanton	Support noted.	

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8929 - The Fairfield Partnership	Object	TFP object to sub-section 3 of Policy NS/2 which seeks to constrain further growth of the new settlement beyond the 8,000 dwellings proposed by an extension of the Cambridge Green Belt. This approach to the identification of a new Green Belt is contrary to the policy guidance in PPG2 in so far as there is no acknowledgement of the requirement to meet longer-term development needs in the Cambridge Sub-Region.	<p>(a) Structure Plan policy P9/2b which under the new planning system is a 'saved' policy proposes that "the Local Planning Authorities will review the outer boundary of the Green Belt to determine if additional areas can be included which serve the purposes of the Green Belt and should be included within it, having regard to the new settlement proposals". The Council has undertaken that review and determined that the Green Belt should be extended to encompass Northstowe and in doing so has chosen the most defensible boundaries on the ground. (b) The Cambridgeshire Structure Plan proposes that the capacity for Northstowe will ultimately lie in the range of 8,000 to 10,000 dwellings. If there are good planning reasons for specifying a size within that range the Structure Plan policy does not necessarily require provision for further extension. (c) The long term development needs of the Cambridge Sub-Region for the foreseeable future will be met by the totality of the changes to the Cambridge Green Belt as well as development in the wider Sub-Region, not just at Northstowe.</p>	No change.
10922 - Ely Diocesan Board 10864 - Taylor Woodrow Developments Ltd 8508 - Gallagher Longstanton Ltd.	Object	The extension of Cambridge Green Belt consistent with the outer boundary of the new town is supported. Designation to 'surround' the new settlement and embrace gaps between Longstanton and Oakington and Northstowe is not for the reasons given in relation to NS/4. The evidence base in support of such designation is not provided. The wording of Subsection 3 of the policy should refer simply to the extension of the Green Belt to a boundary consistent with the outer boundary of Northstowe.	<p>There is no incompatibility between the policy for green separation between Northstowe and the villages of Longstanton and Oakington and including that land within the Cambridge Green Belt. Designating the land between the villages and Northstowe as green belt provides the necessary certainty that the land will be kept free of development and that this particular area of countryside will be safeguarded from encroachment. Given the strength of the St Ives railway line as a boundary and the relative openness of Oakington Airfield and the golf course site, field and other boundaries which meet the requirements of policy NS/6 for green separation will be followed wherever possible when drawing the green belt boundary on the edge of Northstowe closest to Oakington and Longstanton.</p>	No change.

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9843	Object	NS/2 para 3 - The Setting of Northstowe - I object to this as where an area is allocated for growth Green Belts are unworkable. Green Belts are supposed to prevent urban sprawl but the Cambridge Sub-Region seems to be creating urban sprawl as the north west of Cambridge provides evidence.	(a) The Cambridge Green Belt varies in width between 4.5 and 9.0 kilometres. In this northwestern sector it is currently at its narrowest. (b) Policy P9/2b of the Cambridgeshire Structure Plan proposes that the outer boundary of the Cambridge Green Belt be reviewed to take account of the new settlement proposals. The current outer boundary runs from Cottenham along Oakington Road, around the south eastern edge of Oakington village and along Dry Drayton Road to the A14. The next most defensible boundary which carries similar clarity on the ground and which will encompass Northstowe is the roads connecting Cottenham to Rampton, Willingham and Over, connecting back to the A14 at uttons Drove STW. (c) The proposed extension to the Cambridge Green Belt to surround Northstowe will ensure that its remains separate from all surrounding villages.	No change.
8611 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports the extension of the Green Belt to prevent further growth.	Support noted.	
8920 - The Fairfield Partnership	Object	Sub-section 4 of Policy NS/2 is supported in that it is TFP's view that the new settlement should be physically separate from all of the surrounding villages and to achieve this Green Separation will be need to maintain village character. The policy approach advocated in NS/2 Sub Section 4 is not carried through into the Proposals Map in Insert A in that insufficient Green Separation to the closest villages is proposed. A separated objection to the Proposals Map has been made.	Locating Northstowe to the east of Longstanton and to the north of Oakington so that the development makes best use of the previously developed land at Oakington Airfield and can be well served by a rapid transit system based on the St Ives railway line means that the new town will be located close to Longstanton and Oakington. The closeness of the site to these two villages was anticipated in the Structure Plan which includes a policy requiring green separation between the new development and Longstanton and Oakington. The Green Belt will ensure that Northstowe does not merge with either village and the effectiveness of the countryside between the villages in providing separation will be enhanced through landscaping. There are precedents around Cambridge of relatively narrow green belt gaps ensuring that villages have not merged with the city.	No change.

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10918 - Ely Diocesan Board 10852 - Taylor Woodrow Developments Ltd 9552 - English Partnerships	Object	The principles of sustainable development would suggest the need for a positive, inclusive, relationship between the new town and the villages rather than a relationship that is based on separation. The suggestion of a new town entirely separate from the two nearest villages is misleading, not based on policy guidance and detracts from the sustainability of the overall proposals. The following rewording of sub-section 4 is proposed: "A positive relationship with the existing communities of Longstanton and Oakington with village character of each maintained including through Green Separation appropriate to that aim".	Policy NS/2 (4) is concerned with the physical setting of Northstowe. These objections are concerned with providing access to Northstowe for surrounding villages which is addressed in policy NS/2 (24).	No change.
9826	Object	NS/2 para 4 - physically separate from surrounding villages including the closest villages of Longstanton and Oakington where there will be Green Separation which will maintain village character: I object to this where Oakington may keep its boundary and it's character, Longstanton would lose most of its boundary and what character is left from the Home Farm Development will be lost to Northstowe. Who will maintain the proposed Green Separation?	The AAP proposals will result in a greater area of countryside in the green separation adjoining Longstanton because of the 2 Conservation Areas at Longstanton St Michaels. Longstanton All Saints will have the same green separation as Oakington. The green separation will be maintained by the landowners which will include the developers of Northstowe.	No change.
8614 - Longstanton Parish Plan Committee 7864 - Longstanton Parish Council 8033 8048 8804	Support	There must be adequate separation between the development and Northstowe which must not be playing fields but an ecologically sensitive area which can still support the abundance of bird life currently in this area.	Support noted.	
5 8615 - Longstanton Parish Plan Committee 8034	Support	It must be landscaped to provide habitat for birdlife	Support noted.	
6 8617 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	

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7	8509 - Gallagher Longstanton Ltd. Object	In addition to the need to take clues from nearby market towns it is appropriate that the new town also takes account of the clues offered by elsewhere in the Cambridge sub-region. The following is proposed to clarify the wording of NS/2 (7) including in relation to: 'A distinctive town character which takes its cues from other Cambridgeshire market towns and more recent high quality traditions within the Cambridge Sub-region. It should reflect best practice urban design, encourage innovation and engenders an inclusive, vibrant and diverse community spirit with a strong sense of local identity.'	Agreed. As a new market town close to the heart of the Cambridge Sub-Region it would be appropriate that Northstowe takes some of its development clues from closer at hand.	Amend policy NS2 (7) to read: "A distinctive town character which takes its cues from other Cambridgeshire market towns and more recent high quality traditions within the Cambridge Sub-region. It should reflect best practice urban design, encourage innovation and engenders an inclusive, vibrant and diverse community spirit with a strong sense of local identity."
8	8619 - Longstanton Parish Plan Committee Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
9	8620 - Longstanton Parish Plan Committee Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
9	8631 - The Fairfield Partnership Object	While supporting sub-section 9 with regard to the desirability of achieving a balanced, viable and socially inclusive community with a good mix of house types, sizes and tenure' this aspiration is not carried through into the Core Strategy Development Control Policies DPD Policy HG/4 (Affordable Housing) and HG/2 (Housing Mix). Separate objections to the Core Strategy DPD have been made.	Representations on the Core Strategy are considered as part of a separate report to be considered by Council on 15th November 2005.	No change.
10	8621 - Longstanton Parish Plan Committee Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
10	8510 - Gallagher Longstanton Ltd. Object	The words 'built to an exemplar of sustainable living' are imprecise and do not appear to add to a policy which is otherwise clear in its addressing energy issues.	Structure Plan 'saved' policy P9/3 requires that "The standard of development will be an example of excellence in the creation of a sustainable settlement". Policy NS/2 (10) will provide a basis for attempting to secure development which achieves the lowest possible impact of Northstowe on the global environment.	No change.
	8622 - Longstanton Parish Plan Committee Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	

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11	9554 - English Partnerships	Object	English Partnerships would suggest that the reference to 'healthy lifestyle' at NS/2.11 is not a sufficiently clear or measurable objective. It should be reworded to refer to a 'healthy and safe environment.'	Agreed.	Amend policy NS/2 (11) to read: "Where people can live in a healthy and safe environment, and where most of their learning needs are met;"
	8624 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
13	8626 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
14	8630 - Longstanton Parish Plan Committee 7970 - Longstanton Parish Council	Support	Longstanton Parish Council and Parish Plan Committee particularly support the county park proposals.	Support noted.	
15	8925 - The Fairfield Partnership	Object	TFP's approach to the new settlement is to ensure that there is maximum accessibility to the Cambridgeshire Guided Bus and while supporting sub-section 15 of NS/2 propose that there is explicit reference to the Guided Busway rather than reference to the more nebulous 'High Quality Public Transport'. Proposed Amendment - TFP's proposed amendment is to replace 'High Quality Public Transport' with 'Cambridgeshire Guided Bus'. A separate objection has been made to Proposals Map Insert A consistent with this proposed change to NS/2 sub-section 15.	In this context, reference to High Quality Public Transport is appropriate. Cambridgeshire Guided Bus will not be the only public transport serving Northstowe. There will also be conventional bus services which serve the town and surrounding villages.	No change.
	8631 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
16	8035	Object	Existing public footpaths from villages which go around houses are for access to open areas only and not suitable to provide access to a new town. Any existing footpaths should not be used for access as this would alter the character of existing villages and provide considerable nuisance for adjoining houses	Unless they are to cease to the public rights of way, there can be no controls over who uses public footpaths and bridleways. New rights of way can, however, be routed to avoid disturbance to existing properties.	No change.

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9084 - British Horse Society (Cambridgeshire) 9195 - Cambridgeshire Local Access Forum 8633 - Longstanton Parish Plan Committee 17	Support	Welcome provision of a high quality network of footpaths, bridleways and cycleways.	Support noted.	
8927 - The Fairfield Partnership 17	Object	Sub-section 17 of NS/2 should acknowledge that one of only two main reasons for the selection of Northstowe as a new settlement in the Structure Plan was its location on the Cambridgeshire Guided Busway. Proposed Amendment - Sub-section 17 should be amended to reflect this more clearly by adding 'in particular the Cambridgeshire Guided Busway' after 'High Quality Public Transport'.	Agreed.	Amend policy NS/2 (17) to read: "With High Quality Public Transport links, in particular the Cambridgeshire Guided Busway, to Cambridge as the sub-regional centres and focus of employment."
8634 - Longstanton Parish Plan Committee 18	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
11120 - Cambridgeshire County Council	Object	Creation of new landmarks should include natural features, especially trees that are given the room to grow to full stature. Amend paragraph NS/2 (18) to read: "...a market town, with landmarks, both built and natural, and other points of interest..."	Agreed. Landmarks in the town centre will include trees as well as buildings.	Amend policy NS/2 (18) to read: "A town centre which meets most of the needs of the residents and those of nearby villages for shopping, leisure and entertainment on a scale and with the variety of facilities appropriate to a market town, with landmarks (both built and natural) and other points of interest including public art to create a legible sense of place;"
8637 - Longstanton Parish Plan Committee 19	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
11043 - Longstanton Parish Plan Committee	Object	Longstanton residents should be consulted as to what form Northstowe's public art may take.	Decisions on who should be consulted on public art at Northstowe will most appropriately be taken when individual proposals are being put forward.	No change.
8644 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle. However there is so much insistence on 'public art' as a principle here that one must have some reservations as to what is meant by this; some commissioned public arts are often disastrous eyesores.	Support noted.	

Change to Draft DPD**Councils' Assessment****Representations Nature Representation Summary**

20	8645 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
21	8647 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
22	9114 - Addenbrooke's Hospital	Object	The Trust supports the general thrust of the development principles but objects to the fact that the need to provide Community facilities - including healthcare is not included in the Supporting Services and Facilities section of this policy.	Agreed.	Amend policy NS/2 (22) to read: "With an appropriate level of services and facilities including those for art and culture, education, healthcare, sport and recreation."
23	8648 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
23	10916 - Ely Diocesan Board 10896 - Taylor Woodrow Developments Ltd 9553 - English Partnerships 8511 - Gallagher Longstanton Ltd.	Object	Substantial obligations will be placed on the developers of the new town. However the delivery of the new town and its services will not solely be the responsibility of the developers, a wide range of private and public sector bodies will be involved. The policy does not reflect this. For example, Planning Obligations Circular 5/05 clearly states, "the costs of subsequent maintenance and other recurrent expenditure should normally be borne by the body or authority in which the asset is to be vested". It is clear from Circular that the public sector bodies will largely be responsible for the aftercare of the new town. Sub-section 23 should be removed from this policy.	Agreed. Many of the service providers are already gearing themselves up to providing their services at Northstowe. However, the over-riding principle in the planning obligations circular is that the developers will fund the services, facilities and infrastructure required by their developments. The private and public sector bodies that will be involved will only be asked to contribute if there is a shortfall in the value of the development. In terms of management and maintenance, it will be the responsibility of the developers and the managing bodies to agree arrangements.	Amend policy NS/2 (23) to read: "With the developers of the town providing the majority of the necessary services, infrastructure and facilities, including making provision for long-term management and maintenance."
24	8655 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle. The responsibility for long term maintenance must not be left unresolved.	Support noted.	
24	8656 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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8659 - Longstanton Parish Plan Committee
9832

Object

Object to the wording 'minimise flood risk'. The area has a high water table and flood risks for Longstanton need to be fully mitigated by appropriate preventive measures.

The planning obligations and conditions circulars only allow for mitigation measures to be required where they are directly related to a development. It is legitimate to require that development does not make matters worse than they already are, and that mitigation can be achieved where for example land drainage measures are required for the development which will also benefit the wider area. In this case, the balancing ponds associated with the road access/road improvements to the A14 can be designed to improve the control of surface water upstream of Longstanton village. The AAP includes a proposal for a Longstanton Brook relief channel alongside the Longstanton Bypass, but it would only be reasonable to require that it be funded by the developers of the New Town if it can be demonstrated that it is necessary as part of the overall flood control measures for Northstowe. The mitigation measures for Oakington village are a specific requirement of the Structure Plan.

Amend policy NS/2 (25) to read:
"With appropriate measures to avoid any risk of flooding to the development, any additional risk of flooding to surrounding communities or land; and to mitigate current flood risks affecting Oakington village;"

26

8934 - The Fairfield Partnership
8512 - Gallagher Longstanton Ltd.

Object

The general principle set out is that the provision of relevant services and infrastructure needs be in step with development and needs. The phasing of all services and facilities remains to be resolved. The policy is better worded without the ambiguity of the reference 'are provided from the start and'. The proposed changes will address the following concerns regarding soundness PPS '12 paragraph 4.24: vii, viii and ix.

Agreed. Phasing will include providing services, facilities, landscaping and infrastructure from the start of the development.

Amend policy NS/2 (26) to read:
"Phased to ensure that the necessary services, facilities, landscaping and infrastructure are provided in step with the development and the needs of the community;"

8661 - Longstanton Parish Plan Committee

Support

Longstanton Parish Plan Committee strongly supports this principle

Support noted.

27

8662 - Longstanton Parish Plan Committee

Support

Longstanton Parish Plan Committee strongly supports this principle

Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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8613 - Gallagher Longstanton Ltd.	Object	The Strategic Master Plan and supporting plans, supported by appropriate design guidance at a strategic and local level, will ensure the design quality sought. Local Masterplans suggest an unnecessary degree of prescription over and above the provision that will be made to ensure design quality. Also, clarity is required in relation to the timing of the preparation of design guidance. The following suggested wording is made to clarify the policy and the timing of the preparation of guidance: 'Design guidance/codes will be prepared for each phase of development, to be submitted to and approved by the local planning authority, prior to the granting of permission for reserved matters applications'.	Agreed. It should be possible for the Strategic Master Plan to provide sufficient detail that it will be possible to proceed straight to preparing design guidance/design codes for each phase of development.	Amend policy NS/2 (28) to read: "Design Guides/Design Codes will be prepared for each phase of development, to be submitted to and approved by the local planning authority, prior to the granting of permission for reserved matters applications."
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8663 - Longstanton Parish Plan Committee Support Longstanton Parish Plan Committee strongly supports this principle

B.3

8665 - Longstanton Parish Plan Committee Support Longstanton Parish Plan Committee strongly supports this principle

NORTHSTOWE CONCEPT DIAGRAM

9564 - The Fairfield Partnership	Object	The boundaries for the Green Separation are ill defined and bare little relationship to local landscape patterns, undermining their value in performing a viable separation between established villages and the proposed new settlement.	The Concept Diagram does not show the detailed boundaries of the green separation which are to be found of the AAP Proposals Maps. The detailed boundaries are considered in response to representations on policy NS/6 (Green Separation from Longstanton and Oakington).	No change.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10596	<p>Object</p> <p>The proposed policy includes the development of two landscaped Country Parks, one of which lies to the west of Station Road. The proposal includes land in separate ownership from the main area proposed to be developed for the new town. No information is given as to how the proposed Country Park is to be delivered and until such times as this is forthcoming and the proposal fully justified objection is made to the proposal in principle.</p>	<p>(a) The new town and all the new developments in the Cambridge Sub-Region will generate a demand for countryside recreation. Structure Plan 'saved' policy P4/2 required that Local Plans (now LDFs) and major new developments adjoining the countryside will include proposals for informal leisure and recreation, including country parks. Northstowe will be the second largest development after Cambridge East and will have a population of approximately 19,000. Countryside recreation will be in addition to recreation provided within the urban area which is normally associated with the National Playing Fields Association standard of 6 acres per 1,000 population. The County Council has undertaken research to establish a standard for Strategic Open Space in Cambridgeshire based on the present provision within the County. On that basis the County has proposed a standard of 5.1 hectares per 1,000 population. For Northstowe alone, this gives rise to a requirement for 97 hectares. The proposed Country Park west of Station Road has a proposed site area of 94 hectares and includes additional provision as it will be equally as attractive to residents from surrounding villages as it will be to the residents of Northstowe. For example, the residents of the development at Home Farm will generate a demand for Strategic Open Space of at least an extra 6.4 hectares. (b) The land west of Station Road is well located in relation to Northstowe, other potential land being severed from the new town by the Guided Busway. That part of Northstowe closest to the Guided Busway also has good access to the open land associated with the drainage system alongside it. (c) Bringing the land west of Station Road into use as a Country Park will require negotiation including contributions towards its costs from the developers of Northstowe. Recently, Growth Area Fund bids have been successful for such 'green infrastructure' projects which are directly related to development in the M11 Growth Corridor.</p>	No change.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

9565 - The Fairfield Partnership	Object	The proposed 'Edge Treatment with Water Park' separates the new town even further from the Cambridgeshire Guided Bus; focuses the provision of recreational space on one side of the development diminishing both it's accessibility to all parts of the new settlement and increasing reliance on the car, contrary to sustainability principles; will create an artificial and unnecessary barrier between the new settlement and the wider rural setting of the new settlement contrary to one of the main functions of Green Belt which is to encourage public access; the linear park will contrast with, rather than complement, the agricultural landscape to the north creating an unnatural boundary with the open countryside.	(a) The proposed Water Park alongside the disused St Ives railway line will have no effect on the accessibility to frequent bus services which will run on a loop through the proposed site for Northstowe and connect to Cambridge via the Guided Busway. (b) The proposed Guided Busway running along the line of the St Ives railway line will be part of an express system with limited stops running between Huntingdon and Cambridge. Buses running along the Busway alone would not serve the town well as there will be only 2 stops in the vicinity of Northstowe (at Station Road, Longstanton and at Station Road, Oakington). Keeping the number of stops on the express route to a minimum is necessary in order to provide a sufficiently frequent service for users who do not reside in Northstowe. (c) As the land to the east of the St Ives railway line will remain in agricultural production, unconstrained public access would not be appropriate and the proposed Water Park will provide a higher degree of public access to what will appear as countryside which crosses the route of the Cambridgeshire Guided Busway.	No change.
9567 - The Fairfield Partnership	Object	In the event that it is found that there is insufficient land available to accommodate all of the required facilities and housing and achieve the market town vision for Northstowe then there is little flexibility within the area identified on the Concept Diagram to accommodate future changes other than to encroach further into the already narrow Green Separation so that Northstowe, Longstanton and Oakington merge into one large settlement.	No changes to the Concept Diagram are proposed as a result of the detailed consideration of this objector's representations on policies NS/3 (The Site for Northstowe) and NS/6 (Green Separation from Longstanton and Oakington).	No change.
9568 - The Fairfield Partnership	Object	The intention of the Green Corridors is that they should penetrate the built-up area and wherever practical link up as this will enhance the recreational experience of people using these corridors (areas of open space) and also have a beneficial effect on increasing biodiversity through wildlife habitat creation.	Land take for Green Corridors will need to be balanced with the objective of creating a compact development which minimises travel distances within the town. Otherwise, this objection is a simple restatement of the purposes of Green Corridors within Northstowe and adds nothing to the AAP's proposals.	No change.
9563 - The Fairfield Partnership	Object	The proposed country park to the west of Station Road is remote from part of the new settlement and the compensatory country park in the south is of insufficient size to fulfil the recreational function provided by a country park and is little more than a town park separating two residential areas.	It is not correct to describe the proposed country park to the west of Station Road as remote from Northstowe. It is much closer to Northstowe for example than any of the country parks around Cambridge are for city residents.	No change.

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8516 - Gallagher Longstanton Ltd.	Object	The planning application for the new town demonstrates how an access from the new town will connect into Dry Drayton Road. It is very similar to that shown on the Concept Diagram. The alignment reflects more detailed background work than has been available to the Council and it is suggested that the planning application alignment replace that shown on the Concept Diagram.	The Concept Diagram provides a diagrammatic representation of the main uses of land that are required for the delivery of Northstowe. Many of its details will be developed and the actual locations and extent of specific uses will be fixed at the master planning stage.	No change.
8671 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee objects to this diagram as a principle; the map is not precise enough to assess the real impact of this concept on Longstanton rural identity, which must be preserved.	The Concept Diagram is intended to provide an overview of the main aspect of physical layout of Northstowe in simple diagrammatic form. It will form the basis of the Strategic Master Plan. The precise proposals for such matters as 'green separation' which are intended to maintain the village character of Longstanton and Oakington are shown on the Ordnance Survey map-based Village Insets and Northstowe Area Action Plan.	No change.
10821 - Middlereach Ltd (Longstanton, Land West of Station Road)	Object	The Area shown on the 'Northstowe Area Action Plan: Concept Diagram' should be expanded to include land to the west of Station Road. A number of employment uses already exist on the land. The opportunity to secure new development and environmental improvement of this area should be grasped. This land lies at the entrance to Northstowe, a high quality approach to urban design should be adopted in order for Northstowe to establish itself.	At the Preferred Options stage the Council consulted on 3 options for the site of Northstowe. One of these involved land to the west of Station Road and included properties on this road frontage as well as open land further to the west. This was not the site option chosen by the Council for the town of Northstowe for inclusion in the draft AAP which took account of representations received. Notwithstanding that this area will not form part of Northstowe itself, its location adjoining Northstowe may provide opportunities for enhancements to existing businesses fronting Station Road by virtue of their proximity to the town, including potential redevelopment. However, any proposals would be considered on their merits and there would need to be no greater impact than from existing operations.	No change.
8518 - Gallagher Longstanton Ltd.	Object	The location of local centres within the Concept Diagram does not appear to be fully supported by the evidence base. The distribution proposed in the Concept Diagram may not be the best means of maximising the walk in population of the centres. The most appropriate means of delivering local services and facilities will emerge through a design lead approach and should not be dictated at the outset. In the absence of a stronger evidence base to support the locations shown, there would seem to be no need to include local centre locations on the Concept Diagram.	The Concept Diagram provides a diagrammatic representation of the main uses of land that are required for the delivery of Northstowe. Many of its details will be developed and the actual locations and extent of specific uses will be fixed at the master planning stage.	No Change.
9566 - The Fairfield Partnership	Object	The location of the town centre in the Concept Diagram is remote from the only area, to the north of the Cambridgeshire Guided Bus, that is suitable for expansion of the new settlement in the longer term.	No changes to the Concept Diagram are proposed as a result of the detailed consideration of this objector's representations on policy NS/3(The Site for Northstowe). The proposed location of the town centre shown on the Concept Diagram is well located to serve the site allocated in the Draft AAP.	No change.

Representations **Nature Representation Summary** **Councils' Assessment** **Change to Draft DPP**

9569 - The Fairfield Partnership	Object	The proximity of local centres to the proposed town centre will undermine their viability from a retailing and services point of view.	To be a sustainable new town which is developed in accordance with national planning policy, Northstowe will be a compact and relatively high density development. The retail and commercial facilities which will be provided in Local Centres will not be uniform and will vary for example depending on how close they are to the town centre.	No change.
9561 - The Fairfield Partnership 9117 - The Fairfield Partnership (Northstowe, Fairfield Site 4) 9591 - The Fairfield Partnership (Northstowe, Fairfield Site 6) 9590 - The Fairfield Partnership (Northstowe, Fairfield Site 5)	Object	Objections are made to the Concept Diagram and alternative Concept Diagrams are proposed (Plan 1 or 2) that will ensure that the ultimate capacity of the new settlement up to 10,000 dwellings can be accommodated consistent with the Structure. To provide flexibility for long term development Plan 2 proposes 8,000 dwellings with safeguarded land. If the Council disagree that there should be flexibility for future growth then TFP propose that Plan 3 should be substituted for 8,000 dwellings to achieve a more sustainable settlement centred on the Cambridgeshire Guided Busway with greater separation to existing settlements. (Attached map Fairfield Northstowe Plan 4, as shown in Concept diagram Plan 1). The inner Green Belt boundary to the west and south of the new settlement is not defensible.	No changes to the Concept Diagram are proposed as a result of the detailed consideration of this objector's representations on policies NS/3 (The Site for Northstowe) and NS/6 (Green Separation from Longstanton and Oakington).	No change.
9570 - The Fairfield Partnership	Object	The concept diagram would require consequential amendments as a result of representations on the following policies; NS/2, NS/3, NS/4, NS/6 and NS/23.	No changes to the Concept Diagram are proposed as a result of the detailed consideration of this objector's representation on policy NS/4 (Extended Cambridge Green Belt).	No change.
10884 - Taylor Woodrow Developments Ltd	Object	Objections have been lodged in relation to a number of the proposed policies in the AAP which would require a consequential amendment to the Concept Diagram. Specifically: o the identification of Green Belt between Northstowe and Oakington and Longstanton for the reasons set out in relation to Policy NS/2 and NS/4; o the identification of edge buffers for the reasons set out in relation to Policy NS/3 and NS/6; o the inclusion of the Country Park to the west of Station Road for the reasons set out in relation to NS/23; o the designation of the access from Station Road as being for emergency vehicle only; and o the exclusion of the land described as an omission site to the west of Station Road from the site of the new town (see representations in respect of NS/3).	No changes have been recommended in respect of these objections which would need to be shown on the Concept Diagram.	No change.
8520 - Gallagher Longstanton Ltd.	Object	Objections have been lodged in relation to a number of the proposed policies in the AAP which would require a consequential amendment to the Concept Diagram. Specifically: o the identification of Green Belt between Northstowe and Oakington and Longstanton for the reasons set out in relation to Policy NS/2 and NS/4; o the identification of edge buffers for the reasons set out in relation to Policy NS/3 and NS/6; o the inclusion of the Country Park to the west of Station Road for the reasons set out in relation to NS/23; o the designation of the access from Station Road as being for emergency vehicle only; and o the exclusion of the land described as an omission site to the west of Station Road from the site of the new town (see representations in respect of NS/3).	No changes to the Concept Diagram are proposed as a result of the detailed consideration of this objector's representations on policies NS/2 (Development Principles), NS/3(The Site for Northstowe), NS/4 (Extended Green Belt), NS/6 (Green Separation from Longstanton and Oakington) and NS/23 (Countryside Recreation).	No change.

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8517 - Gallagher Longstanton Ltd.	Object	Notwithstanding the conceptual nature of the Diagram, the illustration of the areas of green separation implies a rigid response. Those policies in relation to green separation are best articulated through the text of the policies of the AAP and master planning exercises and not through the provision of a definite boundary (however indicative) on the Conceptual Diagram. It is further suggested that the boundary as drawn in particular to the south east of Longstanton St. Michael's seems to exceed that advocated in the policy text. A green separation boundary does not need to be included on the Concept Diagram.	The Concept Diagram provides a diagrammatic representation of the main uses of land that are required for the delivery of Northstowe. Many of its details will be developed and the actual locations and extent of specific uses will be fixed at the master planning stage. The full extent of green separation has however been determined and is shown on the Proposals Maps.	No change.
9562 - The Fairfield Partnership	Object	The proposed Green Separation areas to Longstanton and Oakington are too narrow and will not maintain village character as required by the Structure Plan.	No changes to the Concept Diagram are proposed as a result of the detailed consideration of this objector's representations on policy NS/6 (Green Separation from Longstanton and Oakington).	No change.
8076 - Swavesey IDB	Object	The proximity of the Northern Country Park to the balancing feature to serve the Home Farm, Longstanton development could encourage vandalism of the balancing pond's control structure or its adoption as a wildlife feature. Both actions could have an adverse affect on the drainage of the area resulting in flooding of the downstream system.	The experience from Cambourne is that such vandalism has not occurred where balancing ponds have been integrated into the recreational and landscape assets of the development.	No change.
7971 - Longstanton Parish Council 8913	Object	The schematic has small gaps in the green separation. The proposed uses of the land in these gaps must be clearly defined.	The Concept Diagram is intended to provide an overview of the main aspect of physical layout of Northstowe in simple diagrammatic form. It will form the basis of the Strategic Master Plan. The precise proposals for such matters as 'green separation' which are intended to maintain the village character of Longstanton and Oakington are shown on the Ordnance Survey map-based Village Insets and Northstowe Area Action Plan.	No change.
8514 - Gallagher Longstanton Ltd.	Support	The diagrammatic nature of the Concept Diagram is supported.	Support noted.	

GLOSSARY

Table

11213 - Cambridgeshire County Council	Object	High quality Public Transport definition needs to be defined better in the glossary, using the full Structure Plan definition (in Policy P8/6). Amend Glossary to read: "...hourly 8am-11pm. Also provides high quality LOW FLOOR/EASY ACCESS BUSES, AIR CONDITIONING, PREPAID/ELECTRONIC TICKETING, REAL TIME INFORMATION AND BRANDING TO ENCOURAGE PATRONAGE." Include reference in NS/14 (2) to the definition in the glossary.	Agreed.	<p>Amend Glossary to read: High Quality Public Transport-</p> <p>Generally service frequencies of at least a 10 minutes peak / 20 minutes inter-peak. Weekday evening frequencies of = hourly until 11pm, Saturday = hourly 7am - 6pm, then hourly and Sunday hourly 8am - 11pm. Also provides high quality LOW FLOOR/EASY ACCESS BUSES, AIR CONDITIONING, PREPAID/ELECTRONIC TICKETING, REAL TIME INFORMATION AND BRANDING TO ENCOURAGE PATRONAGE.</p>
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Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

Chapter C THE SITE AND ITS SETTING

Objectives

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9132 - The Fairfield Partnership	Object	<p>The TFP proposals (set out in separate Site Allocation Representations) meet these objections by:</p> <ul style="list-style-type: none"> -Providing development up to 10,000 dwellings (objective C1/a). -Achieving greater Green Separation from Longstanton and Oakington whilst maintaining village character of Willingham and Rampton (objective C2/b). -Providing further opportunities for outdoor recreation and access to the open countryside by shifting the geographical location for the new settlement to either side of the Cambridgeshire Guided Bus (objective C2/c). -Increasing separation from the setting of Longstanton and Oakington Conservation Areas (objective C3/a). -Achieving wider Green Separation and introducing further land in TFP's control will provide more opportunities for more ecological mitigation and enhancement (objective C3/b).
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No change.

(a) The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings in relation to the provision of secondary education. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System which will pass through the site will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage.

(b) The requirement for green separation for Longstanton and Oakington villages is a mitigating measure for a requirement that Northstowe be located to the east of Longstanton and to the north of Oakington so that development makes the best use of the previously developed land at Oakington Airfield and can be well served by a rapid transit system based on the St Ives railway line. As part of the preparation of site options in 2004, the District Council undertook a detailed analysis which included the Northstowe Steering Group of Councillors undertaking a detailed site visit to assess how much separation on the ground was necessary to ensure that Longstanton and Oakington villages would be seen as separate from Northstowe. One of the main conclusions of the public consultation on site options was that the site for Northstowe should not cross the St Ives railway line towards Willingham and Rampton.

(c) The outdoor recreation needs of Northstowe will be met in full regardless of the site that is selected.

(d) The Longstanton and Oakington Conservation Areas will not be unduly affected by the proposed development of Northstowe. Oakington Conservation Area is wholly urban. Westwick Conservation Area will be separated from Northstowe by the Guided Busway and landscaped green separation, the proposed extension of the Conservation Area at the southern end of Longstanton St Michaels has been put forward in full knowledge of the proposed site for Northstowe and the Conservation Area at the northern end of Longstanton

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

St Michaels which includes meadows which are visually important for the setting of All Saints church is already visually separated from Oakington Airfield by a treebelt along Long Lane which is proposed to be supplemented by an additional 50 metres of tree planting.

(e) Countryside mitigation measures are already required as part of policy NS/15. TFP's proposals for additional mitigation for its proposals are necessary because their development proposals will have a greater impact over a wider area.

Locating Northstowe to the east of Longstanton and to the north of Oakington so that the development makes best use of the previously developed land at Oakington Airfield and can be well served by a rapid transit system based on the St Ives railway line means that the new town will be located close to Longstanton and Oakington. The closeness of the site to these two villages was anticipated in the Structure Plan which includes a policy requiring green separation between the new development and Longstanton and Oakington. The environmental and other impacts can be minimised by landscaping within the green separation; landscaping the edges of Northstowe closest to Longstanton and Oakington; the scale, massing and design of the development on the edges of Northstowe; the nature of uses on the edges of Northstowe; and ensuring that the road providing access to Northstowe avoid Longstanton and Oakington.

The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage.

C The Site and its Setting Objectives 2 Green Belt C2/a, C2/b and C2/c - Please see my objection I made under policy NS/2 paragraphs 2 - 3 & 4.

C The Site and its Setting Objectives 3 Landscape C3/a, C3/b, C3/c and C3/d - whatever landscape is put around Northstowe will not minimise the environmental and other impacts upon Longstanton and the surrounding highly populated villages.

The Northstowe proposal in the draft AAP fails to meet its own objectives relating to the site and its setting particular: C1/a does not provide for up to 10,000 dwellings now, or in the future, and therefore only meets the minimum requirements of Policy P9/3 of the Structure Plan.

9859

Object

C1/a

9491 - The Fairfield Partnership

Object

Representations **Nature** **Representation Summary** **Councils' Assessment** **Change to Draft DPP**

8685 - Longstanton Parish Plan Committee <i>C2/a</i>	Support	Longstanton Parish Plan Committee supports this objective.	Support noted.	
11041 - Longstanton Parish Plan Committee	Object	C2.5 states that the green separation is also defined as green belt; this definition must not mean that other green belt functions may contradict the sole purpose of the green separation: the green separation must be understood as well managed free open spaces with no other use than respecting the rural character of Longstanton.	The purpose of the green separation, which is also designated, as green belt is to maintain the village character of Longstanton and Oakington. In order to reinforce the countryside character of the green separation, proposed Policy NS/6 already restricts the uses and development within the green separation which PPG2 "Green Belts" would normally permit.	No change.
8694 - Longstanton Parish Plan Committee <i>C2/b</i>	Support	Longstanton Parish Plan Committee supports the green belt extension.	Support noted.	
9492 - The Fairfield Partnership	Object	The Northstowe proposal in the draft AAP fails to meet its own objectives relating to the site and its setting particular: C2/b the narrowness of the proposed new Green Belt between Longstanton and Oakington will mean that Northstowe will effectively merge with the settlements contrary to this objective.	Locating Northstowe to the east of Longstanton and to the north of Oakington so that the development makes best use of the previously developed land at Oakington Airfield and can be well served by a rapid transit system based on the St Ives railway line means that the new town will be located close to Longstanton and Oakington. The closeness of the site to these two villages was anticipated in the Structure Plan which includes a policy requiring green separation between the new development and Longstanton and Oakington. The physical distance which will ensure that Northstowe does not merge with Longstanton and Oakington will be reinforced by landscaping within the green separation as well as the uses and design of development on the edge of Northstowe including provisions for access.	No change.
8697 - Longstanton Parish Plan Committee <i>C2/c</i>	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
8706 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee objects to the vague wording of 'open countryside for recreational uses'; which recreational uses and what is meant by 'countryside' need to be defined.	Within South Cambridgeshire open countryside lies beyond the built up areas defined by Village Frameworks. In the case of Northstowe, recreational uses which might otherwise be acceptable in the open countryside would not be appropriate in the green separation but might be appropriate elsewhere (see proposed policy NS/6).	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****C3/a**

8539 - Gallagher Longstanton Ltd.	Object	One specific point in relation to the wording of C3/a is that the reference to setting, going beyond strategic planning guidance which focuses on the maintenance of village character. For consistency and accuracy, the words 'setting and' may be deleted from Objective C3/a.	This policy is also concerned with minimising any adverse impact on the setting of Longstanton and Oakington villages as well as maintaining their village character.	No change.
8515 - Gallagher Longstanton Ltd.	Object	The objectives set out in C3 appear on the basis of a definition of the new town in Policy NS/3 which excludes the areas of informal open space that are integral to it. This leads to confusion. The policy should refer simply to 'the new town proposals (as a whole) being landscaped and managed to'	The landscape objectives at section 3 of the objectives relate to the countryside setting of Northstowe which is subsequently covered by policy NS/5. Whilst there will be provision for informal recreation within Northstowe, the residents of Northstowe will also want to walk, cycle and (from the representations received on the plan) possibly ride horses in the surrounding countryside.	No change.
9494 - The Fairfield Partnership	Object	The Northstowe proposal in the draft AAP fails to meet its own objectives relating to the site and its setting particular: C3/a it will adversely affect the setting and character of Longstanton and Oakington and their Conservation Areas.	Locating Northstowe to the east of Longstanton and to the north of Oakington so that the development makes best use of the previously developed land at Oakington Airfield and can be well served by a rapid transit system based on the St Ives railway line means that the new town will be located close to Longstanton and Oakington. The closeness of the site to these two villages was anticipated in the Structure Plan which includes a policy requiring green separation between the new development and Longstanton and Oakington. The setting and character of Longstanton and Oakington and their Conservation Area will be protected by landscaping within the green separation; landscaping the edges of Northstowe closest to Longstanton and Oakington; the scale, massing and design of the development on the edges of Northstowe; the nature of uses on the edges of Northstowe; and ensuring that the road providing access to Northstowe avoid Longstanton and Oakington.	No change.
8713 - Longstanton Parish Plan Committee 8715 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports this policy.	Support noted.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****C3/b**

9495 - The Fairfield Partnership	Object	The Northstowe proposal in the draft AAP fails to meet its own objectives relating to the site and its setting particular: C3/b the opportunities to mitigate adverse wildlife impacts and to maximise benefits are extremely limited.	The wildlife impacts will be mitigated and benefits to wildlife will be maximised by the Area Action Plans proposals for: (a) landscaping the green separation (policy NS/6), settlement edges (policy NS/6 & NS/16) and informal spaces within the town (policies NS/5, NS/15 & NS/17); (b) the proposed country parks (policy NS/23); (c) the implementation of the proposed landscape strategy for the countryside surrounding Northstowe (policy NS/5); (d) the proposed strategy for biodiversity (policy NS/20);	No change.
8716 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports this policy	Support noted.	
8720 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee objects to the lack of definition of 'landscape'. What part of the landscape exactly?	The landscape in the context of this objective will include those parts of the countryside surrounding Northstowe to which the public has access.	No change.

C3/c

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

9493 - The Fairfield Partnership	<p>Object</p> <p>The Northstowe proposal in the draft AAP fails to meet its own objectives relating to the site and its setting particular: C3/c providing recreation and public access to the proposed new Green Belt between the new settlement and Longstanton and Oakington conflicts with Policy NS/6-1 of the draft AAP in that such areas, identified as Green Separation, 'will not contain any urban uses such as playing fields'. TFP's view is that it will be necessary to dual use the Green Separation for formal open space e.g. playing fields as insufficient land has been allocated for the MDS in the draft AAP.</p>	<p>(a) Estimating the amount of land that will be required for Northstowe which will be developed over a considerable period of time cannot be calculated with mathematical accuracy at this stage. To assist plan-making, a land use budget was drawn up of the estimated land take that would be required based on a residential density of 40 dwellings per hectare with 500 dwellings being provided within the town centre as flats/apartments. That land use budget requires 320 hectares of land. Excluding the land required in the Draft AAP for green separation, strategic landscaping and surface water balancing on the edge of Northstowe (109.69 hectares), the estimated land available for Northstowe is 313.30 hectares. Theoretically a shortfall of 7 hectares of land or 2% of the budget estimate. This is likely to be well within the boundaries of error for estimating the amount of land that will be required for the new town. For example, developing at a density of 41.5 dwellings per hectare would make up the land use budget difference. There may also be scope for refining the estimated land take for other parts of the land use budget (e.g. 27.7 hectares was included for distributor roads and busway within the site). (b) Alternatively, the land use budget could have been constructed on the same footing as for the Cambridge Sub-Region Study where a 25% deduction in gross site area was applied to take account of distributor roads, primary schools, larger open space etc. Taking this approach would give rise to a gross site area of 290 hectares (excluding green separation and strategic landscaping), a surplus of 23.2 hectares! (c) Whichever method of estimating the land take for Northstowe is used it is clear from recent appeal decisions (including within Longstanton itself) that making efficient use of development land will be a prime consideration at Northstowe. Indeed the Structure Plan proposes that in planned new communities (such as Northstowe) that significantly higher densities than 40dph could be sought.</p>	No change.
C3/d	8722 - Longstanton Parish Plan Committee	Support noted.	No change.
NS/3 The Site For Northstowe	8036	<p>Object</p> <p>This site was never the ideal site due to lack of suitable transport systems - flooding problems, and there is enough development north of Cambridge - people want to live south of Cambridge where very few houses are being built.</p>	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8943 - The Fairfield Partnership (Northstowe, Fairfield Site 4) 11031 - The Fairfield Partnership (Northstowe, Fairfield Site 4) 11033 - The Fairfield Partnership (Northstowe, Fairfield Site 6) 11032 - The Fairfield Partnership (Northstowe, Fairfield Site 5)	Object The current site for Northstowe cannot provide adequate land for the development of 8,000 dwellings and is not sufficiently flexible enough to allow for future development. The Fairfield proposal site is a more sustainable site and has the flexibility to allow for further development and would be a better alternative to the current proposal.	The land use budget included in the 2004 Preferred Options Report demonstrates that a new town of approximately 8,000 dwellings can be accommodated between Longstanton and Oakington villages and the disused St Ives railway line with sufficient green separation to maintain the village character of the 2 villages. The site included in the Draft AAP falls within the size range proposed in the Cambridgeshire Structure Plan. The site proposed by the Fairfield Partnership does not satisfy the Structure Plan criteria for locating Northstowe as more than half of the site is north rather than east of Longstanton village, it does not make best use of the former Oakington Airfield, would be less well served by the proposed Guided Bus system, encroaches on Willingham and Rampton villages, would have a greater impact on the countryside and would result in the loss of additional grade 2 agricultural land.	No change.
9267 - English Partnerships	Object English Partnerships feel there are sustainability and viability benefits from a settlement of at least 10,000 dwellings. Potential longer term expansion of the site should also not be ruled out.	Given the proximity of Northstowe to surrounding villages and the lack of advantage in crossing the railway line or the B1050, it is entirely appropriate to contain the ultimate size of Northstowe within a green belt as proposed in the draft AAP. The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

Object	Nature Representation Summary	Councils' Assessment	Change to Draft DPD
10193 - East of England Regional Assembly	Reference to the size of Northstowe reaching 8,000 should be replaced by phrase "8500 by the year 2021" as this is the proposal in the submitted Draft East of England Plan, December 2004. District Council will need to consider whether the site boundaries proposed in this Policy are therefore sufficient to enable the delivery of 8,500 dwellings over that period.	The District Council has objected to the figure included in the Draft East of England Plan which was inserted at the time that the Council was still considering site options. There are good site specific reasons set out in the AAP and in response to other representations in this report (supported by public consultation at the site options stage) for limiting the size to 8,000 dwellings.	No change.
10492 - Cambridgeshire County Council 9825 - GO-East (Northstowe, Preferred Options Stage B) 8521 - Gallagher Longstanton Ltd. (Northstowe, Land North of Longstanton) 10784 - Middlereach Ltd (Longstanton, Land at Digital Park)	Land West of Station Road should be included within the site for Northstowe to allow for additional houses to be built.	The option of a site for Northstowe of 9,000 dwellings which extended west of Station Road was included as Option B in the 2004 Preferred Options Consultation. That option attracted major objections and was only supported by GO-East, Cambridgeshire County Council, Gallagher Estates and English Partnerships. Members were advised to consider those representations very carefully as both the County Council and GO-East are statutory consultees with a particular interest in planning the Cambridge Sub-Region. The advantages of additional dwellings was balanced against the disadvantages of greater impact on Longstanton village which would be almost surrounded by Northstowe, greater impact on the countryside to the west of Longstanton, the permanent loss of additional grade 2 agricultural land, the additional infrastructure cost of extending the B1050 Longstanton bypass (provided that an acceptable route could be found), relative remoteness from the core public transport route through the main site and little other advantage to the overall sustainability of Northstowe. These representations do not raise any new issues. The land is now allocated as a Country Park for Northstowe.	No change.
8522 - Gallagher Longstanton Ltd.	The policy as drafted is confusing by excluding the areas of green separation. Those areas of green separation form an important element of the new town proposals. Although retained in open use, and secured as such by the remaining policies of the AAP, the areas of green separation need to be landscaped, planned and managed. The areas of green separation should be included within the identified site for the new community. Policy NS/3 should be amended as follows: amendment of para 1 to refer to 'the site for Northstowe of approximately 425 hectares will accommodate a new town of'; and deletion of sub-paragraphs b and f.	Policy NS/3 identifies the site area within which urban development (built and unbuilt uses) will be accommodated. No urban uses will be permitted in the green separation between Northstowe and Longstanton and Oakington. The green separation is however covered by the Area Action Plan and policies NS/4 (green belt), NS/5 (landscaping the setting of Northstowe), NS/6 (green separation from Longstanton and Oakington), NS/7 (structure of Northstowe) and NS/28 (strategic landscaping).	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8529 - Gallagher Longstanton Ltd.	Object	It is suggested that the AAP policy should include some recognition of the potential of subsequent more detailed design guidance or exercises to demonstrate capacity to accommodate some increase in the number of dwellings within the allocated site within the policy framework laid out in the AAP. To this end subsection 2 of Policy NS/2 should be reworded as follows: "as a town of approximately 8,000 dwellings (6,000 dwellings by 2016) with ". This would secure the soundness of the AAP by providing the flexibility sought in PPS12 to deal with changing circumstances (paragraph 4.24 ix). As drafted, the policy is unnecessarily rigid.	Agreed. Northstowe will be developed over a very long period of time and it is possible that the detailed designs and layouts that will be approved over the coming years will result in some variation from the estimated site capacity (either up or down). It is however important for the AAP to provide general guidance over the capacity of the site which will be necessary for determining developer contributions for services, facilities and infrastructure. The resultant planning obligation agreement will need to be drafted in such a way that any increase in housing numbers beyond 8,000 make additional planning obligation contributions.	Amend policy NS/2(2) to read: "As a town of approximately 8,000 dwellings (6,000 dwellings by 2016) with appropriate employment, services, facilities and infrastructure."
9654 - Histon & Impington Parish Councils	Object	All references to Guided Buses, Busway, in connection with the disused railway between Cambridge and St Ives should be amended to the Generic terminology, High Quality Public Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.	The proposed use for the St Ives railway line is as a Guided Busway. That use has the support of South Cambridgeshire District Council and is accordingly included for implementation in the Core Strategy and Northstowe AAP. The Inspectors recommendations on the County Council's proposals for the Guided Busway is expected shortly. Should the Inspector conclude that the Guided Busway should not go ahead, the Core Strategy and Northstowe AAP can be amended before they are adopted in early 2007.	No change.
8916 - David Lock Associates (Longstanton, Land at corner of Station Road)	Object	Land at corner of Station Road, Longstanton. On the Proposals Map for Northstowe and on the Concept Diagram, a small area of land to the north and west of the dogleg in Station Road, Longstanton should be included within the site for Northstowe and excluded from the Green Belt. This land forms an important part of the gateway into the new town and that it is planned as such. Establishing a high quality design response within this small area through appropriate landscaping and residential development will be very important factors in establishing the quality of the gateway into the new town and integrating the highway infrastructure with the built form.	The small area referred to is separated from the rest of Northstowe by the busy B1050 at one of the main entrances to the town. This severance creates an isolated area which would not be appropriate for development. In addition, it is not necessary to introduce development into this area to create a gateway to Northstowe.	No change.
8041	Object	I see no reason why the site should be contained in an artificial way by the railway - if the railway line is going to provide a transport link it would make sense to put it in the middle of the town - there would then be less pressure on the existing boundaries to Longstanton	The proposed Guided Busway running along the line of the St Ives railway line will be part of an express system with limited stops running between Huntingdon and Cambridge. Buses running along the Busway alone would not serve the town well as there will be only 2 stops in the vicinity of Northstowe (at Station Road, Longstanton and at Station Road, Oakington). Keeping the number of stops on the express route to a minimum is necessary in order to provide a sufficiently frequent service for users who do not reside in Northstowe. Northstowe will be provided with a service which originates within the town had has frequent stops within the town before joining the Guided Busway near Station Road, Oakington.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7865 - Longstanton Parish Council 8049 8808	Support	We strongly agree that the town must not exceed 8000 dwellings. We also agree with the location.	Support noted.	
7839 - Rampton Parish Council	Support	Rampton Parish Council supports the site option chosen	Support noted.	
8704	Support	We are supportive of Policy NS/3 the site for Northstowe. However we are concerned over the series of Policies such as that upon Green Belt and green separation and how they will fit together (detailed in separate representations).	Support noted.	
8519 - Gallagher Longstanton Ltd.	Support	The site set out in Policy NS/3 and on the Concept Diagram is supported.	Support noted.	
		The site for Northstowe accords squarely with the planning policy in RPG6 and within the Cambridgeshire and Peterborough Structure Plan. Development of a new town within the site identified in the PSPP AAP represents a highly sustainable solution.		
9856	Object	NS/3 The Site for Northstowe - paragraph 1 states that the site for Northstowe is 350ha (excluding the amount of land needed for Green Separation). Please see my objections under NS/2 para 4. By giving Green Separation to Longstanton it is losing it's boundary as the proposed separation is on land outside the Oakington Barracks and Airfield. The Council's October 2001 report states "the proposed site comprises approximately 485ha (1200 acres) of land between Oakington and Longstanton. Approximately 60% of the site comprises the former Oakington Barracks." Please see enclosed revised 27/8/04 Map that shows Site A was 308ha excluding Green Separation. My objection is that the Northstowe development site has decreased by 179ha, but the Council still proposes 8,000 houses on a site originally proposed for 6,000.		No change.
		The Structure Plan which provides the strategic policy framework for the planning of Northstowe proposes a new town in the range of 8,000 to 10,000 dwellings, not 6,000 dwellings. The reference to 6,000 dwellings is to the number which the Structure Plan expects to be completed by 2016, the remainder would come thereafter.		
		The estimated land use budget for Northstowe shows that a new settlement of approximately 8,000 dwellings and associated services, facilities, employment of open spaces can be accommodated at a density of 40-41.5 hectares on the land bounded by the villages of Longstanton and Oakington and the St Ives railway and still provide sufficient land for green separation between the 2 villages and Northstowe.		

Councils' Assessment

Nature Representation Summary

Representations

<i>Representations</i>	<i>Nature Representation Summary</i>	<i>Councils' Assessment</i>
9204 - Ashwell (Barton Road) Limited	Object Detailed consideration must be given to whether Northstowe will be able to deliver the number of houses set out in the policy by 2016. Alternative sites should be brought forward to meet the identified need within the Plan. Barton Road North and Barton Road South should be allocated in addition to the new settlement of Northstowe	The timescale for development currently envisaged is very similar to that at the time of the RSS6 and the Structure Plan, which both envisage that the new town can and should deliver 6000 houses by 2016. It assumed development starting in 2006. This therefore assumed a build rate of 600 dwellings per year was achievable and deliverable. Given the rapid preparation of the AAP, the plan will be adopted in early 2007 and there is very limited delay over the timescale originally envisaged and the annual build rate is not significantly higher than that previously accepted by the Panels holding both the RPG6 and Structure Plan examinations. The plan, monitor, manage approach will ensure that the overall picture on delivery is kept up to date and any issues surrounding delivery of this and the other major developments can be addressed. The issue of Barton Road is considered under separate representations to the Core Strategy.
<i>C1.1</i> 9848	Object At paragraph C1.1 the Council refers to Regional Planning Guidance 6. Policy 25 New Settlements states - "proposals for a new settlement with the potential for construction to start by 2006 should be brought forward through the Cambridgeshire and Peterborough Structure Plan. The Plan should define the role of such a settlement within the Sub-Region, its initial size and broad location, and provide guidance on its early implementation. It should be designed with the potential for further longer-term expansion, if needed. The site should be identified on the basis of criteria including..." The Council gives the RPG6 criteria under C1.1. I object as the Council has not considered the whole RPG. How long before the developers will be bringing more land forward to expand the new town so it could meet the RPG6 Policy 25 and Structure Plan Policy P9/3 that propose 6,000 to 10,000 houses for the new settlement? Is it before or after the Council grant planning permission for the new town first phase!	Following consultation to the Preferred Options Stage in 2004, the LDF proposes to extend the Cambridge Green Belt to fully encompass Northstowe as the disadvantages to planning for a larger settlement in this location outweigh the advantages. In particular there is little advantage in terms of sustainability in a planning for a new town which is much larger than 8,000 dwellings in size. The extended Green Belt will therefore restrict the size of Northstowe.
<i>C1.2</i> 11048 - Longstanton Parish Plan Committee	Object C1.2: new town should not exceed 8000 dwellings; there should not be any eventual 'overspill' of a further 2000 dwellings.	The proposal in the Core Strategy and Northstowe AAP to extend the Cambridge Green Belt to encompass the site of Northstowe will limit the growth of the new town to the site allocated in the AAP.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9844	Object	Paragraph C1.2 - SCDC is aware since 1998 the Oakington Barracks has been promoted by all authorities as a development site. Defence Estates, with Gallagher, promoted the Oakington Barracks through the 1998 RPG6 Review. Then they proposed 5,000 houses, 2,500 employment, 1 secondary school, 4 primary schools and Country Park etc. In October 1999 the County Council also declared some farms in Longstanton and Oakington surplus to it's requirement so they could be developed with Home Farm and Oakington Barracks. On 23 October 2001 SCDC identified the site to be 487 hectares, which included the golf course and some private land. The Council agreed and made a recommendation to the County Council that SCDC favours development of the site at Longstanton. These are the true facts.	Paragraph C1.2 in the draft Northstowe AAP paraphrases the process that the County Council went through to propose a new settlement in the size range of 8,000 to 10,000 dwellings in its Structure Plan.	No change.
C1.3	Object	This paragraph summarises the policy requirements arising from the Structure Plan and objections are made to the misleading statement in the fourth bullet point in that the Structure Plan does not limited the scale of the new settlement to 'approximately 8000 dwellings in total' but clearly states a range of between 8000 to 10,000 dwellings. Proposed Amendment - TFP propose that this bullet point be amended by inserting 'to 10,000' after '8000' and deleting the words 'in total'.	Agreed although the Structure Plan does include reference to 'ultimate capacity' which the objection ignores.	Amend the fourth bullet point in paragraph C1.3 to read: "An ultimate capacity for 8,000 to 10,000 dwellings, with 6,000 dwellings by 2016;"
2nd Bullet	Object	It might be classified as a brown field site but it is a haven for wild life - more so than most supposed green field sites.	The official definition of previously developed land is set out in Annex C of PPG3 "Housing" as all of the land within the curtilage of the site - this definition applies to airfield sites. It is in the context of planning a new town which makes best use of the previously developed land at Oakington Airfield that decisions must be made on how much of the Airfield to develop and how much to retain for open space.	No change.
3rd Bullet	Object	this transport system would be completely unable to provide the transportation that would be required for the enormous increase in population proposed - it would be disastrous for local wildlife and completely impracticable-- when Cambridge grinds to a halt so would the guided bus	The 3rd bullet point factually refers to the Structure Plan requirement for the site to be well served by a rapid transit system based on the St Ives railway line.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****7th Bullet**

8039 Support Green separation is vitally important and must not be playing fields or any other green space that would bind the town with local villages

Support noted.

2nd Bullet

9887 - Haslingfield Parish Council Object There will be at least another 4000 vehicles added to the already congested A14 if Northstowe is built. It is unacceptable for the building of a new town to be even started before the improvements needed to cope with this influx of new traffic have been completed. Even if proposals for improvements to the A14 have been agreed in principle, this does not guarantee that they will be carried out. Rural improvements need to be completed before a new town is even started.

This 2nd bullet point refers factually to the Structure Plan proposals for new or improved roads linking the new town site to the A14. Proposed policy NS/13 proposes that any planning permission be conditioned linking the start and phasing of development of Northstowe to roads in the A14 corridor.

No change.

9th Bullet

8397 - Longstanton Residents for Object Flood risk should be mitigated in Longstanton and Oakington.
Dry Homes
11050 - Longstanton Parish Plan
Committee
7964 - Longstanton Parish Council
8050
9496

This 9th bullet point refers factually to the Structure Plan policy requirement for mitigation of current flood risks affecting Oakington village and avoidance of additional risk elsewhere. Policy NS/24 in the draft AAP requires that a surface water drainage system for Northstowe is put in place by the developers which will restrict the run-off from the site to a rate at least no more than if the site was undeveloped and to a more demanding standard if feasible. It also requires that upstream measures are put in place to mitigate flood risk arising from Longstanton Brook. Whilst the proposed balancing ponds which will be required for the new and improved access roads will be provided by the developers of Northstowe, a case has not been substantiated for the development to fund the proposal for a new relief channel following the line of the Longstanton Bypass.

No change.

CI.6

8040 Object It is a complete nonsense to put a new town on an existing amenity which is well used by the present population - another reason why this is the wrong site

During the course of preparation of the Cambridgeshire Structure Plan a number of proposed sites for a new town were explored. With the benefit of that work, the Structure Plan has proposed that a new town be located north of Oakington and east of Longstanton where it will make best use of the previously developed land at Oakington Airfield.

No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9190 - The Fairfield Partnership	Object	TFP objects (make clear why) to the description of the site for Northstowe contained in paragraph C1.6 as this excludes land to the north of the CGB (see separate objection to Policy NS/3). Paragraph C1.6 should be replaced with 'the site for Northstowe comprises the developed parts of Oakington Airfield, Oakington Barracks, and a number of agricultural fields north and south of the disused St Ives Railway line' to acknowledge TFP's alternative proposals for the new settlement.	Paragraph C1.6 factually describes the land which is included within the site allocated for Northstowe in the Northstowe Area Action Plan.	No change.
C1.7 9068 - The Fairfield Partnership	Object	TFP is concerned that with the lack of flexibility in defining the boundaries for the new settlement site as proposed in the draft AAP, together with the inappropriate extent of Green Separation, reducing any flexibility further, then this may lead to inappropriate and unnecessarily high densities inconsistent with the principle objective of making a Market Town. In order to achieve a more appropriate form of development at densities commensurate with achieving the vision for Northstowe then TFP's MDS proposals that include land to the north of the Cambridgeshire Guided Bus should be included.	The land use budget included in the 2004 Preferred Options Report demonstrates that a new town of approximately 8,000 dwellings at a density of approximately 40dph can be accommodated between Longstanton and Oakington villages and the disused St Ives railway line with sufficient green separation to maintain the village character of the 2 villages. The site included in the Draft AAP falls within the size range proposed in the Cambridgeshire Structure Plan. The site proposed by the Fairfield Partnership does not satisfy the Structure Plan criteria for locating Northstowe as more than half of the site is north rather than east of Longstanton village, it does not make best use of the former Oakington Airfield, would be less well served by the proposed Guided Bus system, encroaches on Willingham and Rampton villages, would have a greater impact on the countryside and would result in the loss of additional grade 2 agricultural land. Given the proximity of Northstowe to surrounding villages and the lack of advantage in crossing the railway line or the B1050, it is entirely appropriate to contain the ultimate size of Northstowe within a green belt as proposes in the draft AAP.	No change.
11051 - Longstanton Parish Plan Committee	Object	C1.7: a maximum density of 40 dwellings per hectares in some parts of the new town only should not be exceeded;	Densities higher than 40 dph would be appropriate in the town and local centres where the greater concentration of people will provide additional support for commercial services and facilities. Elsewhere 40dph would be consistent with the broad policy approach of the Structure Plan.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****C1.8**

9220 - The Fairfield Partnership	Object	<p>10,000 dwellings will support one 10/11 form entry secondary school. This scale of development is reflected in DETR Planning for Sustainable Development as the optimum size. A town centred on the Guided Bus will have much less impact on the landscape setting of the villages. Oakington Airfield is not comprehensively developed and forms a valuable separation function between Longstanton and Oakington and should not be so extensively developed. A settlement centred on the Cambridgeshire Guided Bus has greater potential to be sustainable and reflects the urban character of Cambridgeshire Market Towns.</p>	<p>The local education authority has indicated its preferred upper limit for the size of a secondary school as being 10 forms of entry. Paragraph C1.9 explains the situation regarding the size of secondary school in relation to size of settlement and the potential for a school in a town of 8,000 dwellings to also serve Longstanton and Oakington with associated sustainability benefits for those communities. The Cambridgeshire County Council, promoters of the Guided Busway project, include only a limited number of stops along the route of the Guided Busway, which in the vicinity of Northstowe are limited to a stop at a Park and Ride facility at Longstanton and a stop at Oakington. For the Guided Busway to provide High Quality Public Transport for the residents of the new town, in accordance with Structure Plan Policy P8/6, it needs to be fully accessible to all areas of the new town. It would not be feasible to serve a new town of 8,000 dwellings on the main Guided Busway with its limited stops. The Guided Busway proposals include some details on how a proposed dedicated local busway through the new town would link onto the Guided Busway along the St Ives Railway line in its plans that formed a part of the Transport and Works Act Order. These proposals will provide the opportunity for several stops through the town to ensure that the majority of the population is within a 5 minute walk of a stop. This would be consistent with Structure Plan Policy P9/9 which makes reference to "completion of rapid transit link through the new settlement", which refers to the dedicated local busway. Therefore paragraph 2.22 fully accords with Policy P9/9 and the detail is included in the Northstowe Area Action Plan. It is not accepted that a town centred on the Guided Busway would have "much less impact on the landscape setting" of the area. It would take the town much closer to other villages and include more sensitive landscape to the north of the railway line. The AAP includes green separation from the villages of Longstanton and Oakington to protect their village character as required by the Structure Plan.</p>
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****C1.9**

11122 - Cambridgeshire County Council	Object	10 forms of entry is the County Council's preferred upper limit for the size of a secondary school. A potential development of 10,000 dwellings at Northstowe would require a secondary school of 10 forms of entry based upon current pupil forecasts. Therefore having Longstanton and Oakington in the Northstowe catchment area would take this over the upper size limit. Remove reference to Longstanton and Oakington being in Northstowe secondary school catchment area	Paragraph C1.9 acknowledges that a new town of 8,000 dwellings support an 8 forms of entry secondary school if children from surrounding villages were excluded from what would be their nearest school. County education officials have advised that it is unlikely that children from surrounding villages would be so excluded. Therefore paragraph C1.9 refers to a secondary school size of 10 forms of entry for an 8,000 dwelling new town. The County Council's current objection is factually correct in that a new town size of 10,000 dwellings would require that children from surrounding villages would be excluded from their closest secondary school. However as paragraph C1.9 is supporting the choice of an 8,000 dwelling new town, no change is required.	No change.
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C1.10

9225 - The Fairfield Partnership	Object	TFP do not accept that the proposed allocated site 'will have the least impact on the wider landscape'. Containment based on existing development (Longstanton and Oakington Villages) is an inappropriate measure as this will clearly be perceived as the built development of the new settlement merging with these existing villages given the narrowness of the Green Separation that is proposed. Further, the 'containment' relied upon by the Council provided by the disused St Ives Railway will be lost through the implementation of the Cambridgeshire Guided Bus proposals. Proposed Amendment - TFP propose that paragraph C1.10 is deleted.	The Council remains of the view that the proposed site will have least impact on the wider landscape. A new town located anywhere at Longstanton/Oakington as required by the Structure Plan will inevitably have an impact on those villages and this factor was taken into account in the preparation of the Structure Plan. The strategic requirement is to maintain village character of Longstanton and Oakington and the work undertaken in the defining of proposed green separation considered what separation is required to achieve that objective. A town which crossed the railway would take built development much closer to other villages and include more sensitive landscape in the area to the north of the railway line and have greater impact in wider views. Implementation of the Guided Busway will not result in the loss of containment of the town. On the contrary, this will emphasize and increase the physical and visual containment by strengthening this feature
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****C1.11**

9487 - English Partnerships
9233 - The Fairfield Partnership

Object

The paragraph should be reworded to exclude the reference of development being at the lower end of the size range. The impact on existing villages can be better mitigated by increasing the green separation rather than limiting the size of the new settlement.

No change.

The preceding paragraphs C1.7 to C1.10 describe the advantages of a new town size of 8,000 dwellings and the relative disadvantages of a larger size. Northstowe residents will have some of the advantages normally associated with a larger town because (a) Northstowe will act as a local centre for the surrounding area and will have an additional support for its services, facilities, shops etc, and (b) the proposed Guided Busway provides the opportunity for a substantially better public transport service within the town than would normally be expected for a small market town.

In terms of the activity that will be generated by the residents of the town in the surrounding area, there was a very clear message from the 2004 Preferred Options Consultation that local residents preferred a new settlement at the lower end of the size range.

English Partnerships supports the principle of maintaining the character of the villages of Longstanton and Oakington. However, it is important that all residents can benefit from new opportunities presented by the new settlement. The new development should promote inclusiveness and connectivity with its neighbouring villages and green separation should not preclude open uses within an overall landscape framework developed as part of the masterplan and design process.

No change.

A balance needs to be struck between providing access for the residents of Longstanton and Oakington to the services, facilities and employment in Northstowe and the green separations role of maintaining their village character. Policy NS/6 therefore proposes that the green separation will have a high degree of public access where appropriate to character and amenity, having particular regard to the character of the conservation areas of the Longstanton and Oakington. Road accesses will however be very limited in order that traffic is not through Longstanton and Oakington to gain access to Northstowe.

8042

Support

There should be a max of 8000 houses

Support noted.

C1.12

9655 - Histon & Impington Parish
Councils

Object

Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.

No change.

The proposed use for the St Ives railway line is as a Guided Busway. That use has the support of South Cambridgeshire District Council and is accordingly included for implementation in the Core Strategy and Northstowe AAP. The Inspectors' recommendations on the County Council's proposals for the Guided Busway is expected shortly. Should the Inspector conclude that the Guided Busway should not go ahead, the Core Strategy and Northstowe AAP can be amended before they are adopted in early 2007.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9254 - The Fairfield Partnership
Object
It is not accepted that 'the site has the best fit with the requirement to be 'east of Longstanton and north of Oakington' or that 'the site would be best integrated into the proposed express Guided Bus service running along the disused St Ives Railway line by a dedicated local busway'. Patronage for the Guided Bus service will be increased if direct accessibility to this service from the new settlement is achieved. TFP believe that this will be effectively done by development on both sides of the Cambridgeshire Guided Bus.

(a) The site allocated in the draft AAP best meets the Structure Plan requirement to be north of Oakington and east of Longstanton. Much of the Fairfield Partnership's site lies to the north of Longstanton and could be better described as 'midway between Longstanton, Oakington, Willingham and Rampton'.
(b) The proposed Guided Busway running along the line of the St Ives railway line will be part of an express system with limited stops running between Huntingdon and Cambridge. Buses running along the Busway alone would not serve the town well as there will be only 2 stops in the vicinity of Northstowe (at Station Road, Longstanton and at Station Road, Oakington). Keeping the number of stops on the express route to a minimum is necessary in order to provide a sufficiently frequent service for users who do not reside in Northstowe. Northstowe will be provided with a service which originates within the town had has frequent stops within the town before joining the Guided Busway near Station Road, Oakington.

NS/4 Extended Cambridge Green Belt

9450 (Longstanton, Land South of Woodside)
Object
Land south of Woodside, Longstanton.
The land shown on the attached map should be removed from the extended Cambridge Green Belt. This land is outside the Longstanton Conservation Area and as such should not be included as part of the green belt separation for Northstowe nor as a green separation area between All Saints and St Michael's Longstanton. This land falls within the existing Parish of All Saints and has properties adjoining it on each side boundary and a property directly facing onto it. There are existing farm buildings along the frontage of this site. The Longstanton Village Framework should be extended to include the built form of the existing buildings. The remaining paddock and copse should be removed from the extended Cambridge Green Belt.

Structure Plan Policy P9/2b states "The Local Planning Authority will review the outer boundary of the Green Belt to determine if additional areas can be identified which serve the purpose of the Cambridge Green Belt and should be included within it, having regard to the new settlement proposals. The area has a distinct rural character and the site forms an important part of the separation between Longstanton St Michaels and the main part of the village, reflected in its designation as important countryside frontage. It is also appropriate for the extension of the Green Belt to include this land, as it fulfils the purposes of the Cambridge Green Belt.

9830 - GO-East
Object
In line with our representation on Policy NS3 and those made to the Preferred Options Report in October 2004, GO East remains supportive of the green belt boundaries as set out in Policy NS6 of that report. We would also, however once again, propose the inclusion in the Green Belt of the wedge of land north of the settlement and bordered by the guided busway and the B1050 in the submission DPD as this would seem more in keeping with the aim to provide green separation between the settlement and the surrounding villages.

GO-East's representation at the 2004 Preferred Options stage was accepted by the District Council. The proposed extension to the Cambridge Green Belt which now reaches as far as Willingham and Over villages is however spread across 4 plans (1) the Northstowe AAP inset, (2) the Willingham inset, (3) the Over inset and (4) the District-Wide Proposals Map.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10494 - Cambridgeshire County Council 10999 - Gallagher Longstanton Ltd. (Northstowe, Land North of Longstanton)	Object Land West of Station Road should not be designated as green belt or country park. This area could provide an area of expansion for the town.	(a) The Cambridgeshire Structure Plan proposes that the capacity for Northstowe will ultimately lie in the range of 8,000 to 10,000 dwellings. If there are good planning reasons for specifying a size within that range the Structure Plan policy does not necessarily require provision for further extension. (b) The option of a site for Northstowe of 9,000 dwellings which extended west of Station Road was included as Option B in the 2004 Preferred Options Consultation. That option attracted major objections and was only supported by GO-East, Cambridgeshire County Council, Gallagher Estates and English Partnerships. Members were advised to consider those representations very carefully as both the County Council and GO-East are statutory consultees with a particular interest in planning the Cambridge Sub-Region. The advantages of additional dwellings was balanced against the disadvantages of greater impact on Longstanton village which would be almost surrounded by Northstowe, greater impact on the countryside to the west of Longstanton, the permanent loss of additional grade 2 agricultural land, the additional infrastructure cost of extending the B1050 Longstanton bypass (provided that an acceptable route could be found), relative remoteness from the core public transport route through the main site and little other advantage to the overall sustainability of Northstowe. These representations do not raise any new issues. The land is now allocated as a Country Park for Northstowe.	No change.
10787 - Middlereach Ltd (Longstanton, Land West of Station Road)	Object Land to the west of Station Road, Longstanton, including our client's land at Digital Park should be removed from the proposed extension to the Green Belt. The inclusion of land to the west of Station Road, Longstanton within the Green Belt does not serve to meet any of the objectives of the Green Belt, as set out in PPG2 Green Belts. Designation of land to the west of Station Road as Green Belt would constrain a number of employment uses on the land, therefore prejudicing the economic objectives of the plan.	The employment site is outside the village framework and therefore further expansion would be considered in light of Policy ET/6. This permits expansion within village frameworks, Northstowe, Cambridge East, on previously developed sites next to village frameworks, and in established Employment Areas in the Countryside (as defined in Policy ET/4). The site does not fall into any of these categories and further expansion on this site would be constrained regardless of whether the site was situated within the Green Belt. Therefore, there is no reason to exclude such land from the Green Belt.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

10993 - David Lock Associates (Longstanton, Land at corner of Station Road)	Object Land at corner of Station Road, Longstanton. On the Proposals Map for Northstowe and on the Concept Diagram, a small area of land to the north and west of the dogleg in Station Road, Longstanton should be included within the site for Northstowe and excluded from the Green Belt. This land forms an important part of the gateway into the new town and that it is planned as such. Establishing a high quality design response within this small area through appropriate landscaping and residential development will be very important factors in establishing the quality of the gateway into the new town and integrating the highway infrastructure with the built form.	The small area referred to is separated from the rest of Northstowe by the busy B1050 at one of the main entrances to the town. This severance creates an isolated area which would not be appropriate for development. In addition, it is not necessary to introduce development into this area to create a gateway to Northstowe.	No change.
8083 (Longstanton, Land between Longstanton and proposed Longstanton Bypass)	Object The principle of designating new Green Belt around the new settlement of Northstowe is supported. We object, however, to the inclusion of land between Longstanton village and the line of the proposed Longstanton Western Bypass within the proposed Green Belt.	The Longstanton bypass has been planned to run through the countryside to the west of the new development. Sufficient countryside has been retained in this locality that the extension to the village will be seen in a rural context and needs to be kept permanently open for that purpose. This will additionally help to maintain the village character of Longstanton by providing breaks in the developed edge that is presented to people travelling along the B1050.	No change.
10887 - Taylor Woodrow Developments Ltd 8523 - Gallagher Longstanton Ltd.	Object The green separation between Northstowe and the existing villages should not be designated as green belt as it is not consistent with PPG2.	There is no incompatibility between the policy for green separation between Northstowe and the villages of Longstanton and Oakington and including that land within the Cambridge Green Belt. Designating the land between the villages and Northstowe as green belt provides the necessary certainty that the land will be kept free of development and that this particular area of countryside will be safeguarded from encroachment. Given the strength of the St Ives railway line as a boundary and the relative openness of Oakington Airfield and the golf course site, field and other boundaries which meet the requirements of policy NS/6 for green separation will be followed wherever possible when drawing the green belt boundary on the edge of Northstowe closest to Oakington and Longstanton. This is not such a shortcoming that a site which does not meet the Structure Plan requirements to be located to the east of Longstanton and to the north of Oakington which makes best use of the previously developed land at Oakington Barracks should be included in the Northstowe AAP.	No change to policy NS/4.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9278 - English Partnerships	Object	Careful consideration must be given to the form and function of boundary treatments between the villages and new town to secure an inclusive and balanced community.	A balance needs to be struck between providing access for the residents of Longstanton and Oakington to the services, facilities and employment in Northstowe and the green separation's role of maintaining their village character. Policy NS/6 therefore proposes that the green separation will have a high degree of public access where appropriate to character and amenity, having particular regard to the character of the conservation areas of the Longstantin and Oakington. Road accesses will however be very limited in order that traffic is not through Longstanton and Oakington to gain access to Northstowe.	No change.
9935 - Old Road Securities Plc	Object	Objection is made to Oakington Tomato Farm, located to the north of Dry Drayton Road, Oakington, being in the Green Belt. The land is in active agricultural use and the proposed new Green Belt extension policy should not impinge on the agricultural practices of the farm (tomatoes and raspberries).	As an agricultural use (albeit an intensive use), there should be little difference in land use planning terms whether this site is in the green belt or just in the countryside. Permitted development rights will not be affected by green belt designation and any planning applications for development will be judged primarily as at present upon the impact of the development on the countryside. Green Belt policies would particularly apply to applications for changes of use away from agricultural practices.	No change.
7840 - Rampton Parish Council	Support	Support	Support noted.	
7866 - Longstanton Parish Council	Support	Agree.	Support noted.	
8051	Support	Agree	Support noted.	
8809				

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

1

7993	<p>Object</p> <p>Green Belt status for Station Road Willingham is not appropriate in all the circumstances. Even if this is not accepted, the proposed boundary is not founded on a credible basis.</p>	<p>Policy P9/2b of the Cambridgeshire Structure Plan proposes that the outer boundary of the Cambridge Green Belt be reviewed to take account of the new settlement proposals. The current outer boundary runs from Cottenham along Oakington Road, around the south eastern edge of Oakington village and along Dry Drayton Road to the A14. The next most defensible boundary which carries similar clarity on the ground and which will encompass Northstowe is the roads connecting Cottenham to Rampton, Willingham and Over, connecting back to the A14 at Uttons Drove STW. The proposed boundary around Willingham follows the Village Framework shown in the 2004 Local Plan. The Village Framework does not in all cases follow identifiable property boundaries and the Green Belt boundary will be revised to follow more closely property boundaries. The greatest threat to the openness of the countryside around Northstowe is the ribbon of development between Longstanton and Willingham and a tight boundary around these two villages is justified. For those properties within the Green Belt including the large number of residential properties, their permitted development rights will not be affected and applications for agricultural development should be subject to similar considerations as at present.</p>	<p>Revise the proposed Green Belt boundaries at Rampton, Willingham, and Over to follow the boundaries of urban uses (residential, industrial etc) contained within the Village Frameworks. This has been addressed through Development Control Policies DPD.</p>
10588	<p>Object</p> <p>See objection to GB/1. Objecting to the principle to the proposed extension to the Cambridge Green Belt.</p>	<p>Structure Plan policy P9/2b which under the new planning system is a 'saved' policy proposes that "the Local Planning Authorities will review the outer boundary of the Green Belt to determine if additional areas can be included which serve the purposes of the Green Belt and should be included within it, having regard to the new settlement proposals". The Council has undertaken that review and determined that the Green Belt should be extended to encompass Northstowe and in doing so has chosen the most defensible boundaries on the ground.</p>	<p>No change</p>

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****a**

9558 - The Fairfield Partnership	Object	Whilst one of the purposes of including land in Green Belt is to preserve the setting and special character of historic towns it is not clear how Policy NS/4-2a will fulfil this purpose and in TFP's view if Northstowe is developed based on one of their options the setting of Cambridge will be protected.	(a) The Cambridge Green Belt varies in width between 4.5 and 9.0 kilometres. In this northwestern sector it is currently at its narrowest.	No change.
			(b) Policy P9/2b of the Cambridgeshire Structure Plan proposes that the outer boundary of the Cambridge Green Belt be reviewed to take account of the new settlement proposals. The current outer boundary runs from Cottenham along Oakington Road, around the south eastern edge of Oakington village and along Dry Drayton Road to the A14. The next most defensible boundary which carries similar clarity on the ground and which will encompass Northstowe is the roads connecting Cottenham to Rampton, Willingham and Over, connecting back to the A14 at utons Drove STW. (c) The city is surrounded at some distance by a ring of market towns and the green belt extension in the vicinity of Northstowe will ensure that this new market town will be of a broadly similar scale of development.	
			(d) A defining characteristic of the setting of Cambridge is the intervening settlement pattern of villages. The green belt in the vicinity of Northstowe will ensure that this settlement pattern is maintained.	

b

8954 - The Fairfield Partnership	Object	The close proximity of Northstowe with Longstanton and Oakington will in TFP's view mean that the existing and proposed settlement will visually compromise the second purpose of Green Belts highlighting that Purpose b will not be achieved.	Locating Northstowe to the east of Longstanton and to the north of Oakington so that the development makes best use of the previously developed land at Oakington Airfield and can be well served by a rapid transit system based on the St Ives railway line means that the new town will be located close to Longstanton and Oakington. The closeness of the site to these two villages was anticipated in the Structure Plan which includes a policy requiring green separation between the new development and Longstanton and Oakington. The Green Belt will ensure that Northstowe does not merge with either village and the effectiveness of the countryside between the villages in providing separation will be enhanced through landscaping. There are precedents around Cambridge of relatively narrow green belt gaps ensuring that villages have not merged with the city.	No change
8043	Support	Playing fields should not be used as separation as this would merge the villages	Support noted.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

c	9657 - The Fairfield Partnership	Object	There is no requirement set out in PPG2 that a purpose of including land in Green Belts is to 'create an appropriate setting for the new town' as set out in Purpose c.	Policy NS/4 sets out the local purposes for the proposed extension to the Cambridge Green Belt. Creating an appropriate setting for the new town is compatible with the PPG2 and Structure Plan principles of keeping settlements separate one from another, safeguarding the countryside from encroachment and preserving the wider setting of Cambridge which in this case will be shared with the setting of Northstowe.	No change.
d	9648 - The Fairfield Partnership	Object	TFP believe that Purpose d can also be better accommodated with their proposals.	The outdoor recreation and public access to the countryside proposals in the Northstowe AAP will provide for the needs of the residents of Northstowe and provide improved opportunities for the population in the surrounding villages. The proposals include policies NS/5 (landscaping the setting of Northstowe), NS/6 (public access to the green separation which respects local character), NS/7 (structure of Northstowe including 2 county parks and access to the eastern fen-like drainage area) and NS/23 (countryside recreation).	No change.
8044	Object	There will be no open countryside - only the green separation areas - these areas should not be used as parks - playing fields etc or the villages and new town will be merged	Agreed, policy NS/6 prohibits playing fields etc from being provided in the green separation.	No change.	

Representations

Nature Representation Summary

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Change to Draft DPD

C2.5

9157 - The Fairfield Partnership Object It is not accepted that the area defined as Green Separation has clear defensible boundary features as required by PPG2. It is further unacceptable that the Council are contemplating amendments to the inner Green Belt boundary around the new settlement once it is built as this highlights the inconsistency of the approach to defining Green Belt boundaries and the requirement to establish boundaries that will endure. Proposed Amendment: TFP propose that the last sentence of paragraph C2.5 is deleted.

In the context of defining the Green Belt boundary between Northstowe and Longstanton and Oakington villages, the principle is that the land that is included within Green Separation necessary to protect the village character of Oakington and Longstanton will be included within the Green Belt in order to prevent any future coalescence and ensure that separation is maintained in the long term. This policy led approach is necessary because the Structure Plan requirements for identifying a site for Northstowe have steered the preferred site into an area where there are very few boundaries on the ground (principally the airfield and golf courses).

This policy based approach to defining Green Belt boundaries in the draft AAP is therefore the most appropriate in the circumstances of Northstowe. Once a masterplan has been agreed by the Council which defines the appropriate form of development, the Green Belt boundaries would be reviewed to set the boundary around Northstowe itself. This is the same approach as has been agreed for the green corridor in Cambridge East Area Action Plan.

NS/5 Landscaping the Setting of Northstowe

8810 Object We agree that the green areas should be physically connected for the benefit of wildlife. We do not agree that there should be integration to enable easy residential access between Northstowe and the green areas of surrounding villages. Such integration would violate the principle of maintaining distinctive village characters and would instead cause coalescence of the villages with Northstowe.

Policy NS/5(e) concerns securing access the whole of the countryside setting of Northstowe, not just the green separation between it and Longstanton and Oakington. The extent of access to the green separation is covered by policy NS/6 which also seeks to balance the objective of public access to the green separation with its purpose of maintaining village character by proposing "where appropriate to the character and amenity, having particular regard to the character of the Conservation Areas". There are already statutory rights of way for example in the vicinity of Longstanton.

No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

8537 - Gallagher Longstanton Ltd.	Object	The AAP lacks coherence by proposing two separate landscape strategies, one for the area described as the countryside surrounding the new town (NS/5) and one for the town (NS/15). The definition of countryside is unclear. It isn't appropriate or realistic to devise/implement a landscape strategy for areas beyond the application site. In the interests of clarity, brevity and coherence, Policy NS/5 should be merged into NS/15. A single policy is required to address the landscaping issues of the new town. Further clarity should be provided in relation to the timing of the approval of detailed landscape strategies.	Not agreed. Providing an acceptable living environment and mitigating the impact of the development of a new town will require a landscape strategy both for the new town and for the surrounding countryside. Whilst land control would aid the implementation of the landscape strategy surround the site, much can be achieved through agreement, see for example the work of the Cambridge Green Belt Project. The strategy will identify what is needed and will be the basis for securing monies as part of the planning obligation for Northstowe for its implementation.	No change.
11049 - Longstanton Parish Plan Committee	Object	C.3: green separation, free of urban uses, should not be a 'proposal' but an accepted principle.	Policy NS/6 proposes that the green separation be kept free of urban uses.	No change.
8548 - Gallagher Longstanton Ltd.	Object	In relation to the timing of the approval of a landscape strategy, the need for a Landscape Strategy to be submitted and approved prior to the grant of planning permission is not justified. The policy is unclear as to whether the requirement relates to outline or more detailed planning consents and the nature of the strategy. Strategic landscape issues will be addressed through an outline planning consent. More detailed landscape details will be more appropriately resolved prior to the approval of detailed or reserved matters applications. Policy NS/5/15 should draw the distinction.	Policy NS/5 concerns a landscape strategy for the surrounding countryside which will both mitigate the impact of Northstowe and provide a basis for improved public access. It will be necessary for the strategy to be agreed by the local planning authority before the initial planning permission for Northstowe is granted in order that it can be implemented as part of the planning conditions/planning obligation for the new town.	No change.
8546 - Gallagher Longstanton Ltd.	Object	One specific point in relation to the wording of NS/5 is that the reference to setting, which goes beyond strategic planning guidance which focuses on the maintenance of village character. For consistency and accuracy, the words 'setting and' ought be deleted from the third line of subsection a.	Landscaping the setting of Northstowe will be important to mitigate the impact of the development of the new town on the surrounding countryside and to provide a basis for improved countryside access. It will also provide the opportunity to provide compensatory habitat for that lost on Oakington Airfield and the remainder of the new town site.	No change.
9282	Support	I agree with the sentiment, but the existing trees on the site represent more than just a setting for the development. Wherever possible they need to be preserved.	Support noted. Making the best use of existing tree cover will mean that trees will be preserved wherever possible.	

b

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

d					
8045	Object	Agree that the green areas should be physically connected for the benefit of wildlife. Do not agree that there should be integration to enable easy residential access between Northstowe and the green areas of surrounding villages. Such integration would violate the principle of maintaining distinctive village characters and would instead cause coalescence of the villages with Northstowe.	Policy NS/5(d) concerns integrating the open spaces within the Northstowe with the surrounding countryside for the benefit of wildlife in and around the new town site.	No change.	
7867 - Longstanton Parish Council	Support	We agree that the green areas should be physically connected for the benefit of wildlife.	Support noted.		
e					
7989 - Longstanton Parish Council	Object	We do not agree that there should be integration to enable easy residential access between Northstowe and the green areas of surrounding villages. Such integration would violate the principal of maintaining distinctive village characters and would instead cause coalescence of the villages with Northstowe.	Policy NS/5(e) concerns securing access the whole of the countryside setting of Northstowe, not just the green separation between it and Longstanton and Oakington. The extent of access to the green separation is covered by policy NS/6 which also seeks balance the objective of public access to the green separation with its purpose of maintaining village character by proposing "where appropriate to the character and amenity, having particular regard to the character of the Conservation Areas". There are already statutory rights of way for example in the vicinity of Longstanton.	No change.	
9260 - Cambridgeshire Local Access Forum	Object	Policy NS/5 - e and f. Would like to see reference to the connectivity being provided by public footpaths and bridleways	Agreed.		Amend Policy NS/5(e) to read: "To ensure a high degree of connectivity between the new town and the wider countryside for wildlife and people, including extending the rights of way network (public footpaths and bridleways).
9214 - Cambridgeshire Local Access Forum	Support	Policy NS/5 e and f. Welcome the creation of connected green spaces and their integration with the wider countryside	Support noted.		
f					
9262 - Cambridgeshire Local Access Forum	Object	Policy NS/5 - e and f. Would like to see reference to the connectivity being provided by public footpaths and bridleways	Such a change has already been recommended for Policy NS/5(e). Amending Policy NS/5(f) is not appropriate as it concerns wildlife habitats not statutory rights of way.	No change.	
h					
8730 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports this policy	Support noted.		

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****NS/6 Green Separation from Longstanton and Oakington**

9467 - Defence Lands Ops North 9038 - Defence Lands Ops North 9556 - English Partnerships	Object The policy should not be so restrictive on the use types that will and will not be allowed within the green separation. Such decisions should be taken at the Masterplan stage.	The Structure Plan locational requirements for Northstowe of Oakington and to make best use of the previously developed land at Oakington Airfield has pointed to a site for the new town which is close to the 2 villages. That proximity was foreseen in the Structure Plan which therefore included a requirement for green separation to protect their village character. Protecting that character will require a certain amount of distance the effects of which can be reinforced by planting and other landscaping measures. As a result of detailed analysis at the Preferred Options Stage, the Council has determined that a minimum of 200 metres is required and that it must be kept free of urban uses which will have the effect of introducing Northstowe's character into the area needed to maintain the character of the 2 villages.	No change.
9860	Object Policy NS/6 Green Separation from Longstanton and Oakington - about Green Separation see my representation under NS/2. In paragraph 1 the Council makes reference to the Village Framework and Conservation Area, which are both biased policies as they are not protecting the village as a whole and divide communities. For example, the Village Framework and Conservation Area St Michael's and All Saints, Longstanton is a good example. Anything in St Michael's is to be conserved and protected and other part of Longstanton are to be destroyed. Are these policies created because of the way the village is represented by the Longstanton Councilors whom have their own interests and is one of the reasons why they became Councilors to represent their own interests and not the village of Longstanton?	Conservation Areas can only be designated if an area is of special architectural or historic interest and for no other reason. Much of Lonstanton All Saints dates from the post war period whilst much of Longstanton St Michaels is earlier and has the special architectural and historic character appropriate which has been considered desirable to preserve or enhance.	No change.
9234	Object The wording of this Policy fails to protect Conservation areas unless they fall within the village framework. This is wrong in principle and should be corrected.	This objection is not correct. Policy NS/6 (1), (3) and (4) specifically offer additional green separation (i.e. more than 200 metres from the Village Framework) to encompass those parts of the Conservation Areas outside the Village Framework.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7922 7923 9728	Object	Privately owned land in the green separation should not have public access to it.	The purpose of the green separation is to provide a countryside gap between Northstowe and Longstanton and Oakington in order to maintain the character of the 2 villages. Ownership is not necessarily relevant for that purpose, indeed a number of representations suggest that restricting public access is desirable. Ownership would only become an issue where it is required to have public access or for additional landscaping if this is needed and cannot be achieved by agreement.	No change.
7877 - 8052 8416	Longstanton Parish Council	Object The use of village frameworks (a tool to restrict development) to define where the green separation is measured from is perverse, and houses outside the framework should have the same separation.	(a) The purpose of the green separation proposed in the Structure Plan is to "maintain the village character of Longstanton and Oakington", not to protect amenity of individual properties in the parishes. (b) Like many parishes in the District, Longstanton Parish and Oakington Parish include each village which is defined by the Village Framework and outlying areas which mostly lie some distance from the village. Nevertheless, the Area Action Plan proposes mitigation for those properties which lies outside either villages and which adjoin the proposed site of Northstowe. (c) The Longstanton Conservation Area includes the countryside setting of All Saints Church which includes domestic properties at some distance from Lonstanton All Saints or Longstanton St Michaels and which will be separate from any settlement. (d) The Northstowe Steering Group which advised Council on the green separation included these outlying areas in their site visit and concluded that mitigation measures were appropriate.	No change.
9292 -	English Partnerships	Object English Partnerships acknowledge the Structure Plan policy requirement to provide green separation and that the policy functions to protect the character of Longstanton and Oakington. English Partnerships consider that a uniform distance to be achieved by way of separation places an unreasonably inflexible constraint on the master planning process. The nature and extent of green separation should be determined as part of a master plan process.	The Structure Plan locational requirements for Northstowe including the need to be located east of Longstanton and north of Oakington and to make best use of the previously developed land at Oakington Airfield has pointed to a site for the new town which is close to the 2 villages. That proximity was foreseen in the Structure Plan which therefore included a requirement for green separation to protect their village character. Protecting that character will require a certain amount of distance the effects of which can be reinforced by planting and other landscaping measures. As a result of detailed analysis at the Preferred Options Stage, the Council has determined that a minimum of 200 metres is required and that it must be kept free of urban uses which will have the effect of introducing Northstowe's character into the area needed to maintain the character of the 2 villages. Masterplanning could result in the provision of additional green separation.	No change.

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11086 - Environment Agency	Support	We support the green separation of Northstowe from the existing villages of Oakington & Longstanton. These 'Green Corridors' are important locations for biodiversity and the design of such spaces should adhere to the biodiversity and landscape policies within the draft development policies DPD and section D/9 of this Area Action Plan.	Support noted.	
7966 - Longstanton Parish Council 9151	Object	Domestic properties within conservation areas must be afforded the same 200m separation as the village framework. There should not be a high degree of public access in areas in private ownership or in conservation areas within the green separation.	(a) The purpose of the green separation is not to protect the amenity of individual properties but to "maintain the village character of Longstanton and Oakington". There are 2 Conservation Areas at Longstanton St Michaels which include part of the countryside setting of this part of this part of the village, (i) the Conservation Area to the northern end of Longstanton St Michaels was designated to protect the setting of All saints church - included some domestic properties at some distance from the village, (ii) the Conservation Area associated with St Michael's church includes St Michel's Mount, the former vicarage which lies outside the village framework. Public consultation last Autumn resulted in a very large number of representations that this property whose large curtilage adjoins the Village Framework is perceived locally as being part of the village. As a consequence the Area Action Plan affords it the same protection as the rest of the village. (b) The issues concerning ownership and the character of the Conservation Areas is already covered by policy NS/6 (1) by the clause "The green separation will have a high degree of public access where appropriate to character and amenity, having regard to the character of Conservation Areas." The objection seeks to limit public access only where land is in private ownership or lies in a Conservation Area. This may be too limiting in assessing the extent to which public access should be encouraged/discouraged in the green separation areas between the village as the consultation on any planning application may result in other considerations coming forward.	No change.
9742 8814	Object	We fundamentally disagree with the use of village frameworks, designed to prevent development, as justification in favour of development close to existing homes in surrounding communities.	(a) The purpose of green separation is not to protect the amenity of individual householders but to "maintain the village character of Longstanton and Oakington". (b) Like many parishes in the District, Longstanton and Oakington parishes include properties which lie in the countryside and at some distance from the village which is clearly defined by the Village Frameworks in the 1993 and 2004 Local Plan and now in the Core Strategy. (c) The Area Action Plan additionally includes proposals to mitigate the impact of Northstowe on properties which lie outside the Village Framework.	No change.

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9469 - Oakington & Westwick Parish Council	Object	200m of Green separation is not sufficient, given that the ground on which Northstowe is to be built rises above the level of many of the nearby existing dwellings in Manor Farm Close, High Street, Coles Lane, Longstanton Road, Croft Lane and Lowbury Crescent Oakington. This means that the sound attenuation of the proposed trees etc will be significantly below optimum.	The Northstowe Member Steering Group which advised Council on the appropriate width and treatment of green separation considered a report and undertook a detailed site visit of the edges of the 2 villages in September 2004. That site visit including walking the length of the airfield edge of Oakington village. Sound attenuation from Northstowe will be more effectively achieved by the nature of uses on the edge rather than distance.	No change.
9619 - The Fairfield Partnership	Object	The policy seeks to achieve a high degree of public access to Green Separation and this in itself is inconsistent with the requirement that there should be no dual use of this space for recreational purposes.	The AAP proposes that there would not be any formal open space or other urban uses in the green separation. Informal access to the countryside by footpaths, bridleways or otherwise will not introduce urban activities into the green separation and is not therefore incompatible with its purpose to maintain village character. Improving access to the countryside will be an important part of community development at Northstowe.	No change.
8417	Object	The use of village frameworks as the primary delineation of homes requiring separation is perverse. The policy must begin with the principle that all existing properties deserve separation in their own right. The minimum must be 200m except for homes adjacent to brownfield (Long Lane, Rampton Drift) and homes along Station Road (where there is already a busy road between them and Northstowe). Such exceptions must be treated as suggested in the policy. The current piecemeal approach to separation seems designed to encourage a piecemeal disintegration of the policy. It almost seems intentionally designed for that purpose.	(a) This objection does not appear to be objecting to the extent and treatment of the green separation (policy NS/6 (2-5) or the mitigation measures for Station Road (policy NS/16 (3)). (b) The objection is concerned with the way in which the proposed green separation has been achieved. (c) The purpose of green separation is not to protect the amenity of individual householders but to "maintain the village character of Longstanton and Oakington". (d) Like many parishes in the District, Longstanton and Oakington parishes include properties which lie in the countryside and at some distance from the village which is clearly defined by the Village Frameworks in the 1993 and 2004 Local Plan and now in the Core Strategy. (e) The Area Action Plan additionally includes proposals to mitigate the impact of Northstowe on properties which lie outside the Village Framework.	No change.

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<p>10500 - Cambridgeshire County Council 10915 - Ely Diocesan Board 10885 - Taylor Woodrow Developments Ltd 8538 - Gallagher Longstanton Ltd. 8555 - Gallagher Longstanton Ltd.</p>	Object	<p>(a) The limitation in NS/6 (1) on open active uses in the areas of green separation is not sound. There is no evidence base to suggest a requirement for such a policy to maintain village character. A more appropriate and flexible policy is proposed. (b) The requirement for a rigid 'absolute minimum' 200m distance is not sound, unsupported by a robust evidence base and inherently inflexible. References to a 'minimum' of 200 metres should be deleted.</p>	<p>The purpose of the green separation is to maintain the village character of Longstanton and Oakington. Because the criteria for locating Northstowe have led to a site which is very close to these villages both the width and nature of uses will be important to maintaining their village character. The evidence base for green separation is the report considered by the Northstowe Steering Group in September 2004. In addition to that report, the Steering Group undertook a detailed site visit before reaching the conclusion that a minimum gap of 200 metres with tree planting and other landscaping was necessary to ensure that a countryside aspect could be maintained between the villages and Northstowe. Their village character would be undermined by urban uses in that gap which would have the effect of making the villages appear part of Northstowe rather than separate from it.</p>	No change.
<p>11052 - Longstanton Parish Plan Committee</p>	Object	<p>we also object to the Green Separation having a high degree of public access where appropriate to character and amenity, which will violate longstanton Village integrity. We object to the 'Wherever possible urban open space uses will be located on the edge of Northstowe' because this proviso leaves open the potential violation of our village rural character, preserved in our conservation areas, greenbelt/green separation. This uncertainty is unacceptable.</p>	<p>(a) Policy NS/6 which seeks balance the objective of public access to the green separation with its purpose of maintaining village character by proposing "where appropriate to the character and amenity, having particular regard to the character of the Conservation Areas". There are already statutory rights of way for example in the vicinity of Longstanton. (b) The clause in the policy "Wherever possible urban open space uses will be located on the edge of Northstowe" which is objected to as undermining the purpose of the green separation finishes as follows "in addition to and reinforcing the Green Separation." This clause in the policy is therefore supportive of green separation rather than a threat to it.</p>	No change.
<p>9264</p>	Object	<p>There is an omission which should be corrected. Cambridgeshire has very few trees. We need a statement to say that existing tree plantings within the Green Separation will be maintained or enhanced (in some cases they will require thinning).</p>	<p>Agreed, the existing character of the countryside adjoining the villages includes the existing tree cover which may require long term management.</p>	<p>Inset a new sentence in paragraph C4.2 (between the 2nd and 3rd sentence) to read: "Existing tree cover within the green separation will be maintained or enhanced (in some cases they will require thinning)."</p>

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8741 - Longstanton Parish Plan Committee 8958 - The Fairfield Partnership 7813 7843	Object 200m is an inadequate distance to provide sufficient protection for existing villages character. Extending the site north of the railway would allow for greater separation, 400m would be better.	(a) All of these objections state that 200 metres green separation is inadequate to maintain the village character of Longstanton and Oakington without offering any explanation other than to seek additional distance. (b) The Structure Plan locational requirements for Northstowe mean that the new town will be close to Longstanton and Oakington, particularly if it is to make best use of the previously developed land at Oakington Airfield. (c) The subject of green separation was explored at length by the Northstowe Steering Group of members in the summer of 2004. This exploration included the consideration of an analysis of village character of Longstanton and Oakington, an analysis of the countryside adjoining the 2 villages and concluded with an approach to the treatment of the green separation which responded to different character areas. Those analyses were put together by a team with planning, architectural, conservation and landscape expertise. The Steering Group of members also undertook a detailed site visit of the edges of the 2 villages before reaching the conclusion that a suitably landscaped gap of 200 metres (measure from the Village Framework of both villages) would provide sufficient distance to maintain the village character of Longstanton and Oakington with additional distance where for example a Conservation Area included more than 200 metres of the adjoining countryside as at Longstanton St Michaels. The conclusions of that analysis were endorsed by the Steering Group and Council, and are included in policy NS/6.	No change.
8751 - Longstanton Parish Plan Committee	Support Longstanton Parish Plan Committee supports the following policies: Additional separation will be provided to protect Conservation Areas which extend beyond the village frameworks. The Green Separation will not contain any urban uses such as playing fields, allotments or cemeteries to ensure effective separation between these communities.	Support noted.	
8819	Support We strongly believe that a minimum of 200 metres separation is required between the existing villages boundaries and Northstowe unless there is overwhelming justification against it.	Support noted.	
9245	Support I strongly support the sentence which states that the Green Separation will not contain urban uses such as playing fields, allotments or cemeteries. If these are permitted directly adjacent to, or within the heart of, our village, then its coalescence with Northstowe will be guaranteed.	Support noted.	

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8560 - Gallagher Longstanton Ltd.	Support	That the areas defined as green separation should have a high degree of public access is supported. This is consistent with the views expressed in consultation. It is also consistent with the view that there should be a positive relationship between the new town and the existing communities, with residents of Longstanton and Oakington being able to benefit from easy access to the services and facilities planned in the town and to the dedicated busway. With their respective village characters maintained, a positive relationship will provide the most sustainable response.	Support noted.	
2 8540 - Gallagher Longstanton Ltd.	Object	The policy is inflexible in proposing a single landscape response. The benefits of the approach are not supported by the evidence base. The policy should allow for a more varied landscape response.	Policy NS/6 was formulated after a detailed analysis of the landscape character adjoining the 2 villages. That analysis found four distinct character areas and puts forward four different treatments for each. The landscape treatment for Longstanton All Saints is consistent with the character of that specific village edge.	No change.
9605 - The Fairfield Partnership	Object	In Sub-Section 2 insert 'and setting' after the word 'character'.	The change proposed would not make sense. The green separation will be the setting, this policy is addressing the character of this part of that setting.	No change.
8046	Support	This is an area rich in bird life which must be maintained in a way sensitive to the needs of any remaining wildlife!	Support noted.	
8752 - Longstanton Parish Plan Committee 8414 9313	Support	Support this policy.	Support noted.	
3 8413	Object	I strongly support this minimum separation. However, I disagree fundamentally with the way in which the separation has been decided. See my objection to the overall policy NS/6.	Objection noted. See response to this objectors overall objection to policy NS/6	No change.
9822	Object	We object to the Conservation Area at Long Lane, Longstanton. It is an unnecessary designation, as the area does not relate to the setting of the village. We consider the Conservation Area extension at Long Lane will reduce the quality of the villages existing Conservation Area.	Following public consultatio, the Conservation Area at Lonstanton St Michaels was extended by Council at its meeting on 22nd September. This objectors objections to the extension were considered as part of the extension process.	No change.

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9608 - The Fairfield Partnership	Object	In Sub-Section 3 delete 'allow for a substantial area of supplemental planting' and insert 'protect the setting of the Conservation Area and allow for appropriate landscape treatment'.	Agreed. This would more clearly describe the purpose of the additional tree planting which is to ensure that the development of Northstowe does not have an adverse effect on the setting of the Conservation Area, or views into or out of it.	Amend policy NS/6 (3) to read: "In addition to the Conservation Area (included in the Core Strategy) a further 50m beyond Long Lane is included in Green Separation to protect the setting of the Conservation Area and allow for appropriate landscape treatment."
8753 - Longstanton Parish Plan Committee	Object	Longstanton parish Plan Committee objects to less separation for this part of Longstanton	By virtue of the extent of the Conservation Area which at this point protects the rural setting of All Saints church, the village of Longstanton would enjoy additional separation at this point than the minimum 200 metres.	No change.
8541 - Gallagher Longstanton Ltd.	Object	The requirement for 50 metres of additional green separation from Long Lane is not supported by an adequate evidence base. Nor does it offer the flexibility for design lead solutions to deliver the objectives of the policy without adherence to a rigid and prescriptive solution.	The additional 50 metres of green separation along Long Lane is necessary in order to ensure that Northstowe does not encroach on the openness of the Conservation Area which at this point provides the rural setting for All Saints church.	No change.
9308	Support	Inevitably, given its proximity to the previous barracks site, it is not possible for this area, and the Toad's Acre mobile home park, to receive 200m separation and I accept that 50m of dense tree planting is all that can be provided.	Support noted.	
8816	Support	The only areas where 200 metres of separation from Longstanton are not possible are: * along Long Lane, which borders the Northstowe brownfield sites where 50 metres separation is appropriate; * along Station Road, where existing homes will be separated from Northstowe by the B1050 and 40 metres separation on the east side of Station Road is appropriate; * Rampton Drift where a sympathetic separation must be provided, supplementing the existing landscaping.	Support noted.	

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8496 9209	Object	It is right that a domestic property within a Conservation Area should be given the same Separation as other properties, but this is being achieved in the wrong way. It is wrong for one property to be singled out in this way and I have already proposed a solution to this problem under NS/6.1. If this proposed change is adopted, then NS/6.4 can be deleted. C4.4 says that "this property is perceived locally as being an integral part of the village". How could part of a Conservation Area ever be considered not to be part of its village?	(a) The purpose of the green separation is not to protect the amenity of individual properties but to "maintain the village character of Longstanton and Oakington". (b) There are 2 Conservation Areas at Longstanton St Michaels which were specifically designated to include part of the countryside setting of this part of the village, (i) the Conservation Area to the northern end of Longstanton St Michaels was designated to protect the setting of All saints church, (ii) the Conservation Area associated with St Michael's church includes St Michel's Mount, the former vicarage which lies outside the village framework but forms an important part of the setting on the southern approach to the village. Public consultation last Autumn resulted in a very large number of representations that this property which is the only non agricultural property whose curtilage adjoins the Village Framework is perceived locally as being part of the village. As a consequence the Area Action Plan affords it the same protection as the rest of the village.	No change.
9821 8544 - Gallagher Longstanton Ltd.	Object	The requirement for 200 metres of green separation from St Michaels Mount is supported neither by a robust evidence base, nor offers the flexibility for design lead solutions to deliver the objectives of the policy. Objection is raised to the Conservation Area at St Michael's Mount, Longstanton; designation of this area as a Conservation Area will reduce the quality of the existing Conservation Area at Long Lane, Longstanton.	This objector's objection to the extension of the Conservation Area was considered by the Council before it was formally approved by Council at its meeting on 22nd September 2005.	No change.
9609 - The Fairfield Partnership	Object	In Sub-Section 4 replace '200m' with '300m'.	St Michael's Mount is the only non agricultural building whose curtilage adjoins the Village Framework. Whilst the house stands well clear of the Village Framework, the public consultation at the Preferred options Stage showed that this house is perceived locally as being part of the village. As policy NS/6 (1) expresses the width of the green separation as being a minimum of 200 metres from the Village Framework, it would be consistent to express the approach to St Michael's Mount as being a variation from the minimum also measured from the Village Framework. This would not result in any more separation from that already proposed in the draft AAP.	Amend Policy NS/6 (4) to read: "300m separation will be provided from the Village Framework at St Michael's Mount. The landscape character of a series of hedged paddocks and small copses will be maintained and enhanced adjoining St Michael's Mount."
8812	Support	Specifically, domestic properties within Conservation areas must be afforded the same 200 metres' separation as the village frameworks.	Support noted. The objective of 'green separation' is to maintain the village character of Longstanton and Oakington. Public consultation at the options stage demonstrated that despite its peripheral local that St Michael's Mount is perceived to relate more closely to Longstanton village than to the surrounding countryside.	

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8754 - Longstanton Parish Plan Committee	Support	Longstanton parish Plan Committee supports this policy	Support noted.
5			
8684	Object	We do not believe that the 200m Green Separation will give residents such as ourselves on the northern edge of Oakington sufficient protection from the effects of Northstowe. In particular this is because of the proposal that the Green Separation shall double as a Country Park serving what will become one of Cambridgeshire's largest towns. We consider that in order to mitigate the effects of noise and disturbance and nuisance and loss of security there should be a significant zone bordering Oakington with no public access at all.	Landscaping proposals on the Northstowe side of the property boundaries of Oakington and Longstanton can mitigate any potential for disturbance, nuisance and loss of security. This could for example include fencing, ditches or planting of thorn or similar species of bushes.
9610 - The Fairfield Partnership	Object	In Sub-Section 5 insert 'a country park with planting designed to enhance' after the word 'comprise' and delete the words 'additional tree planting of individual trees, groups and copses to reinforce'.	Policy NS/6 (2-5) proposes the landscape treatment for each of the character areas in the green separation adjoining Northstowe. It use as a country park is the subject of a countryside recreation policy NS/23.
8755 - Longstanton Parish Plan Committee	Support	Green separation which is adjacent to existing properties should provide a minimum space of 200m from those properties not allocated for public access.	Support noted.
5			
9165 - The Fairfield Partnership	Object	TFP agree with and support the AAP analysis of the character of the Conservation Areas locally. The TFP proposals can far better protect and enhance the character and setting of these Conservation Areas than can the draft AAP proposals. See separate objections to the Proposals Map Inset A and Concept Diagram Site Allocation Representations.	The proposals in the Northstowe AAP will afford protection to the character and setting of the Conservation Areas by providing additional tree planting or other landscaping.
5			
7965 - Longstanton Parish Council	Object	Existing woodland within the green separation should be maintained, though some tree thinning may be appropriate.	Agreed, the existing character of the countryside adjoining the villages includes the existing tree cover which may require long term management.
8818			
5			
C4.2			
7965 - Longstanton Parish Council	Object	Existing woodland within the green separation should be maintained, though some tree thinning may be appropriate.	Insert a new sentence in paragraph C4.2 (between the 2nd and 3rd sentence) to read: "Existing tree cover within the green separation will be maintained or enhanced (in some cases they will require thinning)."

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8756 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports this policy with the proviso that the absolute minimum wished by the majority of respondents in the village survey 2004 is 300 metres.	The Structure Plan locational requirements for Northstowe including the need to be located east of Longstanton and north of Oakington and to make best use of the previously developed land at Oakington Airfield has pointed to a site for the new town which is close to the 2 villages. That proximity was foreseen in the Structure Plan which therefore included a requirement for green separation to protect their village character. Protecting that character will require a certain amount of distance the effects of which can be reinforced by planting and other landscaping measures. As a result of detailed analysis at the Preferred Options Stage, the Council has determined that a minimum of 200 metres is required and that it must be kept free of urban uses which will have the effect of introducing Northstowe's character into the area needed to maintain the character of the 2 villages.	No change.
C4.3 8757 - Longstanton Parish Plan Committee	Support	Longstanton parish Plan Committee supports this policy	Support noted.	
C4.4 8758 - Longstanton Parish Plan Committee	Support	Longstanton parish Plan Committee supports this policy	Support noted.	
C4.5 8759 - Longstanton Parish Plan Committee	Support	Longstanton parish Plan Committee supports this policy	Support noted.	
C4.6 8761 - Longstanton Parish Plan Committee	Object	Longstanton parish Plan Committee objects to the fact that Toad Acres is being treated differently from the rest of the land in the conservation area setting, and will not benefit from a larger degree of separation	Toads Acre is a mobile home site which stands separate from Longstanton village from which it is approached along Mills Lane - which has the character of a country lane. It is only separated from the most built up part of Oakington Barracks by a tree-lined public footpath. The AAP proposal of an additional 50 metres of tree planting on the north side of the footpath would provide better separation from development than exists at present.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Chapter D THE TOWN OF NORTHSTOWE****NS/7 The Structure of Northstowe**

9866	Object	NS/7 - Main Land Uses; Other services, Facilities and Infrastructure; Transport and Character, Design and Landscape - see my previous reason for objecting. Summary of issues raised in previous representation: Concerns about detrimental impact environmentally and on residents' quality of life, traffic generation, guided bus not being flexible enough, business uses being planned too close to residential, no clear phasing, lack of community involvement / representation in decision making, drainage issues need to be addressed.	The Area Action Plan includes a number of policies designed to create a balanced community with all the necessary facilities, services and infrastructure to serve it, whilst minimising and mitigating the impact of development on the environment and residents in nearby villages. Policy NS/7 draws together the main themes of these policies into one single checklist.	No change.
8545 - Gallagher Longstanton Ltd.	Object	Each of the elements within Policy NS/7 appears to be duplicated in the more detailed policies set out in the proposed AAP. A more succinct AAP would result from the deletion of the policy and the avoidance of the duplication. Were the policy to be retained then the description of the structure of the town should be abbreviated to or three key sentences regarding its form.	Policy NS/7 acts as a checklist policy, drawing together the various issues which are detailed elsewhere in the Area Action Plan, in a similar way to the Development Principles policies in the Development Control Policies DPD.	
8822	Object	We agree with nearly all principles in this policy. However, we object to item 10, which provides a balancing and new stream channel for Beck Brook but does not provide for a diversion of Longstanton Brook. Both brooks must be diverted as part of this development.	Policy NS/24(6) proposes a new relief channel for the Longstanton Brook following the line of the Longstanton Bypass.	
8764 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports policies 8 and 9	Support noted.	
9573 - The Fairfield Partnership 8547 - Gallagher Longstanton Ltd.	Object	Reference to a 'linear' Town Centre is too prescriptive at this stage particularly given the Council's LDS includes the preparation of a Northstowe Town Centre SPD, the timetable for which is to produce a draft for public consultation during February-March 2007 and final adoption in July 2007. This SPD will provide detailed guidance as a supplement to the AAP proposals which according to the LDS will be adopted some time between April-June 2007	The overall vision for Northstowe is to create a modern Cambridgeshire market town. One of the defining characteristics of Cambridgeshire's market towns is that their town centres are characterised by a linear town centre. This does not necessarily mean a single street as at St Ives and Huntingdon but can include a network of streets such as at Ely. There should therefore be sufficient flexibility within this overall design parameter to design a town centre for Northstowe which puts modern retail formats into a layout which is recognisably a Cambridgeshire market town. This will provide a steer of what the local planning authority is looking for in the town centre strategy which is no longer to be prepared as SPD but instead will be prepared by the developers for approval by the LPA.	No change.

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9271 - The Fairfield Partnership	Object	Specific reference to 5 local centres is too prescriptive at this stage the actual number of local centres should be determined by a Master Plan for the whole settlement produced with regard to the objectives set out for Local Centres in D3 of the AAP. Replace the proposed wording with 'A number of Local Centres containing an appropriate and viable range of services each forming a neighbourhood focus'.	The benefits of each community being structured around a local centre, focused on a primary school to help support shops and services, and with access to the guided busway, mean that it should be part of the policy requirements.
8550 - Gallagher Longstanton Ltd.	Object	The specification of 'five' local centres is too specific and should be deleted (see representations to policy NS/9).	The benefits of each community being structured around a local centre, focused on a primary school to help support shops and services, and with access to the guided busway, mean that it should be part of the policy requirements.

4

9574 - The Fairfield Partnership	Object	Specific reference in Sub-Sections 4-6 to the precise location of main employment areas is too prescriptive at this stage. These locations should be determined by the detailed Master Plan for the settlement having regard to the objectives set out in D5 of the AAP and the preparation of an Employment SPD. NS/7/4-6 replace with 4. Employment Areas capable of accommodating a range of employment uses that are well-related to the Cambridgeshire Guided Bus and/or proposed park and ride facilities.	It is appropriate for the AAP to set policy principles that will be further developed into masterplans. Accessibility to services and facilities for employees is an important issue in locating employment development and locating the main business employment area close to and integrated with the town centre will also help to support the vitality of viability of the town centre itself. The location of the general employment area adjacent to the Park & Ride reflects the objective of good accessibility whilst recognising that it needs to be carefully located in relation to residential areas. Residential development will be focused on the stops on the dedicated busway and a location by the Park and Ride provides an opportunity to minimise impact on adjoining uses. Policy NS/7 provides clear policy guidance together with the concept diagram. Detailed issues of location, inter-relationships and accessibility will be considered at the masterplanning stage.
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8551 - Gallagher Longstanton Ltd.	Object	The range of uses within the second employment area should be expanded to include B1 use (see representations to policy NS/11).	The policy requires a wider range of employment uses and says that this will include B1 and B8 uses, unlike the area adjacent to the town centre where uses are limited to B1. The purpose of referring to B2 and B8 is for clarification and the policy does provide for B1 as part of wider range of employment. This does not need to be referred explicitly.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7

9118 - Addenbrooke's Hospital
 Object
 The Trust supports the overall thrust of the development proposals but objects to the omission of reference of the need for healthcare facilities at item 7 of NS/7. The AAP document at section C1.4 describes the Structure Plan's requirement for Northstowe (page 20-21). This includes specific reference to 'Health facilities, community and social infrastructure'. In the interests of consistency - including healthcare facilities - should be added after 'community services' in item 7.

Agreed. Paragraph C1.4 also refers to education which is another key community facility and should also be included in Policy NS/7. Note that these facilities are addressed in more detail in chapter D6 and that this policy provides an overarching policy on the main structural elements of Northstowe.

Revise Policy NS/7 criterion 7 to read:
 "Community services and facilities, INCLUDING EDUCATION AND HEALTHCARE, leisure, art and culture focused in the Town and Local Centres..."

9

8552 - Gallagher Longstanton Ltd.
 Object
 The reference to two country parks should be deleted (see representations to NS/23).

Representations relating to the proposed two country parks are addressed separately at Policy NS/23. However, no change is proposed in relation to this issue and there should be no change to this policy.

9575 - The Fairfield Partnership
 Object
 Consistent with objections made elsewhere to the AAP TFP believe that there is only scope for a single more substantial country park to the south between Longstanton and Oakington and the new settlement proposals and objections are therefore made to NS/7/9. NS/7/9 delete the word 'to' and change 'country parks' to singular.

Representations relating to the proposed two country parks are addressed separately at Policy NS/23. However, no change is proposed in relation to this issue and there should be no change to this policy.

10

11087 - Environment Agency
 Object
 Whilst the basis of the policy is supported, section 10 should read:
 "Flood MANAGEMENT infrastructure, including..."

Agree.

Add additional word to NS/7 (10):
 Flood MANAGEMENT infrastructure, including..."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8553 - Gallagher Longstanton Ltd. Object The reference to a new channel between Longstanton and Oakington should be deleted (see representations to NS/24).

This matter is also addressed in the same terms in response to a representation to policy NS/24 (4)(e). The Structure Plan specifically requires flood control and sustainable drainage systems "to mitigate current flood risks affecting Oakington village." The Environment Agency has been promoting a new drainage channel to the north of Oakington village. The current promoters of Northstowe propose to mitigate current flood risks by 'over-sizing' surface water attenuation ponds associated with the proposed access road for Northstowe which will be taken from Dry Drayton Road. If those measures are sufficient to mitigate flooding caused by surface water from upstream then a new channel may not be necessary. As the access road and surface water attenuation ponds will be put in as part of the advanced infrastructure for Northstowe it will be possible for the Environment Agency to determine their effectiveness and review the need for a new channel. The policy should therefore be retained until such time as it can be proven that alternative surface water drainage measures will mitigate existing flood risks affecting Oakington village.

8398 - Longstanton Residents for Dry Homes
8766 - Longstanton Parish Plan Committee
7883 - Longstanton Parish Council

Object Agree with nearly all principles in this policy. However we object to Item 10, which provides a balancing and new stream channel for Beck Brook but does not provide for a diversion of Longstanton Brook. Both Brooks must be diverted as part of this development. This is because; the Environment Agency places areas of both villages in the highest flood risk category. Longstanton is to have large reduction in its parish boundaries, losing this land to NS. The substantial access roads will create drainage problems. There is no clear justification why one area should receive a fail safe diversion and another a high maintenance balancing pond as forms of flood risk mitigation.

These objections are addressed in the same terms in responses to objections to policy NS/24 (6). Unlike Oakington where the Structure Plan specifically requires flood control and sustainable drainage systems "to mitigate current flood risks affecting Oakington village", the Structure Plan proposes that "flood control and sustainable drainage systems will be required to avoid any additional flood risk" in the remainder of the area which will be affected by the development of Northstowe. A local action group 'Longstanton Residents for Dry Homes' has been promoting a relief channel for the Longstanton Brook which would follow the alignment of the Longstanton Bypass. The AAP proposes that flood risks associated with the proposed new access road which will be taken from Hattons Road will be mitigated by providing balancing ponds upstream of Longstanton and the opportunity should be taken to mitigate existing flood risks at Longstanton by 'over-sizing' those attenuation ponds. The AAP also proposes a relief channel along the line of the Longstanton Bypass but cannot make this a requirement of the development unless it can subsequently be proven that surface water drainage with Longstanton will be made worse by the development of Northstowe. As currently proposed, surface water from Northstowe will not drain into Longstanton Brook and making a link between development at Northstowe and flood risk associated with Longstanton Brook will be difficult.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

12

9577 - The Fairfield Partnership	Object	TFP object to the additional requirement for a local busway through the town as unnecessary duplication given that their proposals are to focus the new settlement on the express guided busway with bus routes through the new settlement to achieve access to public transport. NS/7/12 delete whole Sub-Section and replace with 'Based around the Cambridgeshire Guided Bus running along the former St Ives railway line with development both sides of this new public transport system'.	Cambridgeshire County Council have submitted plans through the TWA Order process and the Inspector's recommendation is expected shortly. These proposals included limited stops along the Guided Busway; a park and ride facility at Longstanton and stop at Oakington, and details of where the proposed dedicated local busway will join the Guided Busway. Therefore, it has always been the intention to serve the new town via a separate route connected to the main route. This will provide maximum accessibility on foot to stops on the dedicated local busway, with the majority of the development within 600m of a stop. Any development on the periphery of the development will be within easily accessible walking distance (400m) to a stop on the local bus network. To focus development around the Guided Busway would result in two disconnected foci around the two stops, or a large proportion of the town not easily accessible on foot, which is clearly not as sustainable.	No change.
9659 - Histon & Impington Parish Councils	Object	Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.	The proposed use for the St Ives railway line is as a Guided Busway. That use has the support of South Cambridgeshire District Council and is accordingly included for implementation in the Core Strategy and Northstowe AAP. The Inspectors recommendations on the County Council's proposals for the Guided Busway is expected shortly. Should the Inspector conclude that the Guided Busway should not go ahead, the Core Strategy and Northstowe AAP can be amended before they are adopted in early 2007.	No change.
8767 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee objects to the guided busway as the main form of public transport for the new town to Cambridge.	The Guided Busway and associated dedicated local busway serving the new town will be one part, albeit a large part, of a package of measures to provide High Quality Public Transport serving the new town. The associated benefits include frequent and direct services, uncongested running on segregated routes, reliable running times, high quality livery and infrastructure etc. Conventional local bus services which will also serve a wider area and provide links with surrounding villages will also have an important role in providing comprehensive coverage by public transport.	No change.
9224 - Cambridgeshire Local Access Forum	Support	Welcome the requirement to provide a high quality network of footpaths, bridleways and cycleways	Support noted.	

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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****17**

8768 - Longstanton Parish Plan Committee
 Object Longstanton Parish Plan Committee objects to the inclusion of Rampton Drift into Northstowe

Support noted. Paragraph D6.8 includes an indicative list of services, facilities and community infrastructure that will need to be provided at Northstowe. This list includes "one secondary school, with 6th Form provision."

18

8502 - English Heritage
 Support Policy NS/7 We welcome point 18.

Support noted.

D1.3

8769 - Longstanton Parish Plan Committee
 Support Longstanton Parish Plan Committee supports this policy. We would like to add that the secondary school should include a V1th Form and that Longstanton children should be included in the secondary/V1th Form catchment

Support noted. Paragraph D6.8 includes an indicative list of services, facilities and community infrastructure that will need to be provided at Northstowe. This list includes "one secondary school, with 6th Form provision."

D1.4

9890 - Haslingfield Parish Council
 Object In adverse weather conditions - heavy rain, snow, ice, high heat and humidity, no-one who has access to a car will walk a quarter of a mile to a bus stop.

No change.

D1.6

7978 - Longstanton Parish Council
 8823
 Object D 1.6 must be extended to provide clear requirements on provision of the facilities within specified time scales and their future management by the local authority.

Phasing of services, facilities and infrastructure is required in other parts of the Area Action Plan, including Policy NS/32 Timing / Order of Service Provision and in the section on Planning Obligations. The management issue is provided for in Policy NS/30 Management of Services, Facilities, Landscape and Infrastructure. Therefore additional text is unnecessary duplication.

8770 - Longstanton Parish Plan Committee

Support Longstanton Parish Plan Committee supports this policy

Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

D1.7	8771 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee object to an incongruous skyline of tall buildings for this new market town: how tall?	Paragraph D1.7 refers to opportunities to create landmark places and buildings, which will assist creating an attractive skyline. However, it is recognised that it is important that any such buildings are well designed and not incongruous to the area. The policies in the Development Control Policies DPD (such as DP/2 on Design of New Development), the Strategic Design Guide and masterplanning process will ensure that a high quality design is delivered on the ground.	No change.
D1.8	8774 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee object to the lack of reference to Longstanton Brook capacity to cope with additional surface water generated by the new development. The system proposed is completely untested and very risky.	Surface water drainage and mitigating flood risk are addressed in more detail in Policy NS/24. Specifically criteria 5 and 6 deal with Longstanton Brook and mitigating flood risk at Longstanton.	No change.
D1.10	8775 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports the implementation of country parks	Support noted.	
D1.11	11123 - Cambridgeshire County Council	Object	Suggest wording relating to Guided Bus project is amended - Secretary of State approval is still pending. Judgement expected September 2005.	It is likely that the Inspector's decision on the Guided Bus proposals will be made public prior to the Area Action Plan being submitted to the Secretary of State in January, therefore the additional text will be superfluous.	No change.
	8776 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports the upgrading of the A14 with new parallel roads: the issue of traffic to and from the A14 remains a big point of contention for the residents of Longstanton	Support noted. Improvements of the road network between Northstowe and the A14 will be an early requirement of the development of the new town.	
D1.12	8777 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee objects to the lack of reference to an upgrade of the B1050, and to the lack of reference to a dedicated cycle path along it	Policy NS/13 sets out the road infrastructure necessary to serve the new town of Northstowe. Cambridgeshire County Council is exploring whether any improvement is needed to the B1050, for example, provision of a Willingham Bypass. Policy NS/14 makes provision for cyclists, and paragraph D7.16 identifies routes for external rights of way and includes Longstanton and Willingham.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D1.13**

8894	Object	Rampton Road will also need to be a Bridleway so horse riders can access Long Lane Bridleway	Agree that where feasible, this should also provide a facility for horse riders and text at paragraph D1.13 should be amended.	Amend second sentence of paragraph D1.13 to read: "Beyond that, Rampton Road would become a footpath / cycleway / bridleway."
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8889

Object

We are concerned that Rampton Road being closed off before the new schools are established. As we like many other parents in Rampton Drift have children going to Hatton Park School.
Due to the distance our weather and the amount of items children need to take a car is a necessity and with up to 15 cars making this trip going through Northstowe will add to the traffic congestion

The timing of changes to Rampton Road will be a matter for detailed consideration as part of planning applications. However, accessibility of residents of Rampton Drift to existing services and facilities in relation to the provision of new services and facilities in Northstowe will be a factor influencing that decision.

D1.14

11125 - Cambridgeshire County Council

Object

This paragraph states that "initial phases of the development would commence with the construction of a local centre at the north and south of Northstowe." Therefore the town centre would not be built till later in the development of Northstowe. This raises concerns.

Policy NS/9 sets out the facilities and services which will be required in the Local Centres, which includes provision to meet day-to-day needs of local residents for shopping and service provision. Paragraph D2.9 refers to the need for "a Town Centre Strategy which will be implemented as part of the planning obligation for the development of the new town and help in determining of planning applications to ensure the staged development of the town centre as a whole, and in particular the early start to the development of the town centre in order to provide a heart to Northstowe as early as possible."

No change.

What level of services will Local Centres have?

Cambridgeshire County Council is clear that a vital part of the Northstowe development is to have community services from the earliest possible stage.

By the time the town centre is built there is the possibility that people's travelling habits will already be determined.

If this phasing of development was implemented then the Developers will need to produce a detailed strategy indicating how they will deal with these issues.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9540 - Oakington & Westwick Parish Council

Object

The existing Road Traffic Order that governs the use of Longstanton Road, Oakington needs to be revoked, otherwise contractors can use it at will to gain access to and from all parts of Northstowe, at any time of the day and night, and at weekends. For years now the police have demonstrated their inability, or unwillingness to properly police its use and so there needs to be some physical means of preventing unauthorised use. We would object most strongly to this road being used a haul road to Northstowe during any stage of the development or after completion, and we would similarly be opposed to the existing access point, or any new ones on to Station Road, Oakington, being used in this way.

No change.

Policy NS/27 requires the location of sites accesses and haul roads to minimise their impact on existing residents and businesses. Paragraph E1.3 states "principal road accesses for construction vehicles will be from the the A14" and paragraph D1.14 states "the link roads to the A14 will also take construction traffic to Northstowe." Therefore, construction traffic will be carefully controlled, including timescales for operations through the Considerate Contractors Scheme, and should not require access via Longstanton Road or Station Road, Oakington.

Objectives

11126 - Cambridgeshire County Council

Object

The town centre chapter does not mention the town park, which is described in later chapters as being 'crucial' to the town centre (e.g. D8, 18). Therefore amend town centre chapter to include reference to the town park.

Agree.

Amend policy NS/8 (4):

The town centre will be designed and laid out to provide squares and other meeting places to which the public has unconstrained access and which will provide opportunities for Northstowe's residents to socialise as well as to shop. IT WILL ALSO HAVE GOOD ACCESSIBILITY TO THE TOWN PARK.

9303 - English Partnerships
9306 - English Partnerships

Object

English Partnerships would argue that significant comparison retail provision could be serviced at Northstowe through future household growth without any diversion of existing trade from key centres such as Cambridge. Given this potential, English Partnerships would welcome a flexible approach to the development of the town centre.

Although the Area Action Plan does provide a degree of flexibility, allowing the detail to be developed through a town centre strategy, Cambridgeshire Structure Plan policy P9/3 makes clear that the town centre must be limited in size to cater for the needs of the settlement and the immediate surrounding area rather than the wider sub-region. This approach is carried forward into the AAP, through policy NS/1 (2), and NS/8.

D2/c

9874 - Haslingfield Parish Council

Object

Shops and services which already exist in Longstanton and Oakington will wither and die with the town of Northstowe only 220 yards away. If the intention is to protect village life then the separation distances should be at least a mile. With five primary schools being built in Northstowe, the vitality of such schools in Longstanton and Oakington will be destroyed. Once there are no longer shops or schools in a village it is effectively dead.

Policy NS/8 requires submission of a town centre strategy which will examine the impact of Northstowe on surrounding shops. These impacts can then be managed. The number of primary schools has been determined in order to meet the needs of new Northstowe residents.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

9878 - Haslingfield Parish Council	Object	No shop in Northstowe will be allowed to have more than 10% of the total sale of any one type of commodity, this would preclude a superstore. Small food stores will be expensive in comparison with Tesco at Bar Hill which has already reduced the viability of small food stores in nearby villages, even without building Northstowe.	Agree it is important to provide a range of shops, facilities and services in the town centre whilst not undermining the viability of nearby towns and villages, and this is reflected in Objective D2/c. However, as explained at paragraph D2.9, it will be a matter for a separate study to establish how much floor area should be located in the town centre and the types and mix of uses.	No change.
D2/d				
9088 - The Fairfield Partnership	Object	TFP object in particular to D2/d and on the grounds that objectives must have regard to commercial viability of retail facilities being provided. Objective D2/e is contrary to national planning policy contained in PPS6, which clearly states that it is not the role of the planning system to restrict competition, preserve existing commercial interests or prevent innovation.	PPS6 allows local planning authorities to consider the impact of proposals on town centre vitality and viability, the impact on the spatial strategy for the area, and the role it plays in the hierarchy of centres. It acknowledges that diversity is one indicator of town centre health. In order to establish a viable new town centre, Objective D2/e raises a legitimate planning issue.	
D2/e				
7979 - Longstanton Parish Council	Support	We agree.	Support noted.	
NS/8 The Town Centre				
9867	Object	NS/8 The Town Centre - see my previous reason for objecting. Location and form: "Map 7 provides evidence that the new town is no longer confined within the Oakington Barracks and Airfield. How can the Authorities decide where is appropriate to have the town centre, when the town is expanding in all directions? The proposed public transport would not be convenient to serve the town centre and would be required to be more flexible, and other infrastructure is needed if the town is to function as a town to provide for the needs of local people." English Partnerships is in agreement that the detailed location of the town centre at Northstowe will be determined as part of the master plan. Therefore, we consider the specificity in points 1a-c to be unnecessary.	Following the Preferred Options public participation, the site has been defined (what was Site Option A) and this is shown on the Concept Diagram. Policy NS/8 states that the town centre will be determined through the detailed masterplanning process, but in broad terms will be in the geographical centre of the new town and will be on the dedicated local busway to maximise accessibility to all of the town's residents.	No change.
9307 - English Partnerships	Object	The level of detail provided in the policy also appears excessive, particularly in the light of the objectives spelt out for the town centre at the start of section D2 and the expectation set out in relation to a town centre strategy.	Whilst the exact location can be determined through the masterplan, it is important for the plan to establish principles that the location must meet.	
8554 - Gallagher Longstanton Ltd.	Object		Whilst the objectives set out the aims for the town centre, the policy sets out the requirements needed to achieve those objectives.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD***a*

89300 - English Partnerships	Object	English Partnerships is in agreement that the detailed location of the town centre at Northstowe will be determined as part of the master plan. Therefore, we consider the specificity in points 1a-c to be unnecessary.	Whilst the exact location can be determined through the masterplan, it is important for the plan to establish principles that the location must meet. It is reasonable to do this through the area action plan.
89884 - The Fairfield Partnership	Object	Whilst it is accepted that the detail location of the town centre at Northstowe will be determined as part of the Master Plan, objections are made to NS/8-1b and 1c on the grounds that TFP's proposals are for the new settlement to be centred on the Cambridgeshire Guided Bus and the most appropriate location for the town centre is adjacent to the Guided Bus rather than on a secondary bus route through the new settlement.	The proposed Guided Busway running along the line of the St Ives railway line will be part of an express system with limited stops running between Huntingdon and Cambridge. Buses running along the Busway alone would not serve the town well as there will be only 2 stops in the vicinity of Northstowe (at Station Road, Longstanton and at Station Road, Oakington). Keeping the number of stops on the express route to a minimum is necessary in order to provide a sufficiently frequent service for users who do not reside in Northstowe. Northstowe will be provided with a service which originates within the town and has frequent stops within the town before joining the Guided Busway near Station Road, Oakington. A stop on this route is the most suitable solution for the town centre.

b

8779 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee objects to the apparently close proximity of the Town Centre to Rampton Drift: 'somewhat to the East' of it is not an acceptable policy statement for the respondents of the village survey living in Rampton Drift.	Rampton Drift will be incorporated into Northstowe and will therefore be surrounded by urban uses. However it is important to ensure that this area is sensitively integrated into the new town whilst maintaining its residential amenity. The AAP makes clear that the town centre will be separate from Rampton Drift. It is not considered that a specified distance is required in the Area Action Plan in order for this to be appropriately achieved.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

2

9484 - English Partnerships	Object	The level of prescription on the policy regarding the town centre's form and function is not necessary.	Disagree. Whilst the detail will be dealt with through the masterplanning process it is important that the town centre is able to cater for the needs of the community, is highly accessible by non-car modes and its design reflects existing market towns of a compatible size in Cambridgeshire. The town centre will be the main defining feature of Northstowe by which it will be judged by residents and visitors. Therefore, some intervention is necessary to set out the principles to ensure a good quality of design and mix of uses, including those listed in paragraph D2.8, although this list is not prescriptive. Therefore the requirements of Policy NS/8 (2-5) seek to provide clarity to developers and ensure the principles of good design are adhered to through the masterplanning process, in accordance with PPS1.	No change.
8556 - Gallagher Longstanton Ltd.	Object	Without prejudice to the view that the policy should be simplified and abbreviated, it is clearly too early to stipulate that the form of the town centre should take a linear form on the basis of the model presented by the traditional market town. The evidence base for promoting a linear town centre form is not established. For this reason this section of the policy should be deleted.	Disagree. Whilst the detail will be dealt with through the masterplanning process it is important that the town centre is able to cater for the needs of the community, is highly accessible by non-car modes and its design reflects existing market towns of a compatible size in Cambridgeshire. The town centre will be the main defining feature of Northstowe by which it will be judged by residents and visitors. Therefore, some intervention is necessary to set out the principles to ensure a good quality of design and mix of uses, including those listed in paragraph D2.8, although this list is not prescriptive. Therefore the requirements of Policy NS/8 (2-5) seek to provide clarity to developers and ensure the principles of good design are adhered to through the masterplanning process, in accordance with PPS1.	No change.
9310 - English Partnerships	Object	English Partnerships believes that this level of specificity is premature at this stage and a flexible policy position should be taken with the Town Centre form and function determined through the strategic masterplan process as part of an integrated structure with the whole development.	Disagree. Whilst the detail will be dealt with through the masterplanning process it is important that the town centre is able to cater for the needs of the community, is highly accessible by non-car modes and its design reflects existing market towns of a compatible size in Cambridgeshire. The town centre will be the main defining feature of Northstowe by which it will be judged by residents and visitors. Therefore, some intervention is necessary to set out the principles to ensure a good quality of design and mix of uses, including those listed in paragraph D2.8, although this list is not prescriptive. Therefore the requirements of Policy NS/8 (2-5) seek to provide clarity to developers and ensure the principles of good design are adhered to through the masterplanning process, in accordance with PPS1.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

3

8971 - The Fairfield Partnership 8568 - Gallagher Longstanton Ltd.	Object	Objections are made to NS/8-3 and 4 on the grounds that these policy requirements are overly prescriptive particularly in the light of the preparation of the Northstowe Town Centre SPD which is to follow the adoption of the AAP. However this aspect of the policy is also internally inconsistent in that NS/8-6 requires the preparation and submission of a Town Centre Strategy which must be submitted and approved prior to the granting of planning permission and that this strategy will determine the appropriate form and content for the Town Centre.	The overall vision for Northstowe is to create a modern Cambridgeshire market town. One of the defining characteristics of Cambridgeshire's market towns is that their town centres are characterised by a linear town centre. This does not necessarily mean a single street as at St Ives and Huntingdon but can include a network of streets such as at Ely. There should therefore be sufficient flexibility within this overall design parameter to design a town centre for Northstowe which puts modern retail formats into a layout which is recognisably a Cambridgeshire market town. This will provide a steer of what the local planning authority is looking for in the town centre strategy which is no longer to be prepared as SPD but instead will be prepared by the developers for approval by the LPA.	No change.
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4

8977 - The Fairfield Partnership 8569 - Gallagher Longstanton Ltd.	Object	Policy requirements are overly prescriptive particularly in the light of the preparation of the Northstowe Town Centre SPD which is to follow the adoption of the AAP. However this aspect of the policy is also internally inconsistent in that NS/8-6 requires the preparation and submission of a Town Centre Strategy which must be submitted and approved prior to the granting of planning permission and that this strategy will determine the appropriate form and content for the Town Centre.	Disagree, the policy establishes a principle that must be met by the town centre strategy.
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5

8572 - Gallagher Longstanton Ltd.	Object	Sub-section 5 seems to provide unnecessary policy detail at this stage and could be deleted to simplify the policy.	Disagree, the policy establishes a principle that must be met by the masterplan.
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6

8628 - Gallagher Longstanton Ltd.	Object	The policy requirement to tie development to housing development is also unrealistic and could result in significant conflict with the wider objectives of the AAP to deliver the new town.	The application of trigger points, tie development of services and facilities to phases of development, is consistent with policy NS/32. This is necessary to ensure facilities are available when the need arises for them.
8559 - Gallagher Longstanton Ltd.	Object	The timing of the preparation of the strategy is ambiguous. It is not necessary to agree such a strategy prior to the grant of an outline planning permission.	The Council will require sufficient detail in order to properly consider an outline planning application. This will include information on the town centre and its development. Whilst some detailed matters may be appropriate for consideration at later stages, a strategy for the town centre will be necessary.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8987 - The Fairfield Partnership	Support	TFP support the principle of submitted a Town Centre Strategy in accordance with NS/8-6. It is considered that this will provide the most appropriate means of agreeing detailed guidance on the overall size and mix of uses that might be included within the town centre at Northstowe and the urban design framework for its development. It is further considered that such a strategy will obviate the need for overly prescriptive detail contained in the draft AAP.	Support noted.
7890 - Longstanton Parish Council	Object	The town centre development must commence at the beginning of residential development. This is the only way to ensure that the residents of the 650 homes per year have adequate facilities.	The policy requires development of the town centre to commence at an early point in the development. It would be unreasonable to require its commencement prior to any residential development.
11127 - Cambridgeshire County Council	Object	States that "development of the town centre will begin no later than 3 years after the commencement of development of Northstowe." What level of services will Local Centres have? Cambridgeshire County Council is clear that a vital part of the Northstowe development is to have community services from the earliest possible stage. By the time the town centre is built there is the possibility that people's travelling habits will already be determined. If this phasing of development was implemented then the Developers will need to produce a detailed strategy indicating how they will deal with these issues.	The policy requires development of the town centre to commence at an early point in the development. Further detail will be required in the town centre and phasing strategies, to examine delivery of services relatively to population growth.
8980 - The Fairfield Partnership	Object	Objections are made to Policy NS/8-7 on the grounds that by stipulating a time period of 3 years following commencement of the development the development of the town centre will begin disregards the economic sustainability of the proposals. To stipulate the date for commencement of the town centre at this stage in the planning process is both premature and inappropriate. The precise timing and delivery of the town centre and its various components should form part of the proposed Town Centre Strategy proposed under Policy NS/8-6. Proposed Amendment - TFP propose that Policy NS/8-7 is deleted.	After three years of development, Northstowe will have in the region of 2000 dwellings, and a population of around 5000 people. It is reasonable to require the town centre development to begin no later than this, as there will be sufficient population to support it, and a population on this scale will require town centre level facilities.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

8561 - Gallagher Longstanton Ltd.	Object	This section of the policy is too prescriptive and hence commercially unrealistic. The proposed Strategy will identify more sensitive and considered delivery mechanisms. The last sentence of paragraph 7 should be deleted. This will address the following concerns regarding soundness PPS 12 paragraph 4.24: vi, vii, viii and ix.	After three years of development, Northstowe will have in the region of 2000 dwellings, and a population of around 5000 people. It is reasonable to require the town centre development to begin no later than this, as there will be sufficient population to support it, and a population on this scale will require town centre level facilities.
D2.2	Support	We agree	Support noted.
8780 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee objects to the close proximity of the town centre to Rampton Drift: 200 metres should be allocated to separate Rampton Drift from this centre	The town centre will be located broadly in the geographical centre of the site to ensure that its shops, services and facilities are as accessible as possible to the maximum number of residents, and to maximise opportunities for the reuse of buildings on Oakington Barracks. The precise location has not been determined as this is a matter for the detailed masterplanning process, but does not preclude being 200m from Rampton Drift.
D2.4	Support	We agree	No change.
7980 - Longstanton Parish Council	Object	Statement that the centre should be 'somewhat to the east and separate from Rampton Drift' is too vague. The closest edge of this town centre must be at least 200 metres from the edge of Rampton Drift.	<p>Rampton Drift will be incorporated into Northstowe and will therefore be surrounded by urban uses. However it is important to ensure that this area is sensitively integrated into the new town whilst maintaining its residential amenity. The AAP makes clear that the town centre will be separate from Rampton Drift. It is not considered that a specified distance is required in the Area Action Plan in order for this to be appropriately achieved.</p>
D2.5	Support	We agree	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D2.6**

9295 - English Partnerships

Object

English Partnerships believes that this level of specificity is premature at this stage and a flexible policy position should be taken with the Town Centre form and function determined through the strategic masterplan process as part of an integrated structure with the whole development.

No change.

Disagree. Whilst the detail will be dealt with through the masterplanning process it is important that the town centre is able to cater for the needs of the community, is highly accessible by non-car modes and its design reflects existing market towns of a compatible size in Cambridgeshire. The town centre will be the main defining feature of Northstowe by which it will be judged by residents and visitors. Therefore, some intervention is necessary to set out the principles to ensure a good quality of design and mix of uses, including those listed in paragraph D2.8, although this list is not prescriptive. Therefore the requirements of Policy NS/8 (2-5) seek to provide clarity to developers and ensure the principles of good design are adhered to through the masterplanning process, in accordance with PPS1.

D2.7

8827

Support

The town centre development must commence at the beginning of residential development. This is the only way to ensure that the residents of the 650 homes per year have adequate facilities.

Support noted. Paragraph 2.9 explains that the Town Centre Strategy will detail the staged development of the Town Centre as a whole, in particular the early start to the development of the Town Centre in order to provide a heart to Northstowe as early as possible.

D2.8

11128 - Cambridgeshire County Council

Object

Sentence seems confusing in parts. Suggest amending to read: "Town centre uses will include shops, restaurants, public houses/bars, commercial services (such as banks, building societies, post office), commercial leisure uses (such as cinema), library/AND LIFELONG LEARNING CENTRE, health facilities..." Is the library a commercial leisure use? Needs punctuation/to be rewritten. In addition, any reference to the library in the Area Action Plan should be amended to read:

Library AND LIFELONG LEARNING CENTRE.

Agree first sentence of paragraph D2.8 should be amended.

Amend first sentence of paragraph D2.8 to read:
 "Town centre uses will include shops, restaurants, public houses / bars, commercial services (such as banks, building societies, post office), commercial leisure uses (such as cinema), library AND LIFELONG LEARNING CENTRE, health facilities, cultural facilities, places of worship and public services including the administrative buildings for Northstowe (a Town Council will be needed) (see also chapter on Community Facilities, Leisure, Art and Culture including Community Development)."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****D2.11**

9288 - English Partnerships	Support	English Partnerships welcomes the requirement for a production of a Town Centre Strategy. English Partnerships would argue that significant comparison retail provision could be serviced at Northstowe through future household growth without any diversion of existing trade from key centres such as Cambridge. Given this potential, English Partnerships would welcome a flexible approach to the development of the town centre.	Support noted. A study will be undertaken to establish how much shopping floor area should be located in the town centre and the types and mix of uses which will help secure a successful and vibrant town centre. This study will lead to the production of a Town Centre Strategy to ensure the staged delivery of the town centre as a whole and the early start to provide a heart to Northstowe as early as possible.	No change.
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D2.12

9284 - English Partnerships	Support	English Partnerships supports the residents of Oakington and Longstanton being given every opportunity to access town centre facilities in a sustainable way through extensive cycle and footpath networks with the provision of facilities in the Town Centre to encourage these forms of movement.	Support noted.
8781 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports the provision of a network of safe and dedicated footpaths and cycle paths between Longstanton and Northstowe	Support noted.

D3/a

9092 - The Fairfield Partnership	Object	TFP considered that the specific reference in objective D3/a to 5 local centres is too prescriptive at this stage of the planning process. The actual number of local centres should be determined by detailed master planning work for the whole settlement, which clearly has not been done by the Council at this stage. In the provision of local centres it is imperative where they are to include retail and other commercial facilities they are commercially viable. The process of testing viability needs to undertaken as part of developing the detailed master planning work for Northstowe.	Locating local centres in this manner offers advantages in terms of collocation of facilities, and multipurpose trips, with subsequent sustainability benefits. It also ensures good access to facilities by all residents. It is correct that such principles are established in the AAP.
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D3/b

8582 - Gallagher Longstanton Ltd.	Object	For the reasons described in relation to Policy NS/9 it is not appropriate to require all local service delivery to be necessarily adjacent to a stop on the busway.	The benefits of providing centres on the dedicated local busway are that they will be accessible to the greatest number of people, generate trade, and improve safety as the bus stops. These justify its inclusion as an objective.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****D3/c**

11131 - Cambridgeshire County Council	Object	In terms of the distance that residents of Northstowe have to travel to reach local centres and stops on the dedicated local busway, CCC supports the 600m specified in NS/9 and NS/14. However, the 600m appears to contradict objective D3/c, which specifies 400m. Amend D3/c as follows: "To ensure that all residents of Northstowe are within 600m walk of a local centre or the town centre."	The objective details what the plan is aiming to achieve. In this case it is that residents are in easy walking distance of a centre. This is defined as 400 metres (5 minutes walk). The policy NS/9 reflects this aim, but on considering the strategy, it is clear it may not be possible for every single resident. It should however remain an objective to aim towards.
8585 - Gallagher Longstanton Ltd.	Object	This objective is not consistent with Policy NS/9 (1a). The specific reference in Objective D3/c to distances is in any event inappropriate to a general objective. If required D9/3 should set out an objective that a range of services and facilities should be readily accessible to all.	The objective details what the plan is aiming to achieve. In this case it is that residents are in easy walking distance of a centre. This is defined as 400 metres (5 minutes walk). The policy NS/9 reflects this aim, but on considering the strategy, it is clear it may not be possible for every single resident. It should however remain an objective to aim towards.

D3/f

11136 - Cambridgeshire County Council	Object	States an objective "to ensure that early provision of at least one local centre is achieved to help create community identity from the outset." However, D1.14 it states that Northstowe will start in two places, and NS/9 (2) (and D3.1) states that the development of each neighbourhood will coincide with the construction of its local centre. Therefore D3/f needs to be amended to state that at least two local centres are provided from the outset.	Amend Objective D3/f: To ensure that early provision of [at least one] local centres [is achieved] to help create community identity from the outset.
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NS/9 Local Centres

9870

Object	Policy NS/9 Local Centres - see my previous representation. Text of previous representation: "The Authorities need to establish how large Northstowe will be allowed to grow, what role it will play in connection to the sub-region and what role it provide to meet the needs of people that would live and work in the area before this can be considered."	Following the Preferred Options public participation, the site has been defined (what was Site Option A) and this is shown on the Concept Diagram. The Structure Plan policy is very clear concerning the function and catchment of Northstowe's town centre. The Structure Plan proposes that the "town centre and local facilities will be limited in size to cater for the needs of the settlement and the immediate surrounding area rather than the wider Sub-Region." The Area Action Plan includes a number of policies designed to create a balanced community with all the necessary facilities, services and infrastructure to serve it.	No change.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

9212	Object	We welcome the Local Centre Approach within the AAP but consider that these facilities should also be located such that they are convenient for residents of Longstanton. Careful planning needs to be undertaken to ensure they have access to these facilities.	Support for the approach to local centres noted. Northstowe's local centres must be placed in the best location to serve the future residents of the town. Longstanton itself is likely to have a similar range of services and facilities to be found in the local centres in Northstowe and therefore access to the local centres may not be crucial. Nevertheless, that need not preclude providing accessibility from Longstanton and Oakington, albeit that there will be limited access by car to Northstowe from its neighbouring villages. Northstowe will be accessible by a network of rights of way from surrounding villages, and the local centres will also be located on public transport routes.	
9279 - English Partnerships	Object	English Partnerships supports the proposals for the development of local centres. However, we would wish to see a reference to local centres supporting the town's ultimate potential size of at least 10,000 dwellings.	Support noted. The concerns relating to the ultimate size of Northstowe are addressed in relation to representation 9273 on Policy NS/10(1).	No change.
7891 - Longstanton Parish Council 8832	Support	We agree with the principles of this policy.	Support noted.	
9291 - The Fairfield Partnership 1	Object	The reference to 5 local centres in the policy is overly prescriptive TFP have objected in principal to the approach in the AAP that accessibility to the CGB relies up on a local busway through the new settlement and are promoting development centred on the CGB. As a consequence of these objections TFP also object to NS/9-1a. Similarly, NS/9-1b expresses the desire to achieve convenient shopping and service provision in the local centres and it is critical to the success of such facilities that these are commercial viability. No evidence has been produced supporting commercial viability of the AAP.	Response to representation 9095 deals with the concerns regarding access to the Cambridgeshire Guided Busway and the provision of a dedicated local busway through the development. Locating local centres in this manner offers advantages in terms of maximising accessibility by non-car modes, co-location of facilities and the ability to undertake multipurpose trips. This will result in sustainability and commercial viability benefits when compared to an approach with a dispersal of activities.	No change.
8563 - Gallagher Longstanton Ltd.	Object	The stipulation that Northstowe should have five local centres appears to be based on the need for 5 primary schools. The policy envisages similar local centres all delivering the same services and all with the same locational characteristics including a primary school. This represents a rigid approach that does not allow the flexibility of the master plan process to resolve the most appropriate approach to local provision. Specific reference to 5 local centres should be deleted.	Not accepted. Locating local centres in this manner offers advantages in terms of collocation of facilities, and multipurpose trips, with subsequent sustainability benefits. Paragraph D3.4 makes clear that each local centre is likely to offer different facilities.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****a**

8566 - Gallagher Longstanton Ltd. Object

The policy does not need to prescribe that all centres be located on the busway or that all development be within 600 metres of the centre. Section 1 should be reworded to simply refer to the need to ensure high levels of accessibility to the walk-in catchment as follows: 'Be located to ensure easy access on foot and by cycle to everyday services and facilities'.

This policy reflects NS/14 on accessibility to alternative transport modes. This policy provides a mechanism for ensuring good access to local facilities and public transport, and the collocation of facilities.

b

8567 - Gallagher Longstanton Ltd. Object

Whilst all local primary schools will provide a focus of the community it does not necessarily follow that all local services and facilities should be located next to a primary school. To provide the flexibility to respond to a broader range of opportunities for local service delivery the words include 'a primary school and' should be delete from subsection 1 b. This will address the following concerns regarding soundness PPS 12 paragraph 4.24: vi, vii, and ix.

The collocation of facilities offers sustainability benefits by creating the opportunity for multipurpose trips. It is justified to base local centres around primary schools to assist this aim.

c

11138 - Cambridgeshire County Council Object

States that local centres would provide small scale local employment in use class B1(b) research and development which would be appropriate within such centres. How would the appropriate scale and overall floorspace be determined for this use in this location, to ensure that they do not dominate the local centres.

It is agreed that any employment should be of an appropriate scale for location in a local centre, and this should be reflected in the policy. However, a specific floorspace limit is not appropriate.

Amend policy NS/11 (1) (b):

'Small scale local B1 employment at each of the five local centres, OF AN APPROPRIATE SCALE TO A GENERALLY RESIDENTIAL AREA;'

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8573 - Gallagher Longstanton Ltd.	Object	Subsection 1c is not required in Policy NS/9 as it duplicates that in policy NS/11.	It is agreed that this policy repeats policy NS/11 on employment, and should be deleted.	Delete Policy NS/9 (1) (c): [c. Provide small scale local employment in the use classes B1(a) offices and B1(b) research & development which would be appropriate within such a centre;] Add to paragraph D3.3: 'In order to ensure that Northstowe provides for a mix of uses which will ensure that services, facilities and some employment is locally at hand, the local centres will also provide an opportunity for small scale office and other employment uses appropriate to a generally residential area. THIS IS ADDRESSED BY POLICY NS/11.'
2	8575 - Gallagher Longstanton Ltd.	Object	The ability and need to separate the town into five distinct communities is not clear at this stage so long as there is effective delivery of facilities and services locally. It appears to be unnecessary to include such a requirement in policy.	The benefits of each community being structured around a local centre, with a primary school, shops and services, and access to the guided busway, mean that it should be part of the policy requirements.
	8607 - Gallagher Longstanton Ltd.	Object	Phasing issues are addressed elsewhere in the AAP. The deletion of section 2 would make a more succinct policy.	The importance of this principle, to meet the objective of meeting residents needs, and creating community identity, means that it is correct to establish it through this policy. This can then be implemented as part of the requirements of NS/32 on phasing.
3	8578 - Gallagher Longstanton Ltd.	Object	The terminology in relation to the local centre plus is perhaps unnecessary. It is unclear at this stage whether the range of facilities outwith the secondary school would be any broader than at other locations around the town or what benefits this would bring. It is suggested that the deletion of this section of the policy would provide more flexibility to determine the right approach.	Given the wider community role of the secondary school, this local centre is likely to generate a wider range of facilities. This is acknowledged by the term 'local plus' centre.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D3.5**

11139 - Cambridgeshire County Council
 Object
 Locating the secondary school near the majority of the town centre services would raise a number of difficulties in regard to the management of pupils at the school. Reference to location of secondary school in D3.5 needs to be more definite. Amend paragraph D3.5 to read: "... The secondary school WILL need to be located away..."

Agree, to better reflect policy NS/9.

Amend 2nd sentence of D3.5:

The secondary school [may] WILL need to be located away from the majority of the town centre services, to provide a more appropriate environment for pupils, at lunchtimes and before / after school, and better access to playing fields and sports provision.

D4/a

10097 - House Builders Federation
 Object
 The Objective refers to the need to meet the requirements of Policy P9/1 of the Cambridgeshire Structure Plan. Whereas, the policy relates to housing supply up to 2016. It would seem more appropriate to now instead refer to the dwelling requirement between 2001-2021 in the East of England Plan, which may be adopted by the time this Development Plan Inquiry ends.

The Government is still considering the proposed changes to PPG3 "Housing", extending plan horizons from 10 years to 15 years with a proposed requirement that the first 5 years is allocated and developable. However, at the present time the requirement in PPG3 "Housing" is for a plan horizon of 10 years. RSS14 is still in the course of preparation and is not forecast to be adopted until some considerable time after the submission of the LDF to the Secretary of State. The Core Strategy and Area Action Plans, together with a continuation of historic windfall rates of development are sufficient to meet the housing requirements of Draft RSS14 up to 2021. Given that RSS14 could still be changed, casing the LDF on the Draft could result in delaying adoption of the LDF. Any changes to the strategy that are required once RSS14 has been finalised and adopted can best be accommodated by a review of the Core Strategy once it has been adopted.

No change.

D4/c

10386 - Gallagher Longstanton Ltd
 Object
 Objective D4/c is welcomed in principle but we consider that the wording should be amended so as to read "to ensure the provision of a well integrated mix of housing types, tenures and sizes..."

Agreed.

Amend objective D4/c:

To ensure the provision of a WELL INTEGRATED MIX [range] of housing types, TENURES, and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers.

11141 - Cambridgeshire County Council
 Support

Support noted.

Welcome amendment to objective D4/c to include reference to key worker housing.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****NS/10 Northstowe Housing**

9871	Object	Policy NS/10 Northstowe Housing - see my previous representation. Note: no representations received specifically on Housing, but raised the concern that affordable housing is needed for young people.	Affordable housing is addressed through Policy HG/3 in the Development Control Policies DPD and in paragraphs D4.8 - D4.12.	No change.
9048 - Defence Lands Ops North	Object	DE objects to the provision of a lower proportion of affordable housing in 'exceptional circumstances' only. The Northstowe AAP guides the development of a new settlement and as such, policies contained within the document ensure comprehensive development as a whole. The factors as stated within the Northstowe AAP are not exceptional circumstances, they are indeed the constituent parts of a new settlement, which should be acknowledged through Policy NS10. The policy should be reworded as follows: 'As an exception to Policy HG/3 of the Core Strategy and Development Control Policies Northstowe warrants a lower proportion of affordable housing to be provided onsite. These circumstances relate to the need for a suitable balance and sustainable community profile as well as significant infrastructure requirements for building a new town. The proportion appropriate for Northstowe is 30%, including an appropriate amount of shared equity housing.'	Northstowe is a key part of the development strategy for the Cambridge area and the delivery of affordable homes is also a fundamental part of the strategy. It is appropriate for affordable housing provision to be at the district wide level unless there are clear reasons why this should not be the case, and a target of approximately 50% affordable housing will be sought through any planning permission. It is not a fixed requirement. Policy HG/3 states that account will be taken of costs associated with the development and whether there are other planning objectives which should be given priority. This will enable viability of the development as a whole to be taken into account in the planning application process, at which time all requirements of the development and costs will be better understood. No evidence has been provided to demonstrate that 50% affordable housing is not achievable at Northstowe, or indeed that 30% would be an appropriate alternative. The policy provides a reasonable, robust and yet flexible policy approach. The objective is to secure maximum affordable housing provision that is consistent with securing a balanced and sustainable community. The danger is that in an area of high house prices, if there is not a significant level of affordable housing, including intermediate tenures, that the social structure created would be much more polarised than in other urban areas of this scale, with a significant proportion of the community effectively excluded from it. This includes a development that can be efficiently and effectively delivered.	No change.
7841 - Rampton Parish Council	Support	Rampton Parish Council supports the housing proposals.		Support noted.
7892 - Longstanton Parish Council	Support	We believe that the supply of housing must be reviewed regularly to ensure that the mixture and numbers meet projected need.		Support noted. The Annual Monitoring Report and Housing Trajectory will keep this under review.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

1

9237 - Ashwell (Barton Road) Limited	Object	Detailed consideration must be given to whether Northstowe will be able to deliver the number of dwellings as set out in the Policy by 2016, or at all. Alternative sites should be brought forward to meet the identified need in the Plan.	There is as yet no evidence that Northstowe cannot deliver approximately 6,000 dwellings by 2016, in accordance with Structure Plan Policy P9/1. The Housing Trajectory which represents the proposed developers best assessment in advance of having commenced development tends to substantiate this. Plan, Monitor and Manage will ensure that any any unforeseen changes throughout the plan period can be addressed in order to keep the delivery of development at Northstowe on target.	No change.
8834	Object	We believe that the supply of housing must be reviewed regularly to ensure that the mixture and numbers meet projected need	Agree. The Annual Monitoring Report and Housing Trajectory will keep this under review.	
9273 - English Partnerships	Object	English Partnerships supports the principle of an adequate and continuous supply of housing to meet strategic requirements for the provision of 6000 dwellings by 2016. We would also request that the Local Authority plans infrastructure as part of the strategic masterplanning process to meet Cambridgeshire and Peterborough Structure Plan objectives for a development between 8000-10,000 dwellings beyond 2016. English Partnerships, for reasons outlined in comments above, would suggest that there is scope for, and indeed potential benefit from, achieving a new town of at least 10,000 dwellings and the higher figure should be referred to in Policy NS/10.	The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

2

8993 - The Fairfield Partnership	Object	TFP are concerned with density requirements for the new settlement set out in NS/10-2. While fully accepting the requirement to make best use of land in the development, at an average net density of at least 40dph across the whole of the new town this may result in unacceptably compact forms of development which will not achieve the Market Town vision required by Policy NS/1. At this stage it will be preferable if the policy was less prescriptive and relied upon the requirements to make best use of land and the minimum density requirements set out in PPG 3.	Paragraphs D4.2 - D4.4 explain that a development will be at densities of at least 40 dwellings per hectare (dph) to minimise the amount of land needed and to create a sustainable community. Paragraph D4.3 explicitly states that "higher densities will be appropriate in the town and local centres and around public transport stops." In addition, it will be a design-led approach to make the most effective and efficient use of land across the development, an approach that accords with PPS1 and PPG3. Northstowe is a new town and should be designed and developed to create a sustainable town with good access to facilities and services, and not as a low density sprawling development. Densities of 40dph or more are quite normal in most towns and do not mean sacrificing quality.	No change.
11142 - Cambridgeshire County Council	Object	The County Council considers that a housing density of at least 40 dwellings per hectare gives less certainty that the new town would make the most effective use of land and provide for sustainable patterns of living.	Paragraphs D4.2 - D4.4 explain that a development will be at densities of at least 40 dwellings per hectare to minimise the amount of land needed and to create a sustainable community. Paragraph D4.3 explicitly states that "higher densities will be appropriate in the town and local centres and around public transport stops." In addition, it will be a design-led approach to make the most effective and efficient use of land across the development, an approach that accords with PPS1. Therefore there is sufficient certainty in Policy NS/10(2) that whilst minimum densities are stated, higher densities will be expected in certain locations.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

4

8587 - Gallagher Longstanton Ltd.	Object	The recognition that there may be significant issues that will affect the ability to achieve the Council's 50% affordable housing target is welcome. There is no clear evidence base to support the requirement for, and the ability to provide, 50% affordable housing within Northstowe. Nor is there a similar evidence base to demonstrate that such provision could result in an appropriately balanced community within a free standing town. Nor is it appropriate or possible that any lower proportion of affordable housing might only be considered following the grant of permission. A revised wording is proposed.	Northstowe is a key part of the development strategy for the Cambridge area and the delivery of affordable homes is also a fundamental part of the strategy. It is appropriate for affordable housing provision to be at the district wide level unless there are clear reasons why this should not be the case, and a target of approximately 50% affordable housing will be sought through any planning permission. It is not a fixed requirement. Policy HG/3 states that account will be taken of costs associated with the development and whether there are other planning objectives which should be given priority. This will enable viability of the development as a whole to be taken into account in the planning application process, at which time all requirements of the development and costs will be better understood. No evidence has been provided to demonstrate that 50% affordable housing is not achievable at Northstowe, or indeed that 30% would be an appropriate alternative. The policy provides a reasonable, robust and yet flexible policy approach. The objective is to secure maximum affordable housing provision that is consistent with securing a balanced and sustainable community. The danger is that in an area of high house prices, if there is not a significant level of affordable housing, including intermediate tenures, that the social structure created would be much more polarised than in other urban areas of this scale, with a significant proportion of the community effectively excluded from it. This includes a development that can be efficiently and effectively delivered.	No change.
D4.2	9259 - English Partnerships	Object	English Partnerships recommends a minimum density of at least 40 dwellings per hectare across the town as a whole and providing a range of densities through a design led approach. Such an approach will also allow for a development of at least 10,000 dwellings, without increasing the area of coverage, and would be consistent with national policy.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D4.3**

8782 - Longstanton Parish Plan Committee
 Object Longstanton Parish Plan Committee object to a high concentration of tall block of flats creating an incongruous skyline in this area.

Paragraph D4.3 refers to opportunities to create landmark buildings, which will assist creating a diverse skyline with a variety of styles and heights of buildings in the new town, enhancing the visual interest. However, it is recognised that it is important that any such buildings are well designed and not incongruous to the area. The policies in the Development Control Policies DPD (such as DP/2 on Design of New Development), the Strategic Design Guide and masterplanning process will ensure that a high quality design is delivered on the ground.

No change.

D4.5

9253 - English Partnerships
 Object English Partnerships is in agreement that there will need to be variety in housing types provided at Northstowe to offer choice, but would request that reference to specific types such as town houses is omitted in order for later phases to respond to changing housing need and demand.

The development of Northstowe will be a design-led approach to make the most effective and efficient use of land across the development, an approach that accords with PPS1 and PPG3. Northstowe is a new town and should be designed and developed to create a sustainable town with good access to facilities and services, and not as a low density sprawling development. Densities of 40dph or more are quite normal in most towns and do not mean sacrificing quality. Such densities can be achieved through higher density housing types, including town houses, terraces and other forms of higher density housing types, characteristic of most towns. The exact mix of house types will be a matter of detail for the masterplanning process.

No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D4.7**

9735 - Gallagher Longstanton Ltd. Object

Given that HG/3(2) refers to private housing only, once affordable housing provision is taken into account, the proportion of one and two bed homes may become more skewed from that typical of similar sized towns.

No change.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach in Policy HG/2 (and paragraph D4.7) is entirely consistent with Government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey (HNS), prepared in accordance with Government guidance. The HNS identified a need for 89% of all new properties to be 1 and 2 bedroom, and also identified an affordable housing need equating to a target of 80.1%. Despite policies in the 1993 and 2004 Local Plans seeking a mix of house types and sizes, the market has not responded to need over the last 10 years or more with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. However, it is recognised that as a new town starting from a blank canvas, and given the need to create balanced communities, the prescribed mix in HG/2 may not be appropriate for Northstowe. Therefore, it is proposed to include a housing mix in Policy HG/10 which allows for a slightly smaller proportion of small dwellings, whilst still addressing the identified housing need. The requirement for 50% affordable housing in accordance with Policy HG/3 does not automatically mean these will all be smaller units, given there is a need for affordable family homes. There is sufficient flexibility, allowing applicants to demonstrate where local circumstances may require a different market housing mix or affordable housing provision. Plan, Monitor, Manage and reviews of the HNS will ensure that any changes throughout the plan period are addressed.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9524 - Oakington & Westwick Parish Council

Object

50% affordable compounded by 50% 1 or 2 bedroom homes makes for a very badly balanced community and one only has to look at certain areas in Cambridge (which are on a much smaller scale and at a much lower density) to see that this greatly increases the potential for anti-social behaviour and lawlessness, that extends way beyond the immediate area. In this case, in all probability, to the adjoining villages.

The approach in Policy HG/2 (and paragraph D4.7) is entirely consistent with Government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey, prepared in accordance with Government guidance. However, it is recognised that as a new town starting from a blank canvas, and given the need to create balanced communities, the prescribed mix in HG/2 may not be appropriate for Northstowe. Therefore, it is proposed to include a housing mix in Policy HG/10 which allows for a slightly smaller proportion of small dwellings, whilst still addressing the identified housing need. The requirement for 50% affordable housing in accordance with Policy HG/3 does not automatically mean these will all be smaller units, given there is a need for affordable family homes. There is sufficient flexibility, allowing applicants to demonstrate where local circumstances may require a different market housing mix or affordable housing provision. Plan, Monitor, Manage and reviews of the HNS will ensure that any changes throughout the plan period are addressed. Whilst the housing mix will partly address the issue of creating balanced communities, it will also be addressed through the design of the new town. Policy DP/2 in the Development Control Policies DPD addresses the design of new development, seeking the creation of an inclusive environment for the people, one that is and feels safe, with a strong sense of community and designs out crime.

Add a new criteria to Policy NS/10 after criteria 3:
 "Market properties should provide:
 a. At least 40% of homes with 1 or 2 bedrooms; and
 b. Approximately 30% of homes with 3 bedrooms; and
 c. Approximately 30% of homes with 4 or more bedrooms;
 unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs."

Amend paragraph D4.7 to read:

"The targets for housing mix seek to ensure Northstowe provides a mix of house sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities."

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9797 - GO-East

Object

In line with our representation on Policy HG/2 in the Development Control Policies DPD, we would not support the prescriptive requirements of the housing mix as set out, as we do not think it is in the interest of creating a sustainable community. We consider that a more varied mix of size and type of housing would be more appropriate and could still contribute to meeting some of the identified need for smaller properties in the Cambridge area.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach in Policy HG/2 (and paragraph D4.7) is entirely consistent with Government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey (HNS), prepared in accordance with Government guidance. The HNS identified a need for 89% of all new properties to be 1 and 2 bedroom, and also identified an affordable housing need equating to a target of 80.1%. Despite policies in the 1993 and 2004 Local Plans seeking a mix of house types and sizes, the market has not responded to need over the last 10 years or more with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. However, it is recognised that as a new town starting from a blank canvas, and given the need to create balanced communities, the prescribed mix in HG/2 may not be appropriate for Northstowe. Therefore, it is proposed to include a housing mix in Policy HG/10 which allows for a slightly smaller proportion of small dwellings, whilst still addressing the identified housing need.

Add a new criteria to Policy NS/10 after criteria 3:
"Market properties should provide:
a. At least 40% of homes with 1 or 2 bedrooms; and
b. Approximately 30% of homes with 3 bedrooms; and
c. Approximately 30% of homes with 4 or more bedrooms;
unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs."

Amend paragraph D4.7 to read:
"The targets for housing mix seek to ensure Northstowe provides a mix of houses sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8589 - Gallagher Longstanton Ltd. Object

It is considered that the application of the District wide approach to prescribe the mix of market housing (as set out in Policy HG/2 of the Core Strategy) is inappropriate for a new town scheme at Northstowe. The mix of dwelling types that is appropriate is likely to change over the life of the new town and it is not appropriate to include prescriptive policies in relation to housing mix, such as the 50% 1 and 2 bed homes minimum requirement specified at D4.7.

PPG3 says that the majority of projected growth will be in one-person households and that local authorities should adopt policies which take full account of changes in housing needs in their areas and which will widen the range of housing opportunities to allow these to be met, including to secure an appropriate mix of dwelling size. It says that they should take account of assessments of local housing need in determining type and size of additional housing. The approach in Policy HG/2 (and paragraph D4.7) is entirely consistent with Government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey (HNS), prepared in accordance with Government guidance. The HNS identified a need for 89% of all new properties to be 1 and 2 bedroom, and also identified an affordable housing need equating to a target of 80.1%. Despite policies in the 1993 and 2004 Local Plans seeking a mix of house types and sizes, the market has not responded to need over the last 10 years or more with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. However, it is recognised that as a new town starting from a blank canvas, and given the need to create balanced communities, the prescribed mix in HG/2 may not be appropriate for Northstowe. Therefore, it is proposed to include a housing mix in Policy HG/10 which allows for a slightly smaller proportion of small dwellings, whilst still addressing the identified housing need. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed.

Add a new criteria to Policy NS/10 after criteria 3:
 "Market properties should provide:
 a. At least 40% of homes with 1 or 2 bedrooms; and
 b. Approximately 30% of homes with 3 bedrooms; and
 c. Approximately 30% of homes with 4 or more bedrooms;
 unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs."

Amend paragraph D4.7 to read:
 "The targets for housing mix seek to ensure Northstowe provides a mix of houses sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities."

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9249 - English Partnerships

Object

This must also take into consideration socio/economic factors when considering local needs and the long-term sustainable requirements and usage of community facilities such as schools and other facilities needed for balanced long-term sustainable growth

The approach in Policy HG/2 (and paragraph D4.7) is entirely consistent with Government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey (HNS), prepared in accordance with Government guidance. The HNS identified a need for 89% of all new properties to be 1 and 2 bedroom, and also identified an affordable housing need equating to a target of 80.1%. Despite policies in the 1993 and 2004 Local Plans seeking a mix of house types and sizes, the market has not responded to need over the last 10 years or more with approximately half of all new housing being 4 or more bedroom, and targets are therefore set to address identified need. The prescribed mix will help to balance communities in many existing settlements which already have a plentiful supply of larger properties of 4 or more bedrooms. However, it is recognised that as a new town starting from a blank canvas, and given the need to create balanced communities, the prescribed mix in HG/2 may not be appropriate for Northstowe. Therefore, it is proposed to include a housing mix in Policy HG/10 which allows for a slightly smaller proportion of small dwellings, whilst still addressing the identified housing need. Plan, Monitor, Manage and reviews of the Housing Needs Survey will ensure that any changes throughout the plan period are addressed. The policy also provides flexibility, allowing applicants to demonstrate where local circumstances may require a different mix.

Add a new criteria to Policy NS/10 after criteria 3:
 "Market properties should provide:
 a. At least 40% of homes with 1 or 2 bedrooms; and
 b. Approximately 30% of homes with 3 bedrooms; and
 c. Approximately 30% of homes with 4 or more bedrooms;
 unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs."

Amend paragraph D4.7 to read:
 "The targets for housing mix seek to ensure Northstowe provides a mix of houses sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D4.8**

9526 - Oakington & Westwick Parish Council	Object	50% affordable compounded by 50% 1 or 2 bedroom homes makes for a very badly balanced community and one only has to look at certain areas in Cambridge (which are on a much smaller scale and a much lower density) to see that this greatly increases the potential for anti-social behaviour and lawlessness, that extends way beyond the immediate area. In this case, in all probability, to the adjoining villages.	The approach in Policy HG/2 (and paragraph D4.7) is entirely consistent with Government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey, prepared in accordance with Government guidance. However, it is recognised that as a new town starting from a blank canvas, and given the need to create balanced communities, the prescribed mix in HG/2 may not be appropriate for Northstowe. Therefore, it is proposed to include a housing mix in Policy HG/10 which allows for a slightly smaller proportion of small dwellings, whilst still addressing the identified housing need. The requirement for 50% affordable housing in accordance with Policy HG/3 does not automatically mean these will all be smaller units, given there is a need for affordable family homes. There is sufficient flexibility, allowing applicants to demonstrate where local circumstances may require a different market housing mix or affordable housing provision. Plan, Monitor, Manage and reviews of the HNS will ensure that any changes throughout the plan period are addressed. Whilst the housing mix will partly address the issue of creating balanced communities, it will also be addressed through the design of the new town. Policy DP/2 in the Development Control Policies DPD addresses the design of new development, seeking the creation of an inclusive environment for the people, one that is and feels safe, with a strong sense of community and designs out crime.	Add a new criteria to Policy NS/10 after criteria 3: "Market properties should provide: a. <input type="checkbox"/> At least 40% of homes with 1 or 2 bedrooms; and b. <input type="checkbox"/> Approximately 30% of homes with 3 bedrooms; and c. <input type="checkbox"/> Approximately 30% of homes with 4 or more bedrooms; unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs."
10388 - Gallagher Longstanton Ltd	Object	The Action Plan should be more explicit in the role that intermediate tenures and affordable housing types such as low cost market housing, shared ownership, shared equity, sub-market rent provision etc can play. It is important that a coherent overall housing strategy / affordable housing development brief for Northstowe is formulated at an early stage based on collaboration between the developers, the Council, the Housing Corporation and a lead RSL. This will maximise the potential for public subsidy and ensure the affordable housing is of an appropriate scale, type, tenure and mix to meet local needs and is also viable, deliverable and likely to assist in achieving a balanced, thriving and sustainable community.	Further detail on the application of affordable housing is provided in Policy HG/3 and the Council will produce a Supplementary Planning Document. However, note the concerns and the Council will continue to work with the developers and other agencies to move this forward.	Amend paragraph D4.7 to read: "The targets for housing mix seek to ensure Northstowe provides a mix of houses sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities."
				No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9244 - English Partnerships	Object	Whilst we recognise the desire for 50% affordable housing in support of local housing need, we would emphasise the necessity to undertake robust development analysis and sensitivity testing to take into account development constraints, other policy considerations, development phasing and market conditions relating to the Northstowe development. Without this analysis, it is considered premature to include suggested tenure mix in the AAP as in Paragraph D4.10. Policy should be flexible and be able to respond to emerging policies on affordable housing. It should also have the ability to respond to potential future changes in funding mechanisms over the plan period.	Policy HG/3 allows flexibility according to local circumstances, including development costs. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. The affordable housing mix identified at paragraph D4.10 reflects the identified housing needs, Plan, Monitor, Manage and reviews of the Housing Need Survey will ensure that any changes throughout the plan period are addressed.	No change.
10390 - Gallagher Longstanton Ltd	Object	The Council appears to underestimate the importance of achieving a balanced, viable and sustainable community at Northstowe. The overall mix of house types and sizes, and their affordability and tenure is fundamental to its ultimate sustainability. Different ratios of affordable to private housing are commonly sought across the country dependent on the characteristics and housing needs of the locality. [Study] concludes within its key recommendations that as a rule of thumb affordable housing provision on substantial new housing development should not exceed 30% and in parallel with our knowledge and experience we consider that it would be inappropriate to seek to impose more than 30% affordable housing within an entirely new community.	The approach in Policy HG/2 (and paragraph D4.7) is entirely consistent with Government guidance and responds to the failure of the market to reflect local needs, as now identified in the Housing Needs Survey, prepared in accordance with Government guidance. However, it is recognised that as a new town starting from a blank canvas, and given the need to create balanced communities, the prescribed mix in HG/2 may not be appropriate for Northstowe. Therefore, it is proposed to include a housing mix in Policy HG/10 which allows for a slightly smaller proportion of small dwellings, whilst still addressing the identified housing need (in response to other representations). The requirement for 50% affordable housing (the justification for this is given in response to representations made on Policies HG/3 and HG/5) in accordance with Policy HG/3 does not automatically mean these will all be smaller units, given there is a need for affordable family homes. There is sufficient flexibility, allowing applicants to demonstrate where local circumstances may require a different market housing mix or affordable housing provision. Plan, Monitor, Manage and reviews of the HNS will ensure that any changes throughout the plan period are addressed.	
10387 - Gallagher Longstanton Ltd	Support	The recognition that the tenure mix should not be prescribed in policy and should be flexible over time is welcomed.	Support noted.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11147 - Cambridgeshire County Council Support Support 50% target for affordable housing but subject to the requirement that the overall viability of the development is not undermined by this higher target and the delivery of both the affordable and market homes is put at risk.

Support noted. Northstowe is a key part of the development strategy for the Cambridge area and the delivery of affordable homes is also a fundamental part of the strategy. It is appropriate for affordable housing provision to be at the district wide level unless there are clear reasons why this should not be the case, and a target of approximately 50% affordable housing will be sought through any planning permission. It is not a fixed requirement. Policy HG/3 states that account will be taken of costs associated with the development and whether there are other planning objectives which should be given priority. This will enable viability of the development as a whole to be taken into account in the planning application process, at which time all requirements of the development and costs will be better understood.

No change.

D4.10

8592 - Gallagher Longstanton Ltd. Object Without a more detailed evidence base, it is premature to include a tenure mix for affordable housing. Policy should be flexible and able to respond to emerging policies, emerging funding regimes and changes in delivery mechanisms over the plan period. The proposed changes will address the following concerns regarding soundness PPS 12 paragraph 4.24: vii, viii, and ix.

Policy HG/3 allows flexibility according to local circumstances, including development costs. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. The affordable housing mix identified at paragraph D4.10 reflects the identified housing needs. Plan, Monitor, Manage and reviews of the Housing Need Survey will ensure that any changes throughout the plan period are addressed.

No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10389 - Gallagher Longstanton Ltd	Object	Clearly there are particular circumstances at Northstowe, which are likely to warrant a different approach to affordable housing than elsewhere in the District.	Policy HG/3 includes a target of approximately 50% affordable housing which will be sought through any planning permission. It is not a fixed requirement. Whilst a district-wide policy, Policy HG/3 allows flexibility according to local circumstances, including development costs. Viability issues are material considerations to be taken into account in relation to planning applications. The actual level of affordable housing secured as part of planning permissions will be determined at the time of an application having regard to detailed assessment of all the calls on the development and in negotiation with the developer who will have the opportunity to demonstrate in light of their own detailed assessments of their proposals whether the policy target is achievable or not. In addition, the affordable housing mix identified at paragraph D4.10 is different to the district-wide mix in the Development Control Policies DPD, reflecting the different circumstances, whilst also addressing identified local needs.	No change.
D4.13				
9501 - Oakington & Westwick Parish Council	Object	The very thought of providing any form of facility for travellers within Northstowe (and the adjoining villages for that matter) is political correctness of the very worst kind and should not be entertained under any circumstances. Obviously the very idea of providing any such facility anywhere near the residential and business areas and near schools would not be entertained, and so this leaves the other extremities that are predominantly green space and areas for public recreational facilities, and hopefully will be designated Green Belt land. Traveller encampments are completely alien to this kind of usage.	Note the concerns. Paragraph D4.13 does not require provision for travellers but makes reference to the separate Travellers Development Plan Document which the council will be producing in due course. It is not possible to second-guess the content of this DPD, for example, whether there will any site requirements or where they should be located. The issue has been highlighted in the Area Action Plan for completeness, in case there are any future implications for the development of Northstowe.	No change.
9054 - Defence Lands Ops North	Object	Defence Estates object to the inclusion of paragraph D4.13 within the Northstowe AAP, as it is considered the specific reference to the inclusion of site requirements at Northstowe is both premature and unnecessary. The requirement should be referred to in the Core Strategy and more locationally specific references should only be made once the Sub-Regional Travellers Needs Survey has been completed and adopted as a Development Plan Document. It is therefore recommended that paragraph D4.13 is deleted from the AAP.	Paragraph D4.13 does not require provision for travellers but makes reference to the separate Travellers Development Plan Document which the council will be producing in due course. It is not possible to second-guess the content of this DPD, for example, whether there will any site requirements or where they should be located. The issue has been highlighted in the Area Action Plan for completeness, in case there are any future implications for the development of Northstowe.	No change.
7984 - Meldreth Parish Council	Object	Northstowe is thought to be a appropriate area for suitable site(s) for Travellers.	The needs of Gypsies and travelling showpeople will be addressed in a separate Development Plan Document.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D5/a**

9122 - Addenbrooke's Hospital Support The Trust welcomes recognition of the fact that the strategy for Northstowe is to address the shortage of housing for Cambridge and in the locality. Development of Northstowe will therefore help to redress the shortage of housing in relation to the number of jobs in the Cambridge area and also help to resolve the affordable/key worker housing problems in the area.

Support noted.

D5/d

11148 - Cambridgeshire County Council Object Talks about only allowing firms that need to be located close to Cambridge. Cambridge East AAP (CE/11) has a policy detailing the type of firms this includes. Insert appropriate policy into Northstowe Employment Chapter to ensure consistency.

Disagree. The Cambridge East AAP warranted inclusion of the specific employment policy due to being a joint plan. The Northstowe AAP is purely part of the South Cambridgeshire LDF, and the policy regarding limitations on the occupancy of new premises in South Cambridgeshire is included in the Development Control Policies DPD which covers the whole district, including Northstowe.

NS/11 Northstowe Employment

9240 - English Partnerships Object English Partnerships considers that a settlement of at least 10,000 dwellings would provide well balanced sustainability in terms of internal performance and external contributions to sub-regional aspirations. This should be reflected in Policy NS/11.

The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9872	Object	Policy NS/11 Northstowe Employment - see my previous representation. Text of previous representation: "Para 9.1 Object to the first two sentences, which propose providing employment to avoid Northstowe becoming a dormitory town. This will create through traffic, and outward and inward commuting, adding to the traffic problem through the whole area."	There is a balanced to be struck between meeting housing needs in the Cambridge area and ensuring that the town does not become purely a dormitory to Cambridge. Therefore it is important that the town has its own employment provision and other services and facilities in order to create a sustainable community. However, the planning system can do no more than provide the opportunity for people to choose to live and work in close proximity. Even if there were an absolute balance between jobs and housing at Northstowe, there would be people who chose to live in Northstowe and work in or around Cambridge and vice versa. Traffic movements and securing appropriate infrastructure will be a key issue for the development.	No change.
9662 - Histon & Impington Parish Councils	Object	Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.	The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.	No change.
7842 - Rampton Parish Council 7893 - Longstanton Parish Council 8835	Support	Agree the general principles.	Support noted.	
7	Object	TFP believe that specific reference to the precise location of main employment areas and the detailed content of such employment is too prescriptive and premature at this stage. The precise location of employment areas should be determined by the detailed master plan for the whole settlement having regard to the objectives set out in D5. The policy should adopt a more flexible and commercial approach to the detailed form of such development as this is likely to be determined by specific applications with the framework provided by the detailed master plan.	The location and nature of employment will be crucial to ensuring that Northstowe does not become simply a dormitory town. It is reasonable to include in the AAP details of the location and type of main employment areas.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****a**

9663 - Gallagher Longstanton Ltd. Object	The need to restrict employment uses in such a location to 'high technology research and development business district' is not necessary given the selective employment policies in the core strategy. Such a restriction may unnecessarily constrain the range of employment opportunities and limit the opportunities to promote the higher density forms sought. The deletion of the words 'providing a high technology research and development business district' will address the following concerns regarding soundness PPS 12 paragraph 4.24: ix.	Whilst the selective employment policies from the Development Control Policies DPD will apply at Northstowe, it is helpful to clarify the type of development appropriate at the main employment area, particularly to distinguish it from the general employment area by the Park and Ride site. Northstowe is proposed to help meet the needs of the Cambridge Sub Region and to support the special local economy. It would not be consistent with strategic policy to remove the selective employment policy from this area.	No change.
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8597 - Gallagher Longstanton Ltd. Object	There should be flexibility to accommodate B1 uses also in the northern employment area. The location will be highly accessible to the CGB system and should not be devoted solely to activities (B2 and B8) that have lower job generation potential. The proposed changes will address the concerns regarding inflexibility and hence soundness of this policy.	The policy requires a wider range of employment uses and says that this will include B1 and B8 uses, unlike the area adjacent to the town centre where uses are limited to B1. The purpose of referring to B2 and B8 is for clarification and the policy does provide for B1 as part of a wider range of employment. This does not need to be referred to explicitly.	No change.
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D5.3

9663 - Histon & Impington Parish Councils Object	Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.	The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.	No change.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****D5.4**

9482 - English Partnerships

Support

English Partnerships is in agreement with the statement in Paragraph D5.4 that the number of jobs is the crucial factor as opposed to the land provision in achieving, in particular, Objective D5/a, providing a part of the labour force for Cambridge as well as enabling people who live in Northstowe to work in the town. English Partnerships is also in agreement that opportunities to provide employment at higher densities should be taken, and this should be iterated in the policy itself.

Support noted. The policy is clear in its requirement for the equivalent of 20 hectares employment land.

D5.5

10505 - Cambridgeshire County Council

Object

Amend paragraph D5.5 as follows: "This location may also would be suitable for a Household Waste Recycling Centre and associated bulking up and transfer facility for business and commercial waste, to serve the needs".

The Waste Local Plan 2003 identifies new settlements as appropriate locations for major waste management facilities and household waste recycling centres. The Structure Plan 2003 makes clear that the role of Northstowe is to serve the needs of its residents and the immediate hinterland. The LDF cannot make waste policy. However, waste facilities can be appropriate uses within general employment areas and the AAP therefore makes reference to the principle of a household waste recycling centre in paragraph D5.5 and also in chapter D15 on waste. The District Council is of the view that a major waste management facility to serve a sub regional need would not be consistent with the role of Northstowe. However, a bulking up and transfer facility within Northstowe to serve the needs of the town and its immediate hinterland for waste that will need to be transported elsewhere for treatment would help reduce vehicle movements on the road system around Northstowe.

Revise the last sentence of paragraph D5.5 to read:

"This location may also would be suitable for a Household Waste Recycling Centre AND ASSOCIATED BULKING UP AND TRANSFER FACILITY FOR BUSINESS AND COMMERCIAL WASTE, to serve the needs of....".

D5.6

11149 - Cambridgeshire County Council

Object

Welcome employers in Northstowe being required to prepare travel plans. However, this should go further and suggest how alternative forms of transport will be promoted.

Disagree as this will duplicate Policy TR/3 in the Development Control Policies DPD. It is a matter for the individual Travel Plans to show how they will address these issues.

No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Objectives**

9216 - English Partnerships
 Object English Partnerships welcomes the objectives for community facilities, leisure, arts and culture and would stress the need for high quality design for such facilities, which can act as demonstrator projects, and landmark features. These facilities should also be integrated with high quality public realm and demonstrate the highest achievable accredited environmental considerations in their construction management and operation. However, request that the policy is reworded to ensure that developer contributions are reasonable, taking into account other developer contributions.

Note the concerns regarding developer contributions. This matter is dealt with in Chapter E2 Planning Obligations and Conditions and Policy DP/4 of the Development Control Policies DPD, which accord with Circular 05/2005 on Planning Obligations.

No change.

D6/a

8784 - Longstanton Parish Plan Committee
 Support Longstanton Parish Plan Committee supports this policy

Support noted.

D6/c

8816 - Gallagher Longstanton Ltd.
 Object Objectives D6/c should refer to a population estimate of 18,000 to 22,000.

The population range has not been updated since the Preferred Options report when it dealt with a possible town size of 8000, 9000 and 10000 dwellings. Now the size of the town has been decided at 8000 dwellings, the population estimate should be amended. Using the average of 2.4 persons per household gives a potential population in the order of 19000 persons. This lies within the range suggested by Gallagher and is more appropriate for policy purposes, pending further consideration of masterplanning. The same amendment should be made to objective D6/d and Policy NS/12(5).

Revise the second part of both objectives D6/c and D6/d as follows:

"...which would reasonably be expected to be found in a small market town of APPROXIMATELY 19000 people with a small catchment of surrounding villages."

Revise Policy NS/12 criterion 5 to read:

"The development will make provision for all the commercial services and facilities of a high standard of design that a town with a population of APPROXIMATELY 19,000 people will require eg....."

NS/12 Community Services, Facilities, Leisure, Art and Culture

9873
 Object Policy NS/12 Community Services, Facilities, Leisure, Art and Culture - see my previous representation.
 Note: no representations received specifically on this issue, but raised the concern that the town needs to provide facilities for at least 50,000 people.

Agree the new town needs to provide sufficient facilities and services for its residents, and provide opportunities for residents in surrounding villages to access them. The Area Action Plan includes a number of policies designed to create a balanced community with all the necessary facilities, services and infrastructure to serve it.

No change.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

9231 - English Partnerships	Object	<p>English Partnerships welcomes the objectives for community facilities, leisure, arts and culture and would stress the need for high quality design for such facilities, which can act as demonstrator projects, and landmark features. These facilities should also be integrated with high quality public realm and demonstrate the highest achievable accredited environmental considerations in their construction management and operation. English Partnerships also welcomes the rewording of the policy in relation to Publicly Provided Services and Facilities to acknowledge the opportunity to draw down funds from as many sources as possible. English Partnerships would however request that the policy is reworded to ensure that developer contributions are reasonable, taking into account other developer contributions.</p>	<p>Note the concerns regarding developer contributions. This matter is dealt with in Chapter E2 Planning Obligations and Conditions and Policy DP/4 of the Development Control Policies DPD, which accord with Circular 05/2005 on Planning Obligations.</p>	No change.
8175 - Cambridge City Council	Object	<p>Too prescriptive in making reference to an ecumenical centre for Christian denominations. The reference to an ecumenical centre in D6.8 should be replaced by a statement that the faith needs of the community will be met by the provision of suitable land to be reserved for such development. Propose that NS/12 be amended by adding "Northstowe will provide services and facilities to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development e.g. faith, social, sporting clubs etc."</p>	<p>The AAP includes faith in the range of community facilities that will be needed in Northstowe in paragraph D6.3. It makes clear that the exact needs are still being investigated, including provision for a range of different faiths. It is reasonable that serviced land be provided for those services to be delivered by the community or voluntary sector which are essential for providing a sustainable community. This is not explicitly included in Policy NS/12 and a new criterion should be added to address this point. This would be consistent with the approach included in the Cambridge East Area Action Plan being prepared jointly with the City Council.</p>	<p>Insert new policy paragraph after NS/12:</p> <p>"Northstowe will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development, e.g. faith, social and sporting clubs, etc."</p>
				<p>Insert new paragraph after first sentence of D6.1:</p> <p>"Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision."</p>

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7844 - Rampton Parish Council 7894 - Longstanton Parish Council 8836	Support	The two Parish Councils support the proposals for publicly provided services and facilities.	Support noted.	
8601 - Gallagher Longstanton Ltd.	Object	The funding of such facilities by the development needs to be fairly and reasonably related to it. A minor policy rewording is suggested to ensure that the policy is sound: 'funded in full where appropriate and reasonable by the development, or by taking every opportunity' The proposed changes will address the following concerns regarding soundness PPS 12 paragraph 4.24: iv and vii.	Relating the funding of services and facilities to the needs arising from the development is consistent with national planning policy on planning obligations. However, part of that advice acknowledges that services, facilities and infrastructure often have minimum sizes which sometimes exceed the needs of the development. In those circumstances it is legitimate to require that the development would fund the full extent of what has to be provided even if the development does not require the whole of the service, facility or piece of infrastructure, e.g. you can't have half a football pitch so the development would be expected to round the provision of football pitches upwards to the next whole number.	Amend policy NS/12 (1) to read: 'Northstowe will provide a full range of publicly provided services and facilities (E.G. SCHOOLS, COMMUNITY USES, HEALTH FACILITIES), funded in full WHERE APPROPRIATE AND REASONABLE BY the development, or by taking every opportunity to draw down funds from as many sources as possible.'
9126 - Addenbrooke's Hospital	Object	Item 1 in the Section Publicly Provided Services and Facilities requires that these services are provided, but this policy does not refer to the services to be provided. A similar section of the Cambridge East AAP (CE/12) sets out the services to be provided, e.g. 'schools, community uses, health facilities'. In the interests of clarity and consistency this phrase should also be included in Policy NS/12.	Agree.	Amend NS/12 (1): 'Northstowe will provide a full range of publicly provided services and facilities (E.G. SCHOOLS, COMMUNITY USES, HEALTH FACILITIES), funded in full WHERE APPROPRIATE AND REASONABLE BY the development, or by taking every opportunity to draw down funds from as many sources as possible.'
7975 - Longstanton Parish Council 8837	Object	Item 1. should provide examples of funding sources.	Details of the wide variety of funding sources are not required in this policy.	
3	Support	Longstanton Parish Plan Committee supports this policy	Support noted.	
8785 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports this policy	Support noted.	
4	Object	Section 4 of NS/12 is unnecessary since its prescriptions are duplicated in full and with greater clarity in NS/32. It is inappropriate to identify individual elements to be funded in a generic policy.	This section of the policy sets principles to be implemented through the requirements of policy NS/32. It should remain in the AAP.	
8603 - Gallagher Longstanton Ltd.	Object			

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

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9302 - The Fairfield Partnership	Object	TFP generally support NS/12-5 and connection between the level of commercial services and facilities proposed should be commensurate with the population of Northstowe. It is clear that the leisure facilities can only be provided where they are commercially viable. The examples provided will be more commercially viable in a settlement of up to 10,000 dwellings as proposed by TFP (see separate objections). The policy should therefore be amended to reflect the fact that these facilities must be economically sustainable.	Objection noted although no evidence is offered that any critical threshold for the provision of commercial services or facilities is reached with a settlement of 10,000 as opposed to 8,000 dwellings. The facility which has been most significant for determining the size of Northstowe is the size of the secondary school to cater for the needs of the settlement and the immediate surrounding area.	
8609 - Gallagher Longstanton Ltd.	Object	The size of the town set out in subsection 5 is high. The likely population of the new town is estimated to be around 18,000 people for 8,000 dwellings, NS/12 should refer to a population estimate of 18,000-22,000.	The population range has not been updated since the Preferred Options report when it dealt with a possible town size of 8000, 9000 and 10000 dwellings. Now the size of the town has been decided at 8000 dwellings, the population estimate should be amended. Using the average of 2.4 persons per household gives a potential population in the order of 19000 persons. This lies within the range suggested by Gallagher and is more appropriate for policy purposes, pending further consideration of masterplanning.	Amend Policy NS/12 (5) to read: "The development will make provision for all the commercial services and facilities of a high standard of design that a town with a population of approximately 19,000 people will require, e.g. health and fitness clubs, sinemas, tenpin bowling, golf courses etc."
8612 - Gallagher Longstanton Ltd.	Object	Sections 5 to 8 of Policy NS/12 should be deleted from the plan. They are too detailed, inflexible and incapable of implementation within an appropriate planning obligation. It is not possible to identify with any precision the range of facilities that should, or might choose, to locate within Northstowe. To require the phased delivery of such commercially provided facilities is therefore inappropriate. While every effort can be made by the developer to encourage such uses, this will be beyond his control.	Increasingly services and facilities are being provided by the commercial sector and the obligation to secure their provision is moving from the public to the private sector. Whilst some commercial uses will have more value than housing, it is necessary for the plan to make it a requirement of the development if Northstowe is to have the range of commercial services and facilities for a town of about 19,000 population in order to make it a sustainable place to live and work. It is possible by examining similar sized towns in Cambridgeshire and elsewhere to ascertain what a resident of Northstowe would reasonable expect to find in a town of 8,000 dwellings. Measures for securing provision can be explored during the negotiations on the outline planning application for the new town beginning with reserving land.	
8786 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports this policy	Support noted.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8

9326 - The Fairfield Partnership 9328 - The Fairfield Partnership	Object	TFP generally support NS/12-5 and connection between the level of commercial services and facilities proposed should be commensurate with the population of Northstowe. It is clear that the leisure facilities can only be provided where they are commercially viable. The examples provided will be more commercially viable in a settlement of up to 10,000 dwellings as proposed by TFP (see separate objections). The policy should therefore be amended to reflect the fact that these facilities must be economically sustainable. Similarly the phasing of these facilities will have to have regard to their long-term viability with reference to NS/12-8.	Longterm viability will be a consideration in the detailed assessments and strategies required by point (6) of policy NS/12. It is acknowledged that this point could be clarified, but this can be achieved through a change to paragraph D6.6.	Amend 3rd sentence of paragraph D6.6: 'Some of these are considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided, AND SUSTAINED IN THE LONGTERM.'
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8787 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee would like the residents of Longstanton to be consulted on this aspect of the new town: public art could be a highly significant feature of this area.	Consultation with the local community will be an intrinsic part of making provision for public art at Northstowe.	
8613 - Gallagher Longstanton Ltd.	Object	In seeking a strategy for public art, section 10 begins to prejudge the outcome of that strategy. That part of the section from 'with the appointment of a lead artist(s)' should be deleted. The proposed changes will address the following concerns regarding soundness PPS 12 paragraph 4.24: ix.	The intention is for a strategy for public art to be developed early in the process in partnership with the developer and key arts agencies. The appointment of a lead artist would be expected as part of the design team which would implement the strategy.	
2nd Bullet 8788 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this policy	Support noted.	
6th Bullet 8789 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this policy	Support noted.	

Representations

Nature Representation Summary

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7th Bullet

9440 - Cambridgeshire Ecumenical Council

Object

There is a need for two clergy/workers to serve the ecumenical centre at Northstowe and the section 46 agreement should ensure that there are two houses provided to house these people.

Other faith groups should have their needs met. One multi-faith building would not meet the needs of the community that is likely to develop at Northstowe.

The AAP includes faith in the range of community facilities that will be needed in Northstowe. It also makes clear that the exact needs are still being investigated. It is reasonable that serviced land be provided for those services to be delivered by the community or voluntary sector which are essential for providing a sustainable community. The exact amount of land or funding required through s.106 agreements can then be determined as part of a planning application.

Insert new policy paragraph after NS/12 (1):

'Northstowe will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development, e.g. faith, social and sporting clubs, etc.'

Insert new paragraph after first sentence of D6.1:

Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision.

9778 - Diocese of Ely

Support

It is our considered view that for a development of this scale a major faith centre is an essential requirement which would benefit the whole community and we are pleased to note that paragraph D6.3 acknowledges this.

Support for its inclusion in the list of facilities being investigated noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D6.8**

9182 - The Fairfield Partnership
 Object
 The Council has not demonstrated that every component of the new settlement proposed in the AAP can be accommodated within proposed MDS Area. The Council has not justified the range of services, facilities, and leisure and community infrastructure to be provided as listed in paragraph D6.8. TFP acknowledge that the town should provide as many of the necessary facilities as possible - that would add to its sustainability - and that the most appropriate way of achieving this are TFP proposals for 10,000 dwellings as this scale of development is more likely to finance and support the necessary facilities.

The Area Action Plan provides the framework for the masterplans, layouts and design of the development which will show the detail of where the services, facilities and leisure and community infrastructure for Northstowe will be provided within the town.

10509 - Cambridgeshire County Council
 Object
 Amend list of obligations in para D6.8 to read:
 (3) Social Services
 -□ Services for older people, to include extra care housing and nursing home provision
 (12) Waste
 -□ A Household Waste Recycling Centre (including bulking up/transfer facility) to serve the needs of Northstowe and its immediate hinterland pursuant to Policies within the Cambridgeshire Structure Plan 2003 and Cambridgeshire Waste Local Plan 2003
 -□ Temporary waste management facilities to deal with construction waste during the development of the new town.

(3) Include services for older people as requested.
 (12) The Waste Local Plan 2003 identifies new settlements as appropriate locations for major waste management facilities and household waste recycling centres. The Structure Plan 2003 makes clear that the role of Northstowe is to serve the needs of its residents and the immediate hinterland. The LDF cannot make waste policy. However, waste facilities can be appropriate uses within general employment areas and the AAP therefore makes reference to the principle of a household waste recycling centre in paragraph D5.5 and also in chapter D15 on waste. The District Council is of the view that a major waste management facility to serve a sub regional need would not be consistent with the role of Northstowe. However, a bulking up and transfer facility within Northstowe to serve the needs of the town and its immediate hinterland for waste that will need to be transported elsewhere for treatment would help reduce vehicle movements on the road system around Northstowe.

(3) Add the following bullet points to section 3 (social services): "# Extra Care Housing, # Nursing Home provision"
 (12) Revise the last sentence of paragraph D5.5 to read: "This location may also be suitable for a Household Waste Recycling Centre and associated bulking up and transfer facility for business and commercial waste, to serve the needs of...."

1st Bullet

8790 - Longstanton Parish Plan Committee
 Support
 Longstanton Parish Plan Committee supports this policy

Support noted.

1st Bullet

8791 - Longstanton Parish Plan Committee
 Support
 Longstanton Parish Plan Committee supports this policy

Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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9439 - Cambridgeshire Ecumenical Council	<p>Object</p> <p>There is a need for two clergy/workers to serve the ecumenical centre at Northstowe and the section 46 agreement should ensure that there are two houses provided to house these people.</p> <p>Other faith groups should have their needs met. One multi-faith building would not meet the needs of the community that is likely to develop at Northstowe.</p>	<p>The AAP includes faith in the range of community facilities that will be needed in Northstowe. It also makes clear that the exact needs are still being investigated. It is reasonable that serviced land be provided for those services to be delivered by the community or voluntary sector which are essential for providing a sustainable community. The exact amount of land or facilities required through s.106 agreements can then be determined as part of a planning application.</p>	<p>Insert new policy paragraph after NS/12 (1): 'Northstowe will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development, e.g. faith, social and sporting clubs, etc.'. Insert new paragraph after first sentence of D6.1: 'Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision.'</p>
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7985 - Cambridge District Council of the United Reform Church

Object

Support view that in new housing developments new churches should cater for all denominations. We support the view of the Cambridgeshire Ecumenical Council that a s.106 agreement for Northstowe should require developers to first a serviced site in the central area, secondly a building of worship for community use, and thirdly two houses in different areas of the residential development to be occupied by clergy or church workers.

The AAP includes faith in the range of community facilities that will be needed in Northstowe. It also makes clear that the exact needs are still being investigated. It is reasonable that serviced land be provided for those services to be delivered by the community or voluntary sector which are essential for providing a sustainable community. The exact amount of land or facilities required through s.106 agreements can then be determined as part of a planning application.

Insert new policy paragraph after NS/12 (1): 'Northstowe will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development, e.g. faith, social and sporting clubs, etc.' Insert new paragraph after first sentence of D6.1: 'Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision.'

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9792 - Diocese of Ely

Support

We welcome wholeheartedly the more detailed list in paragraph D6.8 and believe that the provisions it outlines for an ecumenical centre and accommodation for a minister are crucial for the development at Northstowe. We would make the following additional comments:

(1) Churches have traditionally provided important landmark buildings but their real importance has been the manner in which they have contributed to community development. The churches have a proven track record of working together in Cambridgeshire for the good of the communities they serve, with Bar Hill being a notable example of what can be done in a new development if sufficient resources are made available.

(2) A central building for worship, for which we are asking through the Ecumenical Council, would, we submit, form the very heart of an emerging community and bring enormous benefit to the social well being of the new settlement. The churches would manage the building for community use during the vast majority of the time when worship is not in progress. The Christian churches, working together, have the right experience to carry out such arrangements for the good of all.

(3) For the full community building potential of the churches to be realised there will need to be two houses for clergy or church workers in different areas of the residential development.

(4) Whilst the churches are open to the use of such facilities by other faith groups experience has shown that other developments near Cambridge (notably Cambourne) have attracted tiny numbers of people of other faiths. The provision of a separate multi-faith building does not, therefore, need to be an issue.

The AAP includes faith in the range of community facilities that will be needed in Northstowe. It also makes clear that the exact needs are still being investigated. It is reasonable that serviced land be provided for those services to be delivered by the community or voluntary sector which are essential for providing a sustainable community. The exact amount of land or facilities required through s.106 agreements can then be determined as part of a planning application.

Insert new policy paragraph after NS/12 (1): 'Northstowe will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development, e.g. faith, social and sporting clubs, etc.' Insert new paragraph after first sentence of D6.1: 'Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision.'

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****1st Bullet**

8495 - Cambridge Circuit of the Methodist Church	Object	Support for the inclusion of a central ecumenical building at Northstowe, and for the associated provision of accommodation for a minister. In the light of the enormous benefit that a welcoming Church community can offer to everyone in the new town, it is proposed that the ecumenical centre and accommodation for two ministers should be included as a constituent part of the s106 agreement. Though there is a clear need to promote harmony between faiths there does not appear to be evident demand for a multi-faith building in Northstowe.	This representation has already been addressed in response to an identical representation in the following terms: "The AAP includes faith in the range of community facilities that will be needed in Northstowe. It also makes clear that the exact needs are still being investigated. It is reasonable that serviced land be provided for those services to be delivered by the community or voluntary sector which are essential for providing a sustainable community. The exact amount of land or funding required through s.106 agreements can then be determined as part of a planning application."	Insert new policy paragraph after NS/12 (1): 'Northstowe will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development, e.g. faith, social and sporting clubs, etc.' Insert new paragraph after first sentence of D6.1: 'Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision.'
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Objectives

9205 - English Partnerships	Object	These objectives should be cross referenced to Chapter 10 Travel of the Core Strategy Development Control Policies and Site Specific Policies document.	This would be unnecessary duplication as the DPDs should be read in conjunction with each other. The Travel Objectives in the Development Control Policies DPD are overarching objectives, whilst those in the Northstowe Area Action Plan are more specific to the development on the new town.	No change.
11165 - Cambridgeshire County Council	Object	Northstowe Area Action Plan does not have Appendices of car parking and cycle parking requirements, like Southern Fringe AAP. These should be included to ensure consistency between documents.	The parking standards for Northstowe are included in the Development Control Policies DPD to avoid duplication. The Cambridge Southern Fringe Area Action Plan includes Cambridge City Council's parking standards as these are more applicable to an edge of city location than South Cambs' district-wide standards, therefore there is a need to set out the different standards.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9618 - Transport 2000 & West Suffolk	Cambridge	Object	Challenging modal split targets are essential to ensure travel by car is minimized and prevent congestion. A flagship sustainable new town depends on sustainable travel being secured. Delivering sustainable settlements is a cornerstone of government policy. Setting of targets is central to the 'plan, monitor and manage' approach required by Government. Modal split targets are set out in the Cambridge East Action Plan. Tough targets will also be required to ensure the viability of the planned guided bus and, in the absence of further substantial demand management in Cambridge, to avoid worsening congestion on routes to Cambridge at all cost.	Whilst modal split targets are desirable, it is not possible to ascertain what targets to include until detailed work on trip generation has been conducted. This will be done as part of the detailed masterplanning process when a Transport Assessment will be undertaken. This information was already available for Cambridge East, which is why targets have been included.	No change.
8799 - Longstanton Parish Committee	Longstanton Parish Plan	Support	Longstanton Parish Plan Committee strongly agree with these objectives	Support noted.	
D7/a					
7836		Object	If Longstanton and Oakington are to keep their own 'village character' easy access between Northstowe and existing villages via the green separation SHOULD NOT be encouraged.	The green separation is designed to retain the separate identity of Northstowe from surrounding villages and maintain a physical and visual separation. However, it is important that a network of pedestrian and cycle links are provided to allow residents access to the facilities and services at Northstowe without the need to use their car. This approach is in accordance with the district-wide approach in the Development Control Policies DPD Travel Chapter. For example, TR/4 seeks to provide cycle links to connect villages with facilities and services.	No change.
11150 - Cambridgeshire Council	Cambridgeshire County Council	Support	Welcome this explicit objective regarding Rights of Way network and its interconnectedness to those other important elements of the community.	Support noted.	
D7/b					
11151 - Cambridgeshire Council	Cambridgeshire County Council	Object	The County Council supports the transport objectives for Northstowe. However, suggest adding schools to main areas of activity in Objective D7/b. Amendment to D7/b to read: "...activity such as the Town Centre, schools and employment areas."	Agree.	Amend Objective D7/b to read: "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, schools and employment areas."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D7/c**

11152 - Cambridgeshire County Council	Object	Also cycleways should be designed to be 'safe and convenient' Amend paragraph: '...highly accessible comprehensive network of safe and convenient cycleways, segregated.'	Agree.	Amend Objective D7/c to read: "To provide a highly accessible network of safe and convenient 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."
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D7/d

9664 - Histon & Impington Parish Councils	Object	Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.	The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.	No change.
9483 - English Partnerships	Object	English Partnerships feel that Objective D7/d should be amended to state that development should be within a reasonable distance of a high quality public transport stops/good quality public transport stop as the accessibility requirement should not be restricted to residential development. Further detailing can be achieved through the masterplan and transport assessment process.	Objective D7/d seeks to ensure the dedicated local busway serves the whole new town as effectively as possible without undermining its effectiveness. It is recognised that not all development, particularly that towards the periphery of the site, will be within 600m easy walking distance of a stop on the dedicated local busway, therefore this should be served by local bus stops, which will also be served by High Quality Public Transport (HQPT). Therefore the whole development should be within easy walking distance of HQPT, not just the residential element.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

9095 - The Fairfield Partnership Object Objections are made to objectives D7/d and D7/e as they rely upon a local busway through the new settlement for to maximise opportunities offered by the Guided Bus route, rather than to maximise direct accessibility to the CGB. TFP's proposals are to focus the new development on the Cambridgeshire Guided Bus route and while there clearly will be a requirement for local bus routes through the new settlement providing high quality access to public transport services the main focus will be on the express guided bus services to and from Cambridge. D7/d delete 'and dedicated local busway through the town to maximise the opportunities offered by the Guided Bus route and' and insert 'network of local bus routes through the town'.

Cambridgeshire County Council have submitted plans through the TWA Order process and the Inspector's recommendation is expected shortly. These proposals included limited stops along the Guided Busway; a park and ride facility at Longstanton and stop at Oakington, and details of where the proposed dedicated local busway will join the Guided Busway. Therefore, it has always been the intention to serve the new town via a separate route connected to the main route. This will provide maximum accessibility on foot to stops on the dedicated local busway, with the majority of the development within 600m of a stop. Any development on the periphery of the development will be within easily accessible walking distance (400m) to a stop on the local bus network. To focus development around the Guided Busway would result in two disconnected foci around the two stops, or a large proportion of the town not easily accessible on foot, which is clearly not as sustainable.

No change.

D7/e

9597 - The Fairfield Partnership Object Objections are made to objectives D7/d and D7/e as they rely upon a local busway through the new settlement for to maximise opportunities offered by the Guided Bus route, rather than to maximise direct accessibility to the CGB. TFP's proposals are to focus the new development on the Cambridgeshire Guided Bus route and while there clearly will be a requirement for local bus routes through the new settlement providing high quality access to public transport services the main focus will be on the express guided bus services to and from Cambridge. D7/e delete 'dedicated local busway' and insert 'Cambridgeshire Guided Bus'.

No change.

Cambridgeshire County Council have submitted plans through the TWA Order process and the Inspector's recommendation is expected shortly. These proposals included limited stops along the Guided Busway; a park and ride facility at Longstanton and stop at Oakington, and details of where the proposed dedicated local busway will join the Guided Busway. Therefore, it has always been the intention to serve the new town via a separate route connected to the main route. This will provide maximum accessibility on foot to stops on the dedicated local busway, with the majority of the development within 600m of a stop. Any development on the periphery of the development will be within easily accessible walking distance (400m) to a stop on the local bus network. To focus development around the Guided Busway would result in two disconnected foci around the two stops, or a large proportion of the town not easily accessible on foot, which is clearly not as sustainable.

D7/f

11153 - Cambridgeshire County Council Object This objective has the potential to go further and seek to secure design principles such as 20mph design speeds for residential roads. Also design of streets should be such that they minimise off-street parking in locations not intended for that purpose. Expand on objective to cover some design principles for streets beyond just linking principal land uses.

Agree Objective D7/f could say more, for example, on safety. However, many of the issues raised are more applicable to the detailed masterplanning process.

Amend Objective D7/f to read:
"To develop a network of safe streets which connect the principal land uses."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****NS/13 Road Infrastructure**

9875	Object	Policy NS/13 Road Infrastructure - see my previous representation. Text of previous representation: "The proposed road accesses from the new town are not only unsustainable, but would also add to congestion on the local roads in Longstanton and Oakington, causing increased noise and pollution to local communities. The Structure Plan failed to consider existing through traffic generated from north of Willingham to the A14 and from B1049 north of Cottenham through Histon and Oakington to the A14 or Cambridge."	Northstowe is being developed with a culture within the development which accepts that whilst the car has an important role in providing for some journeys, for those journeys within Northstowe and to other key destinations such as Cambridge it should be the least preferred option. However, it is recognised that there will be some additional car traffic and the access roads have been considered in light of the need to reduce the traffic impact on surrounding villages. For example, providing direct access in to the A14 / parallel distributor road in order to reduce the amount of traffic through Oakington and Longstanton, and therefore minimise the impact on existing communities. The district council will look to the County Council, as the local highways authority, to determine whether a Willingham bypass is justified as part of the Northstowe development. It is recognised that many villages close to the A14 already suffer with traffic rat-running to the A14. Many are already being traffic calmed as part of the CHUMMS A14 Traffic Calming measures being funded through the Local Transport Plan and the details of the scheme to be implemented will be agreed in consultation with the Parish Council.	No change.
10339 - Highways Agency	Support	The Highways Agency supports criteria 1 and 2 that seek to ensure that adequate highway capacity will be required to serve all stages of the development and that conditions will link the start and phased development to improvements to the A14 trunk road corridor. No clear understanding has yet been reached regarding the quantum and phasing of any Northstowe development that may be progressed without causing a materially detrimental effect on the A14, prior to any Trunk Road improvements.	Support noted. The Council will continue to work closely with the Highways Agency.	No change.
8800 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly agree with these objectives; particularly the need to upgrade the 'Hatton's Road' from the A14. However, the residents of Longstanton wish not to be, ever, 'landlocked' and unable to use the bus services due to new/improved roads construction. The logistics of this must be thought in advance by developers and Highways.	Support noted. The development is being planned holistically, with land use and all the transport requirements, including public transport, considered in conjunction with each other.	No change.
8797 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly agree with this policy	Support noted.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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9200 - English Partnerships	<p>Object</p> <p>English Partnerships would wish to see the policy reworded to reflect the fact that the 'start' of the new town does not need to be linked to the A14 improvements. We would suggest the following: 'Planning permission will include a condition which will link the phased development of the new town to improvements to the A14 corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of at least 10,000 dwellings'. We would also wish to see NS/13.3 deleted.</p>	<p>It is vital that adequate transport infrastructure is in place to accommodate the development at all times, as explained in paragraph D7.3. It would not be reasonable to apply a blanket restriction on development prior to the opening of the improved A14, as this is not due to be completed until the period 2011-2015, and development needs to be able to proceed to deliver approximately 6,000 dwellings by 2016. If the detailed Transport Assessment shows additional traffic cannot be accommodated in any way, for example, by providing interim improvements, to avoid exacerbating existing conditions on the A14 and local road network it would, however, be reasonable to prevent / phase development accordingly. Policy NS/13 allows for this to be tested and development phased at a level the road network can accommodate. It is proposed to amend policy paragraphs 2 and 3 to provide greater clarity.</p>	<p>Delete Policy NS/13 paragraphs 2 and 3 and replace with: "Planning permission for Northstowe will include conditions to ensure that at any time during its construction the traffic generated by the new town will not exceed the available road capacity in the A14 road corridor. Such conditions (which may include 'Gramplan' style conditions) will link the start and phased development of the new town to any necessary improvements to the A14 road corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of 8,000 dwellings."</p>
9001 - The Fairfield Partnership	<p>Object</p>	<p>In NS/13-2 replace 8,000 with 'up to 10,000' to reflect TFP's proposals.</p>	<p>No change.</p>
		<p>The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage.</p>	

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8618 - Gallagher Longstanton Ltd.	Object	The need to co-ordinate the development of the new town and improvements to highway infrastructure is understood. As worded, however, the policy is inappropriate in a number of respects. In particular, it isn't the case that the 'start' of the new town needs to be linked to improvements to the A14. The practical consequences of the policy as drafted could conflict with the objectives of the plan and with the sustainable communities agenda and does not take account of the alternatives that are available. The following rewording of policy NS/12 would appear to address the issue: 'Planning permission will include a condition which will link the phased development of the new town to improvements to the A14 corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of 8,000 dwellings'.	It is vital that adequate transport infrastructure is in place to accommodate the development at all times, as explained in paragraph D7.3. It would not be reasonable to apply a blanket restriction on development prior to the opening of the improved A14, as this is not due to be completed until the period 2011-2015, and development needs to be able to proceed to deliver approximately 6,000 dwellings by 2016. If the detailed Transport Assessment shows additional traffic cannot be accommodated in any way, for example, by providing interim improvements, to avoid exacerbating existing conditions on the A14 and local road network it would, however, be reasonable to prevent / phase development accordingly. Policy NS/13 allows for this to be tested and development phased at a level the road network can accommodate. It is proposed to amend policy paragraphs 2 and 3 to provide greater clarity.	Delete Policy NS/13 paragraphs 2 and 3 and replace with: "Planning permission for Northstowe will include conditions to ensure that at any time during its construction the traffic generated by the new town will not exceed the available road capacity in the A14 road corridor. Such conditions (which may include 'Grampian' style conditions) will link the start and phased development of the new town to any necessary improvements to the A14 road corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of 8,000 dwellings."
10285 - Stannifer	Object	The proposed 'Grampian' conditions for improvements to the A14 road corridor relate only to that part between Bar Hill and Cambridge. As a substantial part of the traffic generated by the new settlement will also use the A14 to the west of Bar Hill, the policy should be expanded to include this requirement.	The requirement to improve the A14 between Bar Hill and Cambridge is based upon the results of the modeling, which show the majority of traffic will be heading this way, and this is the stretch with the worst congestion. Circular 05/2005 on Planning Obligations requires any obligations be of a scale, kind, related to the development and reasonable. The Highways Agency have to be consulted on planning applications near to or affecting trunk roads and they have the power to step in if satisfactory mitigation is not put in place.	No change.
7895 - Longstanton Parish Council 8639	Support	We strongly agree with Grampian - style conditions linking Northstowe development to A14 improvements.	Support noted.	
8794 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly agree with this policy: Northstowe phased development is to be linked to local A14 upgrades	Support noted.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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10514 - Cambridgeshire County Council	Object	Amend NS/13(3) to read: "Development of the new town will only proceed in relation to the implementation of appropriate improvements to the A14." Amend supporting text in D7.2 for conformity.	It is proposed to amend policy paragraphs 2 and 3 to provide greater clarity. However, paragraph D7.3 has been amended in relation to another representation and covers the concerns raised.	Delete Policy NS/13 paragraphs 2 and 3 and replace with: "Planning permission for Northstowe will include conditions to ensure that at any time during its construction the traffic generated by the new town will not exceed the available road capacity in the A14 road corridor. Such conditions (which may include 'Gramplan' style conditions) will link the start and phased development of the new town to any necessary improvements to the A14 road corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of 8,000 dwellings."
8627 - Gallagher Longstanton Ltd.	Object	There is no need for this policy as the same objective will have been secured through the conditions sought in NS/13 (2). It appears to go well beyond what is appropriate and reasonable. Without prejudice to the view that the application should be deleted, Policy NS/13 (3) should refer to the 'A14 corridor' rather than just the A14.	It is proposed to amend policy paragraphs 2 and 3 to provide greater clarity.	Delete Policy NS/13 paragraphs 2 and 3 and replace with: "Planning permission for Northstowe will include conditions to ensure that at any time during its construction the traffic generated by the new town will not exceed the available road capacity in the A14 road corridor. Such conditions (which may include 'Gramplan' style conditions) will link the start and phased development of the new town to any necessary improvements to the A14 road corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of 8,000 dwellings."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8222	Object	It is essential that improvements to the A14 should be in place before the construction and population of Northstowe takes place. It is completely apparent to any commuter that the A14 cannot take any more vehicles in its current state.	Agree it is vital that adequate transport infrastructure is in place to accommodate the development at all times, as explained in paragraph D7.3. However, it would not be reasonable to apply a blanket restriction on development prior to the opening of the improved A14, as this is not due to be completed until the period 2011-2015, and development needs to be able to proceed to deliver approximately 6,000 dwellings by 2016. If the detailed Transport Assessment shows additional traffic cannot be accommodated in any way, for example, by providing interim improvements, to avoid exacerbating existing conditions on the A14 and local road network it would, however, be reasonable to prevent / phase development accordingly. Policy NS/13(2) allows for this to be tested and development phased at a level the road network can accommodate.	No change.
11232 -	Cambourne Parish Council Object	Whilst the Parish Council support the principle of the construction of a new settlement it is concerned that the whole project hinges on the upgrade of the A14 and the construction of the new rapid transport system. If either of these fail there will be a major rethink on the distribution of new dwellings.	Government is committed to improving the A14 to a dual three-lane carriageway with associated parallel roads. The Highways Agency are taking this forward, having consulted on a proposed scheme during Spring 2005, with a view to the Secretary of State announcing the preferred route in early 2006. The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007.	

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9801 - GO-East	Object	Policy NS/13.3 states that development will not be permitted until appropriate improvements to the A14 have been implemented. It is unclear how this statement sits against the requirement for 6000 houses to be built at Northstowe by 2016, in addition it appears to be inconsistent with the text at paragraph D7.3. GO East suggests therefore that the submission DPD states that development will be phased in line with improvements to A14 and, to aid certainty and clarity, set out the levels of development that would be permitted against specific improvements to the A14.	It is vital that adequate transport infrastructure is in place to accommodate the development at all times, as explained in paragraph D7.3. Agree it would not be reasonable to apply a blanket restriction on development prior to the opening of the improved A14, as this is not due to be completed until the period 2011-2015, and development needs to be able to proceed to deliver approximately 6,000 dwellings by 2016. If the detailed Transport Assessment shows additional traffic cannot be accommodated in any way, for example, by providing interim improvements, to avoid exacerbating existing conditions on the A14 and local road network it would, however, be reasonable to prevent / phase development accordingly. Policy NS/13(2) allows for this to be tested and development phased at a level the road network can accommodate. It is proposed to amend policy paragraphs 2 and 3 for greater clarity.	Delete Policy NS/13 paragraphs 2 and 3 and replace with: "Planning permission for Northstowe will include conditions to ensure that at any time during its construction the traffic generated by the new town will not exceed the available road capacity in the A14 road corridor. Such conditions (which may include 'Gramplan' style conditions) will link the start and phased development of the new town to any necessary improvements to the A14 road corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of 8,000 dwellings."
8795 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly agree with this policy	Support noted.	
9519 - The Fairfield Partnership 9003 - The Fairfield Partnership	Object	NS/13-4 insert point d. A new road from the B1050 Station Road, north of the disused railway line, in to the north end of Northstowe, connecting with the Longstanton By-pass to reflect TFP's proposals.	As the new town of Northstowe is contained south of the disused railway line, it is not proposed to provide any additional road links to the north of it. Such a road would require an additional break in the guideway, which would be unacceptable to the Cambridge Guided Busway proposals; or a substantial bridge capable of spanning double decker buses over the Guided Busway, which would have a detrimental visual impact. A detailed Transport Assessment will be undertaken to ensure the new town is able to function adequately without such road, and that there is no adverse impact on nearby villages.	No change.
10517 - Cambridgeshire County Council	Object	It is considered that a full road access to Station Road, Oakington should remain an option to provide for traffic movements to and from the Cottenham direction. Note that there should be restricted access into Cambridge from this route to avoid rat running from the A14. Add new point (d) at the end of NS/13 (4): d. "A new access road from Station Road, Oakington into the south-eastern end of Northstowe. Further investigation is required to determine if this should be open to all traffic or restricted to emergency services, cycling, pedestrians and horse riders." Add reference in text for conformity (new D7.6).	Three options for an additional access road north of Oakington were consulted on at the Preferred Options stage in 2004 (NS31-NS33); an additional access from Station Road, Oakington; an additional access from Cottenham Road, Westwick; and no additional access. The results of the consultation show the majority view was there should be no road access in the vicinity of Station Road, Oakington, and this approach has been incorporated into the AAP. A detailed Transport Assessment will be undertaken to ensure the new town is able to function adequately without such road, and that there is no adverse impact on nearby villages.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9475 - English Partnerships	Object	Road links should be provided to access to the surrounding area without vehicles having to travel excessive distances and by indirect routes. Therefore there should be an access serving the area to the north east of the new town - Cottenham and Wilburton. The following additional point should be added: (d) A new road from Station Road, Oakington between the village of Oakington and the level crossing of the disused railway line which would become part of the CGB route.	Three options for an additional access road north of Oakington were consulted on at the Preferred Options stage in 2004 (NS31-NS33); an additional access from Station Road, Oakington; an additional access from Cottenham Road, Westwick; and no additional access. The results of the consultation show the majority view was there should be no road access in the vicinity of Station Road, Oakington, and this approach has been incorporated into the AAP. A detailed Transport Assessment will be undertaken to ensure the new town is able to function adequately without such road, and that there is no adverse impact on nearby villages.	No change.
8632 - Gallagher Longstanton Ltd.	Object	For a new town of 8,000 dwellings it is appropriate to provide road links which provide access to the surrounding region without requiring vehicles to travel excessive distances and indirect routes. Consequently there should be an access serving the area to the north east of the new town (Cottenham and Wilburton) and the following additional point should be added: (d) A new road from Station Road, Oakington between the village of Oakington and the level crossing of the disused railway line which would become part of the CGB route.	Three options for an additional access road north of Oakington were consulted on at the Preferred Options stage in 2004 (NS31-NS33); an additional access from Station Road, Oakington; an additional access from Cottenham Road, Westwick; and no additional access. The results of the consultation show the majority view was there should be no road access in the vicinity of Station Road, Oakington, and this approach has been incorporated into the AAP. A detailed Transport Assessment will be undertaken to ensure the new town is able to function adequately without such road, and that there is no adverse impact on nearby villages.	No change.
<i>a</i> 8086	Object	I object unless the proposed expansion does not affect the integrity and viability of the hawthorn-hedged young woodland/meadow 0.6 acre site, known as OS no. 62 Pt at Bar Road, Longstanton, which is a private nature reserve of great biodiversity value.	Any improvements to Hattons Road will need to accord with policies in the Development Control Policies DPD which seek to protect biodiversity.	No change.
<i>c</i> 9468 - Oakington & Westwick Parish Council	Object	The proposed new road in the vicinity of the existing Dry Drayton junction on the A14 needs to be directly on to the A14 or the proposed parallel feeder road, and certainly not any closer to Oakington. The existing wording at NS/13 4c, D7.4 and un-numbered para on page 131 does not adequately clarify this very important point.	Policy paragraph 4c already makes it very clear that the new road will join onto the A14 or parallel road "in the vicinity of the existing Dry Drayton junction" and not onto Dry Drayton Road.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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11154 - Cambridgeshire County Council	Object	Road access should be designed so as not to compromise safety and convenience of walkers and riders. Need to avoid adverse impact on cycle/pedestrian routes, especially to surrounding villages. Amend wording so road design does not compromise safety and convenience of walkers and riders. All roads should be designed so as to facilitate and avoid adverse impact on cycle links to surrounding settlements and especially Bar Hill and Dry Drayton.	This covered by policies in the Development Principles chapter of the Development Control Policies DPD and is a matter of detail for the masterplanning process.	No change.
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7815

Object	This statement is too vague. A current significant problem for Oakington residents is traffic noise. New roads need to be suitably landscaped with the specific purpose of limiting noise levels.	Policy paragraph 5 quite clearly seeks to avoid adverse impact on existing residents but recognising this is not always possible, requires mitigation any impacts, such as noise. This is also addressed in more detail through policies in the Development Control Policies DPD.	No change.
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9476 - English Partnerships	Object	This access should be all purpose link and referred to in Section 4. As such, this section should be deleted.	As explained in paragraph D7.6, policy paragraph 6 does not specify a location for the emergency access. Two options propose using the maintenance track of the Guided Busway, which would be unsuitable for use as an all purpose link. The route of this access will be determined through masterplanning.	No change.
8636 - Gallagher Longstanton Ltd.	Object	For the reasons spelt out in relation to NS/13 (4), this link should be an all purpose link and included in section 4. This section should therefore be deleted and the link added to section 4 of the policy.	As explained in paragraph D7.6, policy paragraph 6 does not specify a location for the emergency access. Two options propose using the maintenance track of the Guided Busway, which would be unsuitable for use as an all purpose link. The route of this access will be determined through masterplanning.	No change.

9498 - Oakington & Westwick Parish Council

Object	Major improvement work is nearing completion from Girton through the length of Oakington as part of the National Cycle Network. Mention is made of this facility being provided along the Guided Busway, which is some half a mile or so further to the east. Linking the two routes alongside the existing streets of Oakington would be unsafe and would be seriously detrimental to the environment, whilst a link via the Green separation would create an undesirably long detour. What is needed is a diagonal route from Longstanton Road, Oakington, through to Station Road, Longstanton.	National Cycle Network (NCN) Route 51 will eventually use the maintenance track of the Guided Busway, and the current route is an interim route. Policy NS/14(5) provides for a network of rights of way, including routes for cyclists, and paragraph D7.16 lists connections to the NCN Route 51. The detailed routes will be drawn up as part of the masterplanning process, in conjunction with the Transport Assessment.	No change.
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9652 - Histon & Impington Parish Councils

Support	The rejection of the previously proposed local access to Oakington Village and Cottenham Road in favour of emergency access only at one point is strongly supported.	Support noted.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7

11155 - Cambridgeshire County Council	Object	Make allowance for before and after studies to ensure full cost of mitigation is borne by developer. For example if impact is worse than predicted then an after study will demonstrate this and developer will be required to fund additional improvements. Add sentence to end of NS/13 (7) as follows: "...nearby villages. THIS WORK SHOULD INCLUDE BEFORE AND AFTER TRAFFIC STUDIES."	Agree it is important the developer undertake before and after studies of traffic impact on nearby villages to inform whether additional traffic management measures are required to mitigate the impact additional traffic resulting from Northstowe.	Add sentence to the end of paragraph D7.7 to read: "This should be informed through the use of before and after traffic studies and where necessary, developers will fund additional improvements."
9803 - GO-East	Object	GO East is pleased to see the proposal in Policy NS/13.7 to mitigate the impact of traffic impacts on nearby villages. However, and in line with our support of Policy NS32 of your Preferred Options Report, we suggest that you consider whether the lack of any road access into the east of Northstowe could, in fact, lead to more traffic through surrounding villages, in particular Oakington and Westwick. Therefore we would support the inclusion of an additional access road to the east of the settlement from Cottenham Road, Westwick which bypasses both Oakington and Westwick in the submission DPD.	Three options for an additional access road north of Oakington were consulted on at the Preferred Options stage in 2004 (NS31-NS33); an additional access from Station Road, Oakington; an additional access from Cottenham Road, Westwick; and no additional access. The results of the consultation show the majority view was there should be no road access in the vicinity of Station Road, Oakington, and this approach has been incorporated into the AAP.	No change.

7973 - Longstanton Parish Council

8841

Agree

Support noted.

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9653 - Histon & Impington Parish Councils	Object	The Councils firmly believe that a bypass for Willingham will be essential for construction traffic and subsequently for link traffic northwards to the fens. Paragraph 8. should be re-written to incorporate a requirement to estimate the level of heavy goods vehicles accessing the site from the most likely source of sand, gravel, roadstone aggregate etc. (Willingham - Over quarries). This is essential to avoid overloading of local village roads with traffic accessing Northstowe.	It is vital that adequate transport infrastructure is in place to accommodate the development at all times, and that adequate mitigation measures are provided for nearby villages. Whilst there are no proposals for a Willingham bypass at present Cambridgeshire County Council as local highway authority will explore whether it will be needed over the lifetime of the development of Northstowe to accommodate the growth in traffic. If this eventuality arises, it is reasonable to expect the developer to contribute towards the provision of such, in accordance with Circular 05/2005 on Planning Obligations. The issue of construction traffic is addressed in Policy NS/27.	No change.
8801 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee objects to the wording of this welcome policy: the traffic will come also from inland, considering the employment opportunities and facilities which Northstowe, we hope, will offer locally and beyond.	It is vital that adequate transport infrastructure is in place to accommodate the development at all times, and that adequate mitigation measures are provided for nearby villages. Whilst there are no proposals for a Willingham bypass at present Cambridgeshire County Council as local highway authority will explore whether it will be needed over the lifetime of the development of Northstowe to accommodate the growth in traffic. If this eventuality arises, it is reasonable to expect the developer to contribute towards the provision of such, in accordance with Circular 05/2005 on Planning Obligations.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8640 - Gallagher Longstanton Ltd.	Object	The AAP should not make reference to a Willingham Bypass. The County Council has no proposal or policy for a Willingham Bypass. This policy is therefore inconsistent with the wider policy context. The AAP should not include such uncertain elements.	It is vital that adequate transport infrastructure is in place to accommodate the development at all times, and that adequate mitigation measures are provided for nearby villages. Whilst there are no proposals for a Willingham bypass at present Cambridgeshire County Council as local highway authority will explore whether it will be needed over the lifetime of the development of Northstowe to accommodate the growth in traffic. If this eventuality arises, it is reasonable to expect the developer to contribute towards the provision of such, in accordance with Circular 05/2005 on Planning Obligations.	No change.
D7.2	Object	Amend paragraph D7.2 to read: The A14 is proposed to be improved to a dual three-lane carriageway, with associated parallel local roads. The Highways Agency consulted on a proposed scheme during Spring 2005, with a view to the Secretary of State announcing the Preferred Route early in 2006. The improvements should be completed in the period 2011-2015. These improvements and any interim measures provided by the development are required to ensure that the highway impact of the development is mitigated and local highway conditions not materially worsened.	Paragraph D7.3 already refers to the need to avoid exacerbating existing congestion and safety problems on the A14. This should be modified to apply to the local road network as well.	Amend paragraph D7.3 to read: "Development of Northstowe needs to be carefully phased to ensure adequate infrastructure improvements along the A14 road corridor are in place to avoid exacerbating the existing congestion and safety problems, and that local highway conditions are not materially worsened. This may include the provision of interim measures such as the early provision of parallel local distributor roads."
D7.6	Object	It is considered that a full road access to Station Road, Oakington should remain an option to provide for traffic movements to and from the Cottenham direction. Care should be taken to discourage additional movements through Oakington. Add in new D7.6 under D7.5, to read: "A link to Northstowe from Station Road, Oakington on the local road network will provide access for all road users." Amend paragraph numbers as appropriate.	Three options for an additional access road north of Oakington were consulted on at the Preferred Options stage in 2004 (NS31-NS33); an additional access from Station Road, Oakington; an additional access from Cottenham Road, Westwick; and no additional access. The results of the consultation show the majority view was there should be no road access in the vicinity of Station Road, Oakington, and this approach has been incorporated into the AAP. A detailed Transport Assessment will be undertaken to ensure the new town is able to function adequately without such road, and that there is no adverse impact on nearby villages.	No change.
7963	Object	Object to the option of emergency access via Longstanton Road, Oakington because fire appliances etc from Cottenham would presumably have to pass through most of Oakington, involving extra time and also adding to the adverse effects of the general increase in traffic through the village.	Noted. This will be addressed through the detailed masterplanning process.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

7814	Object	There is no date for closure of Longstanton Rd. Request that a clear date or phase of development be linked to the closure. The current formulation could lead to the road staying open until 2016.		Longstanton Road is closed to general through traffic around the perimeter of the airfield. The two access roads into the south of Northstowe will bisect Longstanton Road, although it is intended to maintain a public rights of way along the route.
8007	Object	Object to the absence of any provision of any form of by-pass for Oakington within the proposals for the new town. This could be provided by creating a link road between Cottenham Road and Dry Drayton road and running along a line between the 'green separation' area and the new town. This would allow all traffic from the Cottenham direction to access Northstowe direct, i.e. without having to pass through 'traffic-calmed' Oakington first and then turning back into the new town from Dry Drayton Road. Traffic will still need to be permitted through the village but, if Northstowe traffic and the vast quantity of rush hour through-traffic heading for the A14 is encouraged to use a separate, new route, this would significantly reduce the overall environmental impact on Oakington.		Three options for an additional access road north of Oakington were consulted on at the Preferred Options stage in 2004 (NS31-NS33); an additional access from Station Road, Oakington; an additional access from Cottenham Road, Westwick; and no additional access. The results of the consultation show the majority view was there should be no road access in the vicinity of Station Road, Oakington, and this approach has been incorporated into the AAP. A detailed Transport Assessment will be undertaken to ensure the new town is able to function adequately without such road, and that there is no adverse impact on nearby villages.
10518 - Cambridgeshire Council	Object	It is considered that a full road access to Station Road, Oakington should remain an option to provide for traffic movements to and from the Cottenham direction. Note that there should be restricted access into Cambridge from this route to avoid rat running from the A14. Add new point (d) at the end of NS/13 (4): d. "A new access road from Station Road, Oakington into the south-eastern end of Northstowe. Further investigation is required to determine if this should be open to all traffic or restricted to emergency services, cycling, pedestrians and horse riders." Add reference in text for conformity (new D7.6).		Three options for an additional access road north of Oakington were consulted on at the Preferred Options stage in 2004 (NS31-NS33); an additional access from Station Road, Oakington; an additional access from Cottenham Road, Westwick; and no additional access. The results of the consultation show the majority view was there should be no road access in the vicinity of Station Road, Oakington, and this approach has been incorporated into the AAP. A detailed Transport Assessment will be undertaken to ensure the new town is able to function adequately without such road, and that there is no adverse impact on nearby villages.
8053	Support	It is important that the road called "Longstanton Road" from Oakington through to St Michaels, Longstanton (the airfield road) is closed to traffic as it is a "rat run" most days.		Support noted. The two access roads into the south of Northstowe will bisect Longstanton Road, although it is intended to maintain a public rights of way along the route.
11156 - Cambridgeshire Council	Support	Welcome reference to equestrians.		Support noted.
D7.7				
8087	Object	Add: All such measures will be designed to maximise safety and convenience for cyclists and pedestrians, for example, by providing cycle-friendly approaches to roundabouts / junctions and adequate crossing facilities for pedestrians at all intersections.		This is addressed through Policy NS/14(5) and is a matter for the detailed masterplanning process.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

NS/14 Alternative Modes

10469	Object	With a new development, there is a fantastic opportunity to provide bridleways which will not only benefit the horseriders but also walkers and cyclists. The present plans for Northstowe do not mention the needs of the horseriding community.	Agree and policy paragraph 5 requires the provision of a network of rights of way, including horse riding routes.	No change.
9876	Object	Policy NS/14 Alternative Modes - see my previous representation. Text of previous representation: "The proposed road accesses from the new town are not only unsustainable, but would also add to congestion on the local roads in Longstanton and Oakington, causing increased noise and pollution to local communities. The Structure Plan failed to consider existing through traffic generated from north of Willingham to the A14 and from B1049 north of Cottenham through Histon and Oakington to the A14 or Cambridge."	Northstowe is being developed with a culture within the development which accepts that whilst the car has an important role in providing for some journeys, for those journeys within Northstowe and to other key destinations such as Cambridge it should be the least preferred option. The new town will be served with high quality alternatives to the car, such as High Quality Public Transport and a network of quality rights of way. However, it is recognised that there will be some additional car traffic and the access roads have been considered in light of the need to reduce the traffic impact on surrounding villages. For example, providing direct access to the A14 / parallel distributor road in order to reduce the amount of traffic through Oakington and Longstanton, and therefore minimise the impact on existing communities. The district council will look to the County Council, as the local highways authority, to determine whether a Willingham bypass is justified as part of the Northstowe development. It is recognised that many villages close to the A14 already suffer with traffic rat-running to the A14. Many are already being traffic calmed as part of the CHUMMS A14 Traffic Calming measures being funded through the Local Transport Plan and the details of the scheme to be implemented will be agreed in consultation with the Parish Council.	No change.
11161 - Council	Object	A specific policy on Travel Plans would strengthen its importance. Add new section to end of Policy NS/14 requiring Travel Plans, to read: "Travel Plans 7. All commercial and educational uses will be required to produce a Travel Plan. Incentives to encourage residents to travel by alternative modes should also be encouraged."	Reference is included at Policy NS/14(6) to the need to explore car pooling through the Travel Plan and in paragraph DT.23. In addition, Policy TR/3 in the Development Control Policies DPD requires the provision of a Travel Plan.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

9615 - Transport 2000 & West Suffolk	Cambridge	Object	Direct, frequent and fast buses from Northstowe to southern Cambridge are essential. The currently proposed public transport to southern Cambridge will not be competitive in terms of trip time versus car journeys via the A14/M11. Northstowe must also ensure the need for car travel is minimized from the outset to prevent congestion. The County Council has publicly stated it has no objection to bus operators providing other services. But to prevent car travel, frequent bus services are required from the outset. A policy is therefore needed requiring a subsidized bus service to southern Cambridge until passenger levels are sufficient.	Agree it is important to develop a culture within Northstowe which accepts that whilst the car has an important role in providing for some journeys, for those journeys within Northstowe and to other key destinations such as Cambridge it should be the least preferred option. Along with provision for other non-car modes, the provision of High Quality Public Transport from the outset is essential to provide a quality alternative to the use of the car to access a range of destinations including Cambridge and the Cambridgeshire Guided Busway will provide direct links to the heart of Cambridge and beyond to Addenbrookes and Trumpington. Policy NS/14(2) requires developers to provide an initial subsidy for new residents for 12 months after occupation.	No change.
7845 - Rampton Parish Council	Cambridge	Support	Rampton Parish Council supports the proposals for alternative modes of transport.	Support noted.	
7896 - Longstanton Parish Council	Cambridge	Support	We strongly agree with the need to provide HQPT.	Support noted.	
8802 - Longstanton Parish Committee	Cambridge	Support	Longstanton Parish Plan Committee strongly agree with item 5 and generally with these policies. However, very few Longstanton residents expect to use the guided bus themselves; its access stops may be too far for most pedestrians with children, buggies, shopping etc., and the elderly.	Support noted.	
11157 - Cambridgeshire County Council	Cambridge	Object	Inconsistency between NS/14 (1) and (2). 'Adequate' level of provision is not sufficient, part (1) needs to be amended to provide a 'high level' of provision. Amend Policy NS/14 (1) to read: (1) <input type="checkbox"/> "A HIGH LEVEL provision OF alternative transport modes will be required to serve all stages of development."	Agree there is a need for a high level of provision for alternative modes. Paragraph 1 of Policy NS/14 is seeking to ensure there is adequate provision (of a high quality) in place to serve all stages of the development. The other policy paragraphs will ensure this is high standard of provision.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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9665 - Histon & Impington Parish Councils	Object	Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.	The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.	No change.
9477 - English Partnerships	Object	English Partnerships supports this policy but wishes to see defined service parameters related to service need.	Support noted. This will be a matter for the detailed masterplanning process.	No change.
8643 - Gallagher Longstanton Ltd.	Object	Northstowe will seek to maximise development within the easy walking distances stated. However, the provision of all development within the given figures could result in an inefficient or inappropriate design, particularly at the edges of the development. The wording should be amended to: "Most of the development will be within 600m walking..."	Whilst Policy NS/14(2) requires all development to be within 600m easy walking distance of a stop on the dedicated local busway where achievable, it recognises that this shouldn't be at the expense of undermining the quality of service which can be provided. For those parts of the development not within 600m of such a stop, it should be within 400m of a local bus stop, thus providing comprehensive coverage by public transport and allowing a degree of flexibility. This is explained in paragraph D7.11 and is a matter of detail for consideration in the masterplanning process.	No change.
11158 - Cambridgeshire County Council	Object	Policy NS/14 needs to be changed to reflect the requirements on the developer. Amend Policy NS/14 (2) to read: (2) "...Developers will FUND THE PROVISION OF A RANGE OF TRANSPORT MEASURES INCLUDING CONTRIBUTIONS TOWARDS THE CAPITAL COST OF GUIDED BUS SCHEME, AND REVENUE SUPPORT FOR GUIDED AND CONVENTIONAL BUS SERVICES. THIS WILL NEED TO BE PROVIDED FROM AN EARLY STAGE."	Agree there should be reference to the need for developers to make a financial contribution towards the Guided Bus scheme. However, the other issues are already addressed in Policy NS/14.	Add a new subsection under the Public Transport heading: "Developers will provide a financial contribution towards the capital cost of the Guided Bus scheme."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11160 - Cambridgeshire County Council	Object	Provision of bus subsidy to new residents is welcomed. However, not clear what 'subsidy' should cover, this needs clarification. Add sentence to end of NS/14 (2), to read: "...bus usage. THIS SUBSIDY WILL FUND FREE OR DISCOUNTED TRAVEL BY PUBLIC TRANSPORT."	Agree there is a need to clarify what subsidy refers to.	Add the following to the end of policy paragraph 2: "This subsidy will fund free or discounted travel by public transport."
8930 - Gallagher Longstanton Ltd.	Object	It is inappropriate for the second sentence of section 2 to require provision of initial subsidies for new residents to encourage bus usage. While take up of public transport will be an important issue, it is premature at this stage to conclude that subsidised tickets will be required or are the best way of achieving the Council's aims. There may be more appropriate measures that require proper evaluation and discussion between the developer, the bus operators, the County Council and other key agencies. This should properly be considered within the detailed negotiations in connection with the outline planning application and s.106.	Ensuring High Quality Public Transport provision early on in the development is essential to provide travel choice, and in the early stages of the development bus provision will need subsidy to ensure its commercial viability. Agree there may also be other measures which may encourage take-up of public transport, and these can be considered during negotiations in connection with the planning application and planning obligations.	No change.
8842	Support	We strongly agree with the need to provide HQPT.	Support noted.	
3	Object	English Partnerships argue that the requirement at NS/14.3 for occupation not to be permitted until the implementation of the CGB is not needed and should be deleted.	Current indications are that the Cambridgeshire Guided Busway (CGB) is on course to open around the same time as the first occupations at Northstowe. However, agree the provision of the CGB is outside the control of the developers and to be consistent with the approach towards provision of the A14, also outside the developers' control, it would be reasonable to require interim measures if provision of the CGB were delayed to avoid delaying the delivery of the new town. However, the developers will be required to provide High Quality Public Transport, including an equivalent level of service provision, the dedicated local busway, and direct services to key destinations, comparable to that to be provided by the CGB.	Amend policy paragraph 3 to read: "The occupation of the development in the new town will not be permitted until the proposed Guided Busway between Northstowe and Cambridge has been implemented, or provision made for the equivalent standard of High Quality Public Transport."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11233 - Cambourne Parish Council Object

Whilst the Parish Council support the principle of the construction of a new settlement it is concerned that the whole project hinges on the upgrade of the A14 and the construction of the new rapid transport system. If either of these fail there will be a major rethink on the distribution of new dwellings.

Government is committed to improving the A14 to a dual three-lane carriageway with associated parallel roads. The Highways Agency are taking this forward, having consulted on a proposed scheme during Spring 2005, with a view to the Secretary of State announcing the preferred route in early 2006. The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007.

8646 - Gallagher Longstanton Ltd. Object

Whilst there is every prospect that the Guided Busway will be implemented, by or at the same time as the occupation of the first stages of Northstowe, it is unnecessary and inappropriate to preclude any occupancies prior to the implementation of the Busway. This element of the policy should be reworded as follows: 'The occupation of the development in the new town will not be permitted until the proposed Guided Busway between Northstowe and Cambridge has been implemented or alternative provision made for high quality public transport.'

Current indications are that the Cambridgeshire Guided Busway (CGB) is on course to open around the same time as the first occupancies at Northstowe. However, agree the provision of the CGB is outside the control of the developers and to be consistent with the approach towards provision of the A14, also outside the developers' control, it would be reasonable to require interim measures if provision of the CGB were delayed to avoid delaying the delivery of the new town. However, the developers will be required to provide High Quality Public Transport, including an equivalent level of service provision, the dedicated local busway, and direct services to key destinations, comparable to that to be provided by the CGB.

Amend policy paragraph 3 to read:
"The occupation of the development in the new town will not be permitted until the proposed Guided Busway between Northstowe and Cambridge has been implemented, or provision made for the equivalent standard of High Quality Public Transport."

9666 - Histon & Impington Parish Councils Object

Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.

No change.

The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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8649 - Gallagher Longstanton Ltd.	Object	Given the need for access between the new town and the B1050, it is efficient to use the access which is being created by the CGB Park and Ride. The design of the new town will ensure easy access to CGB services and no need for people in Northstowe to drive to the Park and Ride. The reference to no direct road access to the park and ride site should be deleted. The proposed deletion will address the following concerns regarding soundness PPS 12 paragraph 4.24: vii and ix.	Access to the north of Northstowe is already proposed in NS/13(4b) from the Longstanton west bypass / Station Road. Another access in the area is not necessary. Provision of a road access to the Park and Ride facility could encourage residents of Northstowe to drive to the Park and Ride to catch services on the Guided Busway rather than access, on foot, the stops on the dedicated local busway. This movement is unsustainable and should not be encouraged.	No change.
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9667 - Histon & Impington Parish Councils

Object

Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.

No change.

9479 - English Partnerships

Support

English Partnerships supports the provision of park and ride facilities and feel the policy should emphasise the need for quality information, the use of real time technology in the provision and operation of these services.

Support noted. Agree it is important there are good facilities at the Park and Ride site to comply with the high standards required to achieve High Quality Public Transport in NS/14(2). This includes measures such as Real Time Bus Information.

No change.

5

7837

Object

If Longstanton and Oakington are to keep their existing 'village character' then easy access from Northstowe via the green separation SHOULD NOT be encouraged. The green separation, tiny as it will be, should be retained as small fields/copses etc. We definitely would not want more light pollution from street lights along paths nor the extra noise and disturbance caused by opening up the separation further to Longstanton and Oakington.

The green separation is designed to retain the separate identity of Northstowe from surrounding villages and maintain a physical and visual separation. However, it is important that a network of pedestrian and cycle links are provided to allow residents access to the facilities and services at Northstowe without the need to use their car. This approach is in accordance with the district-wide approach in the Development Control Policies DPD Travel Chapter. For example, TR/4 seeks to provide cycle links to connect villages with facilities and services.

No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8907	Object	Due to the planned phasing on the Strategic Master Plan it shows a new strategic cyclepath and footpath going across the inside edge of a farmed field which is sprayed on a regular basis due the variety of crops grown, many of these crops can cause skin reactions and the sap is poisonous. This cycleway / footpath maybe better placed the other side of the boundary hedge which runs parallel with Magdaline Close.	Noted. The routes of the rights of way will be determined through the detailed masterplanning process.	No change.
9101 - British Horse Society (Cambridgeshire)	Object	Support: but the title would be more accurate if read "non motorised users" or "public rights of way" in preference to "cycling & pedestrians"	Agree the title should be amended, and this would be consistent with change to Policy TR/4 in the Development Control Policies DPD.	Amend the title before policy paragraph 5 to read: "Non-car Modes"
9226 - Cambridgeshire Local Access Forum	Support	Welcome the requirement for a network of rights of way which specifically includes cyclists, pedestrians and horse riders.	Support noted.	
9480 - English Partnerships	Support	English Partnerships strongly supports the provision of cycle and footpath networks. We emphasise the need for clear legibility and the provision of quality information to support the provision of these facilities. These should be provided through the green separation to allow Oakington and Longstanton residents to benefit from the facilities at Northstowe.	Support noted. The issues raised are already required by NS/14(5) and are a matter for the detailed masterplanning process.	No change.
D7.9				
9670 - Histon & Impington Parish Councils	Object	Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.	The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D7.10**

9671 - Histon & Impington Parish Councils
 Object
 Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.

The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.

No change.

D7.11

9661 - Histon & Impington Parish Councils
 9672 - Histon & Impington Parish Councils
 Object
 Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.

The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.

No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D7.12**

9660 - Histon & Impington Parish Councils
9674 - Histon & Impington Parish Councils

Object

Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.

No change.

The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.

11162 - Cambridgeshire County Council

Object

Stating that there will be no need for residents to use the Park and Ride facility is inconsistent with Policy NS/14 (4), which states that it "will be easily accessible by foot and cycle from Northstowe". Therefore amend paragraph D7.12 to reflect Policy NS/14.
Amend paragraph D7.12 to read:
"... The dedicated local Busway will serve residents of Northstowe, so there will be no need for residents to TRAVEL BY CAR TO the Park and Ride facility."

Amend last sentence of paragraph D7.12 to read:
"The dedicated local Busway will serve residents of Northstowe, so there will be no need for residents to travel by car to the Park and Ride facility."

Agree there is a contradiction and paragraph D7.12 should be amended.

D7.13

9899 - Haslingfield Parish Council

Object

There will be no road access from within Northstowe to the Park and Ride facility planned for the north of the town.

No change.

Vehicular access into the Park and Ride site will be from the B1050 only. Residents living close to the Park and Ride site will be able to access it by walking and cycling. Policy NS/14(2) requires the majority of Northstowe to be within easy walking distance of stops on the dedicated local busway. Therefore they will not need vehicular access to the Park and Ride site.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9675 - Histon & Impington Parish Councils
 Object
 Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.

The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.

No change.

D7.14

9676 - Histon & Impington Parish Councils
 Object
 Transport System. Delivery of a Guided Bus System is now seriously in doubt both in time scale and in scope. Transport Policies should be flexible to address other potential and more practical solutions to Public Transport in the A14 Corridor. A guided Bus system will not address the problems of moving freight within the corridor and to the new town.

The Inspector's recommendation on the County Council's proposals for the Guided Busway is expected shortly. It is still anticipated that the Guided Busway can be constructed and opened in conjunction with the first occupancies on Northstowe in 2007. Should the Inspector conclude that the Guided Busway should not go ahead, the Development Control Policies DPD and Northstowe AAP can be amended before they are adopted in early 2007. Transport policies in the Development Control Policies DPD and Northstowe AAP provide for a sufficient standard of accessibility and offer an appropriate choice of travel. The Transport Assessment will also assist and inform the detailed masterplanning process. The Local Transport Plan encourages the movement of freight by rail and proposed an upgrade of the Felixstowe to Nuneaton rail route via Ely. The planned improvements to the A14, including segregation of local traffic from through traffic, will accommodate freight movements.

No change.

D7.16

11163 - Cambridgeshire County Council
 Object
 Welcome ref to connecting to wider Rights of Way network.

Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8651 - Gallagher Longstanton Ltd.	Object The provision of external rights of way will depend for implementation on a variety of bodies, third party interests and procedures. The ability of the local authority to implement such an expectation is unclear. The wording should be changed as follows: 'The following external rights of way should be encouraged and provided where possible'.	Paragraph D7.16 sets out the external rights of way routes which will be required to connect the new town with nearby villages and existing infrastructure. It does not state that the delivery of all of these will be by the developers. Indeed some routes, or parts of routes, have already been / are being provided by other means and may only require relatively short connections into existing infrastructure.	No change.
2nd Bullet			
8084	Object The national route cycle 51 currently (summer 2005) appears to run between Longstanton St Michaels and Oakington via the airfield road. Since there is a very long precedent for cycling (and walking) directly along this route, safe, high quality cycling (and pedestrian) provision must be maintained continuously along this airfield road route IN ADDITION to any new cycle/walking routes.	This is the interim National Cycle Network Route 51 which will be replaced by the use of the maintenance track of the Cambridgeshire Guided Busway in due course. Agree it is important to retain existing established routes where possible so as not to discourage people from using these modes.	No change.
D7.20			
9898 - Haslingfield Parish Council	Object Car parking will be made available in the initial stages of Northstowe in order not to deter people from settling in the town. Also it is intended to take steps to reduce parking at a later stage when people have already bought their properties. This strategy could be constructed as perverse.	Agree it is important that enough car parking is provided to allow the new town to function properly and not deter the uptake of properties. However, it is important to instill a culture within the development which accepts that whilst the car has an important role in providing for some journeys, for those journeys within Northstowe and to other key destinations such as Cambridge it should be the least preferred option. Therefore, it is important that a comprehensive package of quality alternatives is provided in step with the development, including High Quality Public Transport, to provide modal choice from day one. A careful balance needs to be struck between providing enough car parking to allow the town to function without compromising the ability to encourage non-car use from the outset, given that it is difficult to change peoples' travel habits.	No change.

Representations

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D7.21

11168 - Cambridgeshire County Council	Object	Parking levels should be reduced in locations close to transport interchanges. Amend paragraph D7.21: "...reduced levels of parking will be explored in locations close to TRANSPORT INTERCHANGES (INCLUDING BUS STOPS), facilities and services..."	Agree.	Amend second sentence of paragraph D7.21 to read: "In addition, given that Northstowe will be served by HQPT, opportunities for reduced levels of parking will be explored in locations close to transport interchanges (including bus stops), facilities and services, and for car pooling and shared parking, for example on mixed-use sites, particularly where there is a suitable mix of day and night time uses."
11167 - Cambridgeshire County Council	Object	Object to maximum car parking standards. Concern that it seems to imply that parking will be provided at the maximum level permitted. The reason for having maximum parking standards is that they are a level that you should not exceed rather than a level that should be met. Parking should be provided at appropriate levels mindful of Cambridgeshire County Council policy objectives and mindful that Government is looking at parking through the Local Transport Plan process more rigorously. The Government in the future may well expect highway and planning authorities to demonstrate that their parking policies and the implementation of those policies are contributing to transport objectives and targets.	Disagree. The LDF sets out maximum standards, an approach which accords with PPG3 and PPG13. Policies already encourage shared parking and apply a more stringent approach to sites with good facilities and services and HQPT. Appendix 1 in the Development Control Policies DPD clearly states the car parking standards are maximum standards and provision will be up to the maximum level.	No change.

D7.23

11169 - Cambridgeshire County Council	Object	Suggest changing references of "Green Travel Plans" to just "Travel Plans". Why only employers? Schools should produce Travel Plans as well. Important to include school travel plans as the Government is looking for all schools to have a travel plan by 2010. Amend paragraph D7.23 to include schools, to read: "Employers AND SCHOOLS in Northstowe..."	Agree.	Amend the title before paragraph D7.23 to read: "Travel Plans" Amend paragraph D7.23 to read: Employers and schools in Northstowe will be required to prepare Travel Plans to show how intend to ensure that travel by car is not encouraged."
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Change to Draft DPD

Councils' Assessment

Representation Summary

Nature

Representations

Representations	Nature	Representation Summary	Councils' Assessment	Change to Draft DPD
11171 - Cambridgeshire County Council	Object	Suggest including the following text to the end of D7.23 to expand on the requirements of workplace and school travel plans: "...TRAVEL PLANS SHOULD HAVE MEASURABLE OUTPUTS, RELATED TO TARGETS OR AIMS IN THE LTP, AND PROVIDE MONITORING AND ENFORCEMENT ARRANGEMENTS. TRAVEL PLANS SHOULD HAVE MEASURABLE OUTPUTS, RELATED TO TARGETS OR AIMS IN THE LTP, AND PROVIDE MONITORING AND ENFORCEMENT ARRANGEMENTS."	This level of detail is already provided in Policy TR/3 in the Development Control Policies DPD and it is unnecessary to duplicate it in the Northstowe AAP.	No change.
11170 - Cambridgeshire County Council	Object	In addition to discouraging employees travelling to work by car, employers are required to also positively promote travel by other modes. Amend paragraph D7.23: "Employers in Northstowe will be required to prepare green travel plans to show how they intend to ensure that travel to work by car by their employees is not encouraged, AND TRAVEL BY OTHER MODES IS POSITIVELY PROMOTED."	Agree.	Amend the title before paragraph D7.23 to read: "Travel Plans" Amend paragraph D7.23 to read: Employers and schools in Northstowe will be required to prepare Travel Plans to show how intend to ensure that travel by car is not encouraged, and travel by other modes is positively promoted."
D8/c	Object	Please reword to read " To create a network of green spaces and dedicated public rights of way within and around the town which integrate well with the development, contribute to legibility, are pleasant and attractive and link to the wider network"	Disagree, rights of way are addressed in other parts of the plan, and other objectives, including D7/a.	
NS/15 Landscape Principles	Object	The need for a Landscape Strategy approved prior to the grant of planning permission is not clear, nor justified. The policy is unclear as to whether the requirement relates to outline or more detailed planning consents. Policy NS/15 should draw a distinction between those aspects to be addressed at the outline stage and those at the detailed stages.	The proposed Landscape Strategy will provide the strategy for landscaping of Northstowe as a whole. Some aspects of the landscaping will need to be in some detail in the strategy as they will need to be implemented at very early stages of the development, e.g. green separation areas and certain of the structural landscaping and green corridors which will contain the town and initial phases of development areas within it. It will also provide a framework for subsequent landscaping schemes within individual development areas. Approval of the strategy prior to the grant of planning permission is necessary for its provisions to be included as planning conditions/obligations for the first phases of development.	Amend policy NS/15 (1) 1st sentence: 'A Landscape Strategy for Northstowe must be submitted and approved prior to the granting of planning permission, OF A LEVEL OF DETAIL APPROPRIATE TO THE TYPE OF APPLICATION.'
9194 - English Partnerships 8653 - Gallagher Longstanton Ltd.	Object			Add new sentence to the end of paragraph D8.1: "The level of detail required in a Landscape Strategy will be different at the outline and detailed planning application stages, with a strategy at the outline stage being more strategic in nature."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8504 - English Heritage	Object	This policy should refer to the need to analyse the character of the landscape using the Historic Landscape Character [HLC] database held by the County Council, and to respect underlying archaeology. The location of archaeological remains should be taken into account in determining appropriate areas for tree planting, and any drainage proposals. In addition, account should be taken of the potential impact on organic archaeological remains from changes to the water table.	Disagree, this is unnecessary duplication of Policies CH/1 and CH/2 in the Development Control Policies DPD.	No change.
9877	Object	Policy NS/15 Landscape Principles - see my previous representation. Note: no representations received specifically on this issue but raised concern that whatever green separation would not protect nearby villages - would be environmental impact on nearby villages.	The purpose of the green separation proposed in the Structure Plan is to "maintain the village character of Longstanton and Oakington". The extent and treatment of the Green Separation, as proposed in Policy NS/6, will also have a bearing on how this can be achieved.	No change.
9474 - English Partnerships 9500 - Gallagher Longstanton Ltd.	Object	Policy NS/15 should address comprehensively the Landscape Strategy for the Town as a whole. Policy NS/5 that policy should be deleted, and any specific relevant considerations included in Policy NS/15.	Providing an acceptable living environment and mitigating the impact of the development of a new town will require a landscape strategy both for the new town and for the surrounding countryside.	
11172 - Cambridgeshire County Council 8805 - Longstanton Parish Plan Committee 7897 - Longstanton Parish Council 8843	Support	Agree with the general principles.	Support noted.	
11038 - Longstanton Parish Plan Committee	Object	However 1h is too vague and means absolutely nothing in terms of funding, management and long term responsibility for maintenance. Item 2 is also not acceptable in so far as no details are given about the manner in which the spoil will be recycled and what provisions are being made to make sure any grinding machine is at least 500 metres away from any occupied dwellings.	Management is addressed by Policy NS/30, requiring a management strategy to be adopted prior to the granting of outline planning permission. The siting of processing plant is addressed by Policy NS/29, to which an amendment is proposed.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

2

8660 - Gallagher Longstanton Ltd. Object This policy duplicates but also contradicts that set out in Policy NS27 (4) in seeking the agreement of a Strategy for Construction Spoil prior to the grant of any planning permission. This section should be deleted in favour of the retention of Policy NS27(4).

It is agreed that preparation of a strategy for construction spoil is addressed by NS27. The policy can be shortened to reflect the landscape principle it includes.

Amend NS/15 (2):
[A Strategy for Construction Spoil will be required as part of a Design Guide and Masterplan which will need to be approved by the District Council prior to the granting of any planning permission. The Strategy will ensure that] CONSTRUCTION spoil [is] retained on site MUST BE in a manner appropriate to the local topography and landscape character.

4

8666 - Gallagher Longstanton Ltd. Object Policy NS/15 seeks the retention of existing landscape features on site but is constructed in a manner which might be interpreted as requiring all landscape features to be retained. The following policy wording is suggested: 'Existing landscape features on the Northstowe site will be retained where such features can make a significant contribution to the urban environment'. This is the text in the explanatory paragraph D8.5 and will enhance the soundness of the plan.

Agreed, paragraph D8.5 sets out the intention of the policy which should be amended for consistency and clarity.

Amend policy NS/15 (4) to read: "In order to assist the creation of a mature landscape within the town at an early stage in the development, existing landscape features on the Northstowe site will be retained where they can make a significant contribution to the urban environment."

8807 - Longstanton Parish Plan Committee Support

Support noted.

Longstanton Parish Plan Committee agree with the conservation of existing landscape features, particularly so if this also involves the preservation of mature trees

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D8.1**

9198 - The Fairfield Partnership	Object	There is considerable tree/shrub cover on the proposed site in the AAP and much of this landscape is of value and should be retained. The Council have not provided clear justification or guidance to suggest that the scale/location for the MDS proposed (8,000 dwellings) can be accommodated on the site and meet this requirement that forms part of the preferred landscape strategy for the development. By locating the settlement so that land to the north of the Guided Bus is included this will facilitate retention of existing mature vegetation than may be achieved under the proposals in the AAP.	The Structure Plan policy for selecting the detailed site for development of the new town requires that it "makes best use of the previously developed land at Oakington Airfield". The former MOD land holding at Oakington and Longstanton comprises Oakington Barracks and Oakington Airfield. PPG3 "Housing" provides guidance on the definition of Previously Developed Land" which in the case of an airfield such as at Oakington comprises the whole of the curtilage (this has been confirmed by GO-East as the correct interpretation of PPG3). PPG3 does go on to advise that it may not be necessary to develop the whole of such a curtilage, but that advice needs to be considered in the context of the policy requirement to maximise the use of the previously developed land at Oakington Airfield for the development of a new town. In that context the tree/shrub cover at Oakington Airfield will provide (a) early landscaping features within the development, (b) established screening of the periphery of the new town from the south and west, (c) the basis for the establishment of a country park and areas of green separation between Northstowe and Longstanton/oakington villages. The site being promoted by this objector would not provide a good fit with the location criteria in the Cambridgeshire Structure Plan and would include land east of the St Ives railway to which there were significant objections at the Preferred Options State.
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NS/16 Landscape Treatment of the Edges of Northstowe

7976 - Longstanton Parish Council 7846 - Rampton Parish Council 8813 - Longstanton Parish Plan Committee 7898 - Longstanton Parish Council 8844	Object	We agree with item D8.11, but also require that 200m separation is provided between homes north of the railways line and Northstowe in the event of Northstowe development including land north of the disused railway line.	The site for Northstowe is contained to the south of the disused railway line, as shown on the concept diagram and Proposals Map.	No change.
Support	Agree the general principles.	Support noted.		

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

1

9319 - The Fairfield Partnership Object TFP object to the Eastern Water Park in NS/16-1. Focusing the provision of recreational space on one side of the development will diminish its usefulness and accessibility. The proposed Water Park will create an artificial and unnecessary barrier between the development and the wider rural setting of the town. The location of the Water Park on the edge will encourage access by car rather than by more sustainable means. The linear form of the park bounded by development on one side and the CGB will contrast with, rather than complement, the agricultural landscape to the immediate north.

The Northstowe AAP does not focus recreational space on one side of the development. The AAP proposes a balance of provision around the town including:

- (1) a water park along the eastern boundary;
 - (2) a country park in the green separation to the south;
 - (3) public access to the green separation to the east (albeit with some limitations to access within the Longstanton Conservation Area);
 - (4) a country park on land adjoining Northstowe to the north west; and
 - (5) 'green corridors' which will permeate into the town.
- Northstowe will be a linear compact town, the vast majority of which will be with 1,000 metres of the proposed water park and no part will be further than 1,400 metres. Those parts of the town which will be furthest from the proposed water park will be closest to the other areas of recreational space listed above.

The proposed water park will be an important part of creating a fenland town character at Northstowe and will provide a suitable rural edge to the development before it gives way to the open agricultural land towards Willingham and Rampton.

8667 - Gallagher Longstanton Ltd. Object There is no need to include reference to the width of the water park. The words 'which will require an area in the order of 100m in width' should be deleted from the policy.

Agreed. A width of 100m has been used for land budgeting purposes however the actual width of the water park will be determined at the design stage for the surface water attenuation ponds alongside the disused St Ives railway line which will include making adequate provision for safe public access.

Amend policy NS/16 (1) by deleting the words "which will require an area in the order of 100m in width."

2

8670 - Gallagher Longstanton Ltd. Object There is not the evidence base to support the need for a buffer to existing properties along Longstanton Road. It is proposed that the second sentence of NS/16 (2) be deleted. On a matter of detailed policy wording it is inevitable that short sections of the existing tree belt will need to be breached to secure access into the site. This should be recognised in the policy wording.

The purpose of the landscape buffer along the airfield road between Longstanton and Oakington is to screen Northstowe in long distance views in order to mitigate the impact of such a large scale development on the open countryside to the west. The landscape buffer will also allow for public access within it as part of a network of footpaths and bridleways around the town. To be effective, a tree screen will need to have a depth of trees to be effective, particularly in the winter months. A width of 50 metres will be relatively narrow (average tree crown of 20 metres) particularly as it will need to include space for footpaths/bridleways within it.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9188 - English Partnerships
 Object
 English Partnerships consider that references to the width of the water park and tree belts for airfield road is too prescriptive and should be considered as part of the master planning process. These sections should be omitted from the policy.

The reference to a width of 100m for the proposed water park is already proposed to be deleted and the actual width will be determined as a result of the planning of the surface water attenuation ponds including providing sufficient land to provide for safe public access. The landscape buffer along the airfield road between Longstanton and Oakington is different and does need some specification in the AAP in order to ensure that adequate land is provided for the effective screening of the town in long distance views from the west and to provide for public access. In the context of the development of a new town which makes best use of development land this landscape buffer should be no narrower than 50 metres which is little more than 2 tree crowns wide.

3

11044 - Longstanton Parish Plan Committee
 9471 - English Partnerships
 8672 - Gallagher Longstanton Ltd.
 Object
 The specification of 40 metres itself is arbitrary, prescriptive and onerous at this stage and may unnecessarily constrain the design process. It is not considered that there is a technical or physical justification to specify what appears to be an arbitrary minimum distance landscaping zone in this location as the optimum solution. A policy wording similar to that in relation to Brampton Drift is proposed: 'Sensitive integration of the existing properties along Station Road Longstanton will be achieved by a variety of landscape and design responses that will also ensure a high quality gateway into Northstowe'.

The purpose of the landscape buffer zone to the east of the B1050 Station Road, Longstanton is to mitigate the effect of the development of Northstowe on the open countryside to the west and to mitigate the impact of the development on the properties in Station Road itself. A width of 40 metres which is equivalent to 2 mature tree crowns in width is appropriate here because the B1050 is a relatively busy road which (a) provides a degree of separation from the site of Northstowe and (b) has had a bearing on the character of this part of the countryside to the north of Longstanton which is less tranquil than some other parts of the Parish.

D8.11

8845
 Object
 Support but also require that 200 metres separation is provided between homes north of the railways line and Northstowe in the event of Northstowe development including land north of the disused railway line.

Support noted. The site for Northstowe is contained to the south of the disused railway line, as shown on the concept diagram and Proposals Map.

No change.

NS/17 Landscaping within Northstowe

7847 - Rampton Parish Council
 8817 - Longstanton Parish Plan Committee
 7899 - Longstanton Parish Council
 Support
 Agree with the general principles. Additionally Longstanton Parish Council specifically supports the treatment of Rampton Drift

Support noted.

3

9488 - Cambridgeshire Local Access Forum
 Support
 Welcome statement that public access will be available in green corridors with provision for walking, cycling and horse riding.

Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

	Object	Object	Object	Object
4	9185 - English Partnerships 8673 - Gallagher Longstanton Ltd.	This section of the policy is not necessary and should be addressed as part of detailed design guidance and should be removed.	Whilst further detail may be provided in detailed design guidance, these are important principles that should be established through the AAP.	
5	8820 - Longstanton Parish Plan Committee	Longstanton Parish Plan Committee does not support a treatment of Rampton Drift, however 'sensitive', which denies its residents a very large green separation from the new development	Rampton Drift will be incorporated into Northstowe and will therefore be surrounded by urban uses. It is important to ensure that this area is sensitively integrated into the new town whilst maintaining its residential amenity. It is not considered that a specified distance is required in the Area Action Plan in order for this to be appropriately achieved. The landscape treatment will be a matter for the detailed planning application and masterplanning process.	
8846	Support	We agree with the general principles and specifically the treatment of Rampton Drift.	Support noted.	
6	8874 - Gallagher Longstanton Ltd.	It is important for this and other policies to be clear. It is not appropriate for such guidance to be in place prior to the grant of outline consent, only prior to the approval of reserved matters applications and detailed planning consents.	Agreed.	Amend policy NS/17 (6) to read: "The built environment will be landscaped with high quality design, materials and planting; this will be addressed in a Design Guide which must be submitted to and approved by the local planning authority prior to the approval of any reserved matters applications or detailed planning consents."
8	8824 - Longstanton Parish Plan Committee	Longstanton Parish Plan Committee object to the lack of definition referring to 'open spaces', particularly concerning the implication of a 'utility function'.	A definition of open spaces including spaces with a 'utility function' is already included at paragraph D8.19 of the Northstowe AAP.	
D8.13	7925	Support provided the needs of horse riders are taken into account as well, by providing safe routes to get from one side of the town to another and allowing safe access to bridleways.	Support noted.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D8.14**

11173 - Cambridgeshire County Council	Object	Linking landscaping of Northstowe to the wider countryside and beyond is welcomed but the policy should recognise the value that the green corridors can provide for rights of way. Amend paragraph D8.14 to read: "...development by public rights of way including footpaths and cycleways..."	Agreed.	Amend 1st sentence of D8.14: "The Green Corridors will be accessed from areas of built development by PUBLIC RIGHTS OF WAY INCLUDING footpaths and cycleways and connect to each other, to the Green Separation with neighbouring villages and with the surrounding countryside in order to maximise their value in creating a complete network."
2 11175 - Cambridgeshire County Council	Object	Linking landscaping of Northstowe to the wider countryside and beyond is welcomed but the policy should recognise the value that the green corridors that rights of way can provide. Amend Policy NS/18 (2) to read: "...the wider countryside AND RIGHTS OF WAY NETWORK beyond..."	This point is already addressed by policy NS/14 (5), which seeks provision of a network of routes including links to surrounding villages and the wider rights of way network.	No change.
7900 - Longstanton Parish Council 8849	Object	Item 2 should specify that the green separation and country parks surrounding Northstowe must be physically connected to provide for continuous green walking and cycle ways around the perimeter. We do not agree that there should be integration to enable easy residential access between Northstowe and the green areas of surrounding villages. Such integration would violate the principle of maintaining distinctive village characters and would instead cause coalescence of the villages with Northstowe.	Policy NS/18(2) and paragraph D8.21 clearly state that the landscaped areas and Green Corridors within Northstowe will be connected to each other and to the green areas on the periphery of the town, including the country parks. Policy NS/23 also requires the country parks to be linked to provide a circular route. In addition, Policy NS/14(5) requires the provision of a network of rights of way within Northstowe and connecting with surrounding villages. The green separation is designed to retain the separate identity of Northstowe from surrounding villages and maintain a physical and visual separation. However, it is important that a network of pedestrian and cycle links are provided to allow residents access to the facilities and services at Northstowe without the need to use their car. This approach is in accordance with the district-wide approach in the Development Control Policies DPD Travel Chapter. For example, Policy TR/4 seeks to provide cycle links to connect villages with facilities and services.	The objections to the proposed Country Parks have not been accepted and therefore the consequential change to this policy sought by this objection is not appropriate.
8675 - Gallagher Longstanton Ltd.	Object	Objection is lodged in relation to the policies proposed in relation to a country park. Objection is therefore lodged to the reference within this policy. The policy should be amended to delete 'including the country parks'.		

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****D9/i**

11176 - Cambridgeshire County Council	Object	Maintenance should include a monitoring/recording element to provide comparative records over time and with other new developments. "...effective implementation, adoption, MONITORING and maintenance of the biodiversity areas."	Agree.	Amend objective D9/i: To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption, MONITORING and maintenance of the biodiversity areas.
NS/19 Existing Biodiversity Features				
7901 - Longstanton Parish Council 8850	Support	Agree	Support noted.	
1	Object	The planning application for the new town includes the results of ecological surveys over 3 years. The policy makes unnecessary demands in relation to further surveys. This section of the policy should be reworded as follows: "The developer will be required to undertake a full programme of ecological survey and monitoring prior to development and, where appropriate to monitoring specific impacts of the development, during construction'. The last sentence should be deleted as it is addressed in section 2.		No change.
2	Object	Management strategy needs to be prepared in parallel with landscape strategy. Amend NS/19 (2) to read: "...a management strategy, PREPARED IN PARALLEL WITH THE LANDSCAPE STRATEGY, to ensure..."	The proposed management strategy for biodiversity will need to have regard to the proposed landscape strategy but does not need to be prepared in parallel with it.	
3	Object	Policy NS/19 seeks the retention of existing features on site but lacks clarity. It might be interpreted as requiring all landscape features to be retained. The following policy wording is suggested: 'Existing features including trees and the lake in the southern section of the airfield and the existing ponds in the golf course will be retained where such features can make a significant contribution to the urban environment and to the biodiversity of the site'.	The Biodiversity Management Strategy will address this issue. Paragraph D9.7 also provides sufficient clarity and flexibility, stating "The existing features are mature and support a relatively rich range of wildlife for the area. It is important to retain these habitats where possible."	No change.
8825 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this item	Support noted.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D9.5**

8828 - Longstanton Parish Plan Committee
 Object
 Longstanton parish Plan Committee object to the vagueness stated with reference to the involvement of the local communities. We will need expert advisors

Expert advisors will be involved in the Biodiversity Management Strategy, and this will be implemented with the full involvement of the local communities, for example, in the creation and care of habitats through community / wildlife groups, on-site information boards and local newsletters.

No change.

NS/20 New Biodiversity Features

11088 - Environment Agency
 8831 - Longstanton Parish Plan Committee
 7902 - Longstanton Parish Council
 8852
 Support

We support the incorporation of new biodiversity features

Support noted.

1

8679 - Gallagher Longstanton Ltd. Object

Whilst the Water Park may provide substantive opportunities for new biodiversity features, its fundamental role will be to manage surface water drainage and flood risk. The management of the park to maximise its value to species should be set in this context as follows: "The water park created to provide for the attenuation of surface water flows will provide significant opportunities to enhance the biodiversity of Northstowe. Where these opportunities arise the park should be managed".

Agreed. The principle purpose of the proposed water park will be to manage surface water drainage and flood risk arising at Northstowe.

Amend policy NS/20 (1) to read: "The water park along the eastern boundary of the town and west of the disused railway which will be created to provide for the attenuation of surface water flows will be managed to enhance the biodiversity of Northstowe by providing an extensive wetland habitat and to maximise its value to key species."

9010 - The Fairfield Partnership Object

TFP have objected elsewhere to the Eastern Water Park as set out in NS/20-1 and also the southern country park (NS/20-2) and also the inappropriateness of the proposed northern country park in terms of accessibility to the new settlement (NS/20-3). Proposed Amendments - In accordance with these objections Policy NS/20 should be amended to delete NS/20-1 and NS/20-3 and the southern country park identified on the Proposals Map Inset A in accordance with TFP's proposals (see Site Representations).

No changes have been proposed in respect of the related objections to the Eastern Water Park or to the proposed Country Parks. Therefore no consequential change is needed to this policy.

2

10528 - Cambridgeshire County Council Object

Object to land west of Station Road being designated as a Country Park (see response to NS/23).

Objection noted. This objection is addressed later as an objection to draft policy NS/23 which allocates a Country Park to the west of Station Road, Longstanton.

No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9014 - The Fairfield Partnership	Object	TFP have objected elsewhere to the Eastern Water Park as set out in NS/20-1 and also the southern country park (NS/20-2) and also the inappropriateness of the proposed northern country park in terms of accessibility to the new settlement (NS/20-3). Proposed Amendments - In accordance with these objections Policy NS/20 should be amended to delete NS/20-1 and NS/20-3 and the southern country park identified on the Proposals Map Inset A in accordance with TFP's proposals (see Site Representations).	No changes to policies NS/20 are proposed as a result of consideration of this objectors objections to those policies. Therefore there is no need for further consequential changes.
10529 - Cambridgeshire County Council	Object	Object to land west of Station Road being designated as a Country Park (see response to NS/23).	Objection noted. This objection is addressed later as an objection to draft policy NS/23 which allocates a Country Park to the west of Station Road, Longstanton.
9020 - The Fairfield Partnership	Object	TFP have objected elsewhere to the Eastern Water Park as set out in NS/20-1 and also the southern country park (NS/20-2) and also the inappropriateness of the proposed northern country park in terms of accessibility to the new settlement (NS/20-3). Proposed Amendments - In accordance with these objections Policy NS/20 should be amended to delete NS/20-1 and NS/20-3 and the southern country park identified on the Proposals Map Inset A in accordance with TFP's proposals (see Site Representations).	No changes have been recommended in respect of this objectors objections to proposed Water Park or Country Parks in policy NS/20 and therefore no further consequential changes are required.
8680 - Gallagher Longstanton Ltd.	Object	Objections are lodged in relation to the country park, both its provision linked to the new town and its location. There is no justification for the park on biodiversity grounds. This section of the policy should be deleted for these reasons and for those in relation to NS/23.	No changes have been made to the Country Park provisions of policy NS/20 and NS/23 as a result of consideration of this objectors objections. No consequential changes are needed to policy NS/19.
8681 - Gallagher Longstanton Ltd.	Object	The policy seeks to extend the green corridors beyond Northstowe. Whilst connections may be provided to wildlife corridors off site it will not be possible for the developers of the new town to deliver such off site corridors. The land ownership, control and management issues should be recognised. The policy should not refer to establishing or providing green corridors beyond the town but to encouraging links beyond the site. Such a change will address the following concerns regarding soundness PPS 12 paragraph 4.24: viii.	Linking the green corridors within the town to the wider countryside will be an important aspect of enriching the biodiversity of Northstowe. The policy specifically does not put an onus on the developers of the town to deliver these green corridors through the countryside. These matters can be addressed by organisations such as the Wildlife Trusts with contributions from the developers.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11178 - Cambridgeshire County Council	Support	Whilst supporting this in principle further thought and clarification of how it will be achieved is needed. We assume they will look to create the green corridors along existing rights of way, where they exist and there will also be a need for off-site planting which will be with the consent of the landowner. Again would need to be identified in the Landscape Management strategy.	Support noted. This is a matter for the Landscape and Biodiversity Strategies and masterplanning process.
D9.8			
10532 - Cambridgeshire County Council	Object	Object to West of Station Road being designated as a Country Park (see response to NS/23).	Objection noted. This objection is addressed later as an objection to draft policy NS/23 which allocates a Country Park to the west of Station Road, Longstanton.
Objectives			
8501 - English Heritage	Object	A full analysis of the historic interest of the site should be carried out covering archaeology, historic landscape character and the character of the nearby conservation areas and listed buildings. This should help inform the design of the new settlement, as well as ensure protection of important assets and existing amenity.	Agree. Objectives D10/a - D10/d and policies in the Cultural Heritage Chapter of the Development Control Policies DPD deal with Historic Landscapes, Archaeological Sites, Listed Buildings and Conservation Areas. Therefore there is no need to duplicate the policies in the Northstowe Area Action Plan.
11179 - Cambridgeshire County Council 8833 - Longstanton Parish Plan Committee	Support	Support.	Support noted.
D10/b			
9097 - The Fairfield Partnership	Object	While supporting Objective D10/b the proposals in the AAP are inconsistent with this objective as Proposals Map Inset A identifies the existing Longstanton St Michael's Conservation Area within the 200m Green Separation. TFP have made objections elsewhere to the extent of Green Separation and have proposed an increase that will ensure that Objective D10/b can be met.	The purpose of the green separation proposed in the Structure Plan is to "maintain the village character of Longstanton and Oakington", not to protect amenity of individual properties in the parishes. Like many parishes in the District, Longstanton Parish and Oakington Parish include each village which is defined by the Village Framework and outlying areas which mostly lie some distance from the village. Nevertheless, the Area Action Plan proposes mitigation for those properties which lies outside either village and which adjoin the proposed site of Northstowe. The Longstanton Conservation Area includes the countryside setting of All Saints Church which includes domestic properties at some distance from Longstanton All Saints or Longstanton St Michaels and which will be separate from any settlement. The Northstowe Steering Group which advised Council on the green separation included these outlying areas in their site visit and concluded that mitigation measures were appropriate.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D10/c**

9176 - English Partnerships

Object

English Partnerships supports the principles of these objectives but request that Objective D10/c is deleted and that a more flexible adaptive response is undertaken through the masterplan process.

Disagree, the heritage value of existing structures needs to be properly assessed, and structures of historic interest retained and maintained.

NS/21 Use of Existing Buildings

9466 - Oakington & Westwick Parish Council

Object

Mention is made of "structures, such as the pillboxes, will be retained..." It needs to be made clear whether this is all, some, or particular ones. Several years ago Oakington and Westwick Parish Council formally requested that the one bordering Station Road, Oakington should be retained, but this request was turned down at the time. We would ask that this one be positively identified as one that is to be retained. It should also be a requirement that Oakington and Westwick Parish Council shall have a say when it comes to deciding what is to be done with it.

The study required will identify any such features which should be retained. Including further details in the policy would prejudice the outcome of the study.

9171 - English Partnerships

Object

English Partnerships supports the principles of this policy, but requests that the final sentence is deleted and that a more flexible adaptive response is undertaken through the masterplanning process.

It is acknowledged that the final sentence may prejudice the outcome of the strategy. An amendment is proposed.

Amend NS/21: The developer will be required to [undertake] PREPARE a comprehensive STRATEGY FOR BUILDINGS AND STRUCTURES OF HISTORIC INTEREST TO BE SUBMITTED AND APPROVED PRIOR TO THE GRANTING OF PLANNING PERMISSION. IT WILL INCLUDE A site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent of their settings. The [survey] STRATEGY should conclude by proposing suitable long-term uses for identified heritage assets. Structures, such as the pillboxes, IDENTIFIED TO BE RETAINED FOR THEIR HERITAGE VALUE will be retained and maintained as features or points of interest in the landscape.

Representations

Nature Representation Summary

Councils' Assessment

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8505 - English Heritage	Support	Welcome this policy and suggest that the results of the survey should be submitted with the planning application.	Support noted. Its is agreed that the policy could be clarified.	Amend NS/21:
				The developer will be required to [undertake] PREPARE a comprehensive STRATEGY FOR BUILDINGS AND STRUCTURES OF HISTORIC INTEREST TO BE SUBMITTED AND APPROVED PRIOR TO THE GRANTING OF PLANNING PERMISSION. IT WILL INCLUDE A site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent of their settings. The [survey] STRATEGY should conclude by proposing suitable long-term uses for identified heritage assets. Structures, such as the pillboxes, IDENTIFIED TO BE RETAINED FOR THIER HERITAGE VALUE will be retained and maintained as features or points of interest in the landscape.
7903 - Longstanton Parish Council	Support	Agree.	Support noted.	
D10.1				
11181 - Cambridgeshire County Council	Object	We object to the lack of policy dealing with Archaeology and consider that the inclusion of an appropriate policy would enhance the area action plan. A policy similar to that put forward for the Cambridge East AAP would be appropriate. Add new policy NS/21 above D10.1, to read: 'A detailed, fully analytical assessment of known and suspected sites or features of archaeological importance will be undertaken, and submitted to the local planning authorities as part of any planning application for development, to ensure the archaeological implications are understood and recorded and, as far as possible, any adverse impacts are mitigated. Any important remains will then be protected. The assessment should define the location, extent, character, condition, significance and quality of any remains.'	Disagree. The Cambridge East AAP warranted inclusion of the specific policies due to being a joint plan. The Northstowe AAP is purely part of the South Cambridgeshire LDF, and a policy on Archaeology requiring similar actions is included in the Development Control Policies DPD (CH/2) which covers the whole district, including Northstowe.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Objectives**

11183 - Cambridgeshire County Council	Object	Note that there is no reference to the provision of allotments at Northstowe, the provision of commuted sums for maintenance and that there is no table of open space standards. These are included in the Cambridge East AAP - need to maintain consistency across AAPs.	Allotments are included in the list of community facilities to be explored by detailed assessments and strategies, prepared in consultation with service providers and stakeholders in Policy NS/12. Future management and maintenance is addressed by policy NS/30.
11197 - Cambridgeshire County Council	Object	An appendix should be added setting out all open and play space standards. This should include the wording suggested for the Cambridge East AAP (Appendix 3) for Strategic Open Space.	Disagree. The Cambridge East AAP warranted inclusion of the specific standards due to being a joint plan. The Northstowe AAP is purely part of the South Cambridgeshire LDF, and the standards are included in the Development Control Policies DPD which covers the whole district, including Northstowe.
D11/d			
11185 - Cambridgeshire County Council	Support	Welcome these explicit refs to public access including horse-riding.	Support noted.
NS/22 Public Open Space and Sports Provision			
9815	Object	This policy should state that golf facilities are dealt with separately in NS/23 to avoid the possibility of conflicting policies.	Golf facilities are listed for exploration through the Northstowe sports strategy. A cross reference to NS/23 is unnecessary.
7904 - Longstanton Parish Council	Support	Agree, but this policy should state that Golf facilities are dealt with separately in NS/23 to avoid the possibility of conflicting policies.	Support noted. Golf facilities are listed for exploration through the Northstowe sports strategy. A cross reference to NS/23 is unnecessary.
9359 - Sport England East 7848 - Rampton Parish Council 8854	Support	Policy NS/22 is supported.	Support noted.
I			
8683 - Gallagher Longstanton Ltd.	Object	The policy goes beyond the terms of the Preferred Option (NS68) by including a requirement to prepare an audit of existing facilities in the Cambridge Sub-region and to assess the impact of the provision made in Northstowe across the sub-region. The requirement is unrealistic and unnecessary. The last sentence of this section should be deleted.	Agreed. The Structure Plan proposes that Northstowe will have a range of services and facilities limited in size to cater for the needs of the settlement and the immediate surrounding area rather than the wider Sub-Region. However, not all of Northstowe's recreation needs will be met at the local level and it may be appropriate to consider whether any contributions should be made by the developers of Northstowe towards sub-regional sports facilities elsewhere in the sub-region. It is not necessary to carry an audit of existing facilities in the sub-region, the needs of Northstowe estimated 19,000 residents can be assessed on a more theoretical basis as part of the proposed assessment of formal indoor and outdoor needs.
			Delete the last sentence of policy NS/22 (1) which reads: "It will include an audit of existing facilities in the Cambridge Sub-region and the impact of Northstowe on those facilities".

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

2

8684 - Gallagher Longstanton Ltd. Object The funding of such facilities by the development needs to be fairly and reasonably related to the development and the policy should reflect this. The policy should be amended to relate to those circumstances where in the terms of government guidance it is appropriate for the developer to fund the requirements of the strategy. The requirements of the strategy will be funded in full where appropriate and reasonable by the development.

Amend policy NS/22 (2) to read: "The requirements of the strategy for formal sports provision which are directly related to the needs of the future residents of Northstowe will be met in full by the development."

It is appropriate and consistent with national planning policy for planning obligations for the development at Northstowe to fund in full recreation and sporting uses which is directly related to the development. However, for any facilities intended to serve a wider area which are located at Northstowe only a contribution related in scale and kind to the benefit to be enjoyed by the development could be required.

3

8686 - Gallagher Longstanton Ltd. Object The policy requires the preparation of formal sports provision strategy. It is not necessary to seek to write that strategy through the listing of the facilities in section 3 of the policy. This is unnecessarily detailed and prescriptive. It is the strategy that will provide the evidence base. Section 3 of the policy should be deleted. The proposed change will address the following concerns regarding soundness PPS 12 paragraph 4.24: vii and ix.

The AAP identifies an indicative list of facilities that are likely to be required to serve a development of the scale of Northstowe, prepared in consultation with Sport England. The final list will be subject to the findings of the sub-regional formal sports strategy and the site specific strategy for Northstowe.

b

11187 - Cambridgeshire County Council Object States "8 court sports hall". Clarification on what type of courts these would be.

The term refers to badminton courts, its is a standard means of describing such halls.

l

8840 - Longstanton Parish Plan Committee Support Longstanton Parish Plan Committee supports the creation of a golf course.

Support noted.

4

8687 - Gallagher Longstanton Ltd. Object The question as to whether grass pitches located at the educational establishments should count towards the provision of open space will depend in part upon the ability to secure shared use. The last sentence of this section of the policy should be deleted. Without prejudice to this view, an amendment to this policy to indicate that such pitches may only count towards open space provision where there is shared use on an agreed basis.

Formal sports facilities are available to the wider community and sports pitches provide an important large green space for a number of different community activities. If they are based at schools, the Councils' experience is that the community access to its public open space is severely restricted. The County Council has advised that it does not want school playing fields to be included as part of the formal sports provision. There is no guarantee that the facilities will be available when wanted, particularly in school holidays and furthermore that the increased wear and tear will require an increase in maintenance which in turn may lead to less availability for both school and community.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

5

8688 - Gallagher Longstanton Ltd. Object
While there may be value in providing clusters of sports pitches supported by appropriate ancillary facilities, the need for such facilities to be located adjacent to the secondary school is unclear at this stage. It is the master planning exercise and not a predetermined policy that should result in the identification of the best locations for pitch provision. The last sentence of this section places a constraint on this process without adequate rationale. It should be deleted.

The benefits of collocation are among others increased flexibility of use. It is important that the principle is established from the outset, through the Area Action Plan.

6

8691 - Gallagher Longstanton Ltd. Object
The facilities that are identified for dual use will be resolved in the preparation and agreement of the formal sports strategy and as such should not be predetermined in the policy section. The need for this section of policy is therefore unclear.

Agreed. Those facilities which will be available for dual will be determined as a result of the preparation and agreement of the Formal Sports Strategy.

Amend policy NS/22 (6) to read: "The Formal Sports Strategy will identify those outdoor sports facilities and their locations which can be provided for dual use."

8

8692 - Gallagher Longstanton Ltd. Object
In setting out the accessibility standards for the provision of areas for children's play, the policy takes a precautionary approach by stipulating the straight line distances to be achieved between each home and particular types of children's play provision. A more robust approach is to adopt standards that are dictated by walking times rather than distances. A suggested revision of the policy is proposed to avoid inflexibility and to ensure consistency with wider accessibility standards.

The objective is to ensure that all homes have easy access of local open space suitable for play, particularly by young children. The standards reflect those of the NPFA. South Cambs DC is currently developing its own standards reflecting local circumstances as required by PPG17, which suggests that a threshold of 100m would be more appropriate. It is considered that this would be appropriate for Northstowe as a whole, where access to informal open areas is particularly important given its high density character.

Replace NS/22 (8) (n) with:
n. No home will be more than 100m from a Local Area for Play (LAP)

9

9166 - English Partnerships Object
English Partnerships supports the principle of establishing a town centre park but requests that the size of the town park (minimum 3ha) is not stated in the policy commitment and that this is addressed through the masterplanning process.

It is appropriate for a policy in the Area Action Plan to set the minimum size of the park, in order that it is of sufficient size to meet the purposes for which it is needed. This was determined through study of other successful urban parks.

7967 - Longstanton Parish Council Object
9738
We believe it must be adjacent to rather than within the town centre to ensure shopping is dense enough to be viable for pedestrian access.

This issue can be addressed through the masterplanning process, and are also addressed by policy NS/8.

8698 - Gallagher Longstanton Ltd. Object
In large part this section of policy duplicates the requirement for a Town Park set out in Policy NS/17. The detail added to this policy in terms of the size of the Town Park and its treatment of open space calculations is not required in the policy context. This section could be deleted or at least the references to size and public open space standards.

Disagree. While NS/17 cross refers, the detail of the policy is provided in NS/22. The details of its treatment in terms of open space standards, and facilities it will include are important policy elements, and should remain in the plan.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8855	Support	We agree that a park of at least 3 ha is required.	Support noted.
10			
11188 - Cambridgeshire County Council 9257 - Cambridgeshire Local Access Forum	Support	Welcome statement that public access will be available in green corridors with provision for walking, cycling and horse riding.	Support noted.
11			
11189 - Cambridgeshire County Council	Object	Will all of the drainage network be a recreation facility e.g. channels in the green corridor (NS/24), or rather just the water park. Amend for clarity.	The intention is that wherever practicable the surface water drainage network should be designed to be accessible as part of the recreation facilities of Northstowe. However, until it has been designed it is not possible to be prescriptive over where public access will be compatible.
12			
8702 - Gallagher Longstanton Ltd.	Object	There is no reason why the phasing of recreation provision should not be treated in the same way as the phasing of the other facilities and infrastructure elements. This is dealt with in Policy NS/32 and does not need to be addressed separately and differently in Policy NS22. This section of the policy should be deleted.	Policy NS/22 emphasises the need for early delivery of recreation facilities and landscaping in order to meet the needs of new residents. Due to the time it takes to establish such facilities, this emphasis should remain in the plan.
D11.2			
9361 - Sport England East	Support	Paragraph D11.2 is supported as this provides a basis for ensuring that adequate outdoor sports facility provision is made in the Northstowe development. Furthermore, as the standard proposed for outdoor sport (1.6 ha per 1000 people) is locally derived and based on the assessment of local need that has been undertaken through the Council's Recreation Study, I consider that the standards are robust and would accord with the guidance in paragraphs 6-8 of PPG17.	Support noted.
D11.7			
11191 - Cambridgeshire County Council	Object	D11.7 implies that all outdoor pitches will be in a cluster round the secondary school, which would not make them accessible to all residents (and therefore contradicts NS/22 (7) and D11.8). This is misleading and needs to be made clearer.	Amend 1st sentence of paragraph 11.7: The location of ONE CLUSTER OF outdoor pitches (in a cluster and) supported by appropriate ancillary facilities, adjacent to the secondary school, will allow for flexibility of use by the school and community.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D11.16**

11192 - Cambridgeshire County Council	Object	Welcome the principle of green corridors connecting with the surrounding countryside but access needs to include bridleways (and therefore conform with objective D11/d and Policies NS/22 and NS/23). CCC has been working to encourage developers to provide perimeter bridleway that will serve to unify on-site and off-site public access provision not only for pedestrians and cyclists but also for equestrians (Bridleways also permit lawful use by cyclists). Amend paragraph D11.16 to read: '...to achieve PUBLIC RIGHTS OF WAY, INCLUDING cycleways, verges, planting...'	Agreed.	Amend 2nd sentence of paragraph D11.16 to read: 'These Green Corridors have potential for recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, BRIDLEWAYS, verges, planting and water / drainage features to around 100m of informal open space, recreation and children's play areas.'
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11193 - Cambridgeshire County Council

Object

Green Corridors will also have an important biodiversity/wildlife function. Therefore need to add biodiversity and wildlife value to list of uses in the green corridor. Amend paragraph D11.16 to read: "...These Green Corridors have potential for BIODIVERSITY AND WILDLIFE VALUE, AND recreational use. They are likely to..."

This point is addressed by policy NS/20. There is no need for further repetition in the recreation section of the AAP.

7926

Support

Support if green corridors also accommodate the needs of horse riders to access other parts of the town whenever possible.

Support noted. A change to this paragraph is proposed to refer to bridleways.

D11.18

9486 - Oakington & Westwick Parish Council	Object	It needs to be made very clear that motorised vessels of all kinds are not permitted to use the recreational facilities offered by the various water features. The reasons for excluding ones capable of carrying people are fairly obvious in terms of safety and potential damage to banks, plants and wildlife. Noise pollution is equally important as it travels for great distances depending on weather conditions. Model boats emit similar irritating, intrusive high level sounds and therefore they need to be banned, or at least have strict, measurable and enforceable limitations applied to them.	This is not an appropriate matter to be addressed by the Area Action Plan.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****NS/23 Countryside Recreation**

10539 - Cambridgeshire County Council	Object	Whilst supporting the principle of a Country Park there appears to have been insufficient consultation and assessment to determine the most appropriate site of the country park. A proper assessment of the Country Park's integration into the wider landscape, the existing Public Rights of Way network and existing biodiversity/wildlife features is needed. Amend Policy NS/23 (1) to read: 1. Two country parks will be provided: a) in the Green separation between Oakington and Northstowe. b) At a location following further assessment.
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(a) The new town and all the new developments in the Cambridge Sub-Region will generate a demand for countryside recreation. Structure Plan 'saved' policy P4/2 required that Local Plans (now LDFs) and major new developments adjoining the countryside will include proposals for informal leisure and recreation, including country parks. Northstowe will be the second largest development after Cambridge East and will have a population of approximately 19,000. Countryside recreation will be in addition to recreation provided within the urban area which is normally associated with the National Playing Fields Association standard of 6 acres per 1,000 population. The County Council has undertaken research to establish a standard for Strategic Open Space in Cambridgeshire based on the present provision within the County. On that basis the County has proposed a standard of 5.1 hectares per 1,000 population. For Northstowe alone, this gives rise to a requirement for 97 hectares. The proposed Country Park west of Station Road has a proposed site area of 94 hectares and includes additional provision as it will be equally as attractive to residents from surrounding villages as it will be to the residents of Northstowe. For example, the residents of the development at Home Farm will generate a demand for Strategic Open Space of at least an extra 6.4 hectares. (b) The land west of Station Road is well located in relation to Northstowe to complement other areas of land on the edge of Northstowe to which the public will have access. Other potential land close to Northstowe is severed from the new town in particular by the Guided Busway to the east. (c) Bringing the land west of Station Road into use as a Country Park will require negotiation including contributions towards its costs from the developers of Northstowe. Recently, Growth Area Fund bids have been successful for such 'green infrastructure' projects which are directly related to development in the M11 Growth Corridor.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

10298 - Oakington & Westwick Parish Council	Object	Throughout the document much is made of bridleways but there is no mention of any equestrian facilities to support this fast growing recreational activity. Oakington already has numerous private and business establishments of this type and the Green Belt land between Oakington and Girton is fast being taken over for even more of this kind of use. We rightfully want the remaining land to retain a diversity of vibrant agricultural/horticultural enterprises. We hold nothing against horse riding, but we certainly do not want to become the horse-riding capital of Cambridgeshire, with all of the street fouling and other unwelcome features that excessive horse riding activity brings.	A number of changes to the Northstowe AAP have been recommended in response to representations from the horse riding fraternity that adequate provision should be made for bridleways. The more provision that can be made off-road and in form which are clearly intended to cater for horse-riding there should be less conflict with other users of the countryside.
9861	Object	<p>Policy NS23 (1b) Countryside Recreation - Country Parks (and associated paragraph D11.27) - I object as these provide evidence the Council makes planning policies for Northstowe and Home Farm by moving the goal posts.</p> <p>(1) The Council granted planning permission to build houses on Home Farm that has a high risk of flooding and proposed to turn the County Council's Old and Striplands to provide a Country Park on land that has a low risk of flooding.</p> <p>(2) If the new town will be restrained to the east of Station Road why is the Council proposing to provide a Country Park for Northstowe west of Station Road?</p> <p>There is lots of land between the villages of Swavesey, Over and Longstanton, which is environmentally unsuitable for housing because of flooding and noise from the telecommunication tower, but would be suitable as a Country Park.</p>	<p>(1) The Home Farm development was allocated for development to bring forward the Longstanton Bypass at the cost of the development in advance of the knowledge and fact of proposals for the new town of Northstowe. It is unrelated to the provision the country park west of Station Road although the proposed country park will be very conveniently located for those people living on the Home Farm development.</p> <p>(2) As part of an overall strategy of Northstowe being a sustainable development which amongst its objectives is the intention to minimise travel a location for a country park on the edge of Northstowe to which its residents can walk will be preferable to more distant location which is more likely to be visited by the car. A good example of such unsustainable recreation provision exists to the south of Cambridge where the main means of getting to Wandlebury and the Magog Down is by car. One of the effects of developing a country park west of Station Road will be to introduce landscaping and tree planting which will make the area more natural in appearance and more rich in wildlife.</p>
9061 - Defence Lands Ops North	Object	Defence Estates objects to the provision of a country park outside Northstowe's settlement boundary. It is considered that the green separation between Oakington and Northstowe and Longstanton and Northstowe are sufficient to meet the needs of the new settlement. The inclusion of a further country park would have implications on the viability of commercial elements of the new settlements and the funding requirements of major infrastructure requirements. Any identified under provision of such facilities elsewhere in the district, should be addressed through strategic provisions in the Core Strategy.	The new strategic open space standard proposed in response to other representations in all the South Cambs LDF documents requires that all new development makes contributions towards strategic open space to serve its own needs. Only in circumstances where provision required by the AAP exceeded that standard would the development not be required to provide it. It is recognised that it will also attract visitors from outside the development, but its provision is nonetheless a reasonable requirement of the development. The nature and timescale for contributions will be determined as part of planning obligations package having regard to the requirements of circular 05/2005.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

11330	Object	I am writing to express my concern that there is no mention of horse riding in this paragraph of the Representation for Northstowe. This is an important recreational pursuit, involving many local people, both adults and children, and should certainly not be overlooked.	The needs of horse riders are addressed in Policy NS/23(2) and NS/23(4) through the provision of circular routes connecting the country parks at either end of the new town and through an enhanced network of footpaths and bridleways.	No change.
9456	Object	As I manage a local livery stables in Histon the lack of safe routes for my clients is vital and as the population grows the pressure on the few bridleways around is immense. I'm sure you are aware that 2 major bridleways that serve Histon/Oakington end on the main Westwick Rd which with this development will become even busier. As one of my client's horses was killed on this road 2 years ago I ask you to please consider horse riders in your plans, accidents like this should be avoided at all costs and can be with careful planning.	The needs of horse riders are addressed in Policy NS/23(2) and NS/23(4) through the provision of circular routes connecting the country parks at either end of the new town and through an enhanced network of footpaths and bridleways. In addition, Policy NS/14(5) also requires the provision of a network of public rights of way to connect with surrounding villages and the wider rights of way network.	No change.
8699	Object	An objection must be sustained to the overall approach of management until the developers and District Council can explain in coherent manner the plans for ownership, use and maintenance of all of these parcels of land to ensure deliverability of the objectives.	Management of facilities, landscape and infrastructure are addressed by policy NS/30, which requires a management strategy to be submitted as part of a planning application.	
9161 - English Partnerships	Object	Sections 1, 2 and 3 of NS/23 should be deleted. Notwithstanding this view, any redrafted NS/23 should focus on the need for the new town to fully provide for informal recreation. English Partnerships would argue that no clear evidence of need has been established in relation to the provision of country parks at the new town, most particularly the second country park outside the town's boundary and that the provision to be made for open space within the new town and the connections to be made to the countryside beyond, will provide high quality access to informal open space. The relationship between the new town and the country parks is not established and the requirement for the development to fund both ill-founded.	The new strategic open space standard proposed in response to other representations in all the South Cambs LDF documents requires that all new development makes contributions towards strategic open space to serve its own needs. Only in circumstances where provision required by the AAP exceeded that standard would the development not be required to provide it. It is recognised that it will also attract visitors from outside the development, but its provision is nonetheless a reasonable requirement of the development. Two Country Parks are needed in order to meet the needs of Northstowe.	
8858	Object	We agree with the general principles, but believe clarification is required in specific areas. The country park at Longstanton is on current County Council land. It must be clarified that the land will remain public land. It also must be clear that any non-developer funding for the parks will not be from public funds.	Support for the general principles noted. Land ownership is addressed by NS/30, and will be addressed in a management plan. The new strategic open space standard proposed in response to other representations in all the South Cambs LDF documents requires that all new development makes contributions towards strategic open space to serve its own needs. Only in circumstances where provision required by the AAP exceeded that standard would the development not be required to provide it. In this case public funding may be one source towards the remaining area, to the benefit of the wider population.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7849 - Rampton Parish Council	Support	Rampton Parish Council supports the proposals for countryside recreation opportunities.	Support noted.
1 10899 - Taylor Woodrow Developments Ltd 8705 - Gallagher Longstanton Ltd.	Object	The policy is unsound in relation to the evidence base, the mechanisms for implementation and in terms of consistency with other policy. It inflexibly dictates an inappropriate policy when the informal recreation needs of the residents of Northstowe may readily be met. Northstowe will in effect be surrounded by opportunities for informal open space. There is no policy imperative for the new town to make provision for one or more country parks. Sections 1, 2 and 3 of NS/23 should be deleted. In particular, no provision should be made for a country park outside the site of the new town.	(a) The new town and all the new developments in the Cambridge Sub-Region will generate a demand for countryside recreation. Structure Plan 'saved' policy P4/2 required that Local Plans (now LDFs) and major new developments adjoining the countryside will include proposals for informal leisure and recreation, including country parks. Northstowe will be the second largest development after Cambridge East and will have a population of approximately 19,000. Countryside recreation will be in addition to recreation provided within the urban area which is normally associated with the National Playing Fields Association standard of 6 acres per 1,000 population. The County Council has undertaken research to establish a standard for Strategic Open Space in Cambridgeshire based on the present provision within the County. On that basis the County has proposed a standard of 5.1 hectares per 1,000 population. For Northstowe alone, this gives rise to a requirement for 97 hectares. The proposed Country Park west of Station Road has a proposed site area of 94 hectares and includes additional provision as it will be equally as attractive to residents from surrounding villages as it will be to the residents of Northstowe. For example, the residents of the development at Home Farm will generate a demand for Strategic Open Space of at least an extra 6.4 hectares. (b) The land west of Station Road is well located in relation to Northstowe, other potential land being severed from the new town by the Guided Busway. That part of Northstowe closest to the Guided Busway also has good access to the open land associated with the drainage system alongside it. (c) Bringing the land west of Station Road into use as a Country Park will require negotiation including contributions towards its costs from the developers of Northstowe. Recently, Growth Area Fund bids have been successful for such 'green infrastructure' projects which are directly related to development in the M11 Growth Corridor.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9029 - The Fairfield Partnership	Object	TFP have already objected to the provision of the country park to the west of Station Road, Longstanton (NS/23-1b) and believe that for the reasons stated in separate objections this part of the policy should be deleted and NS/23-1 reworded as follows 'a country park will be provided in the Green Separation between Oakington and Northstowe.' As a result of this proposed change it will be necessary to change NS/23-2 by replacing the word 'These' with 'This' and to delete NS/23-3.	The Northstowe AAP already proposes a country park in the green separation between Northstowe and Oakington in such a way the best use can be made of the previously development land at Oakington Airfield for the development of Northstowe.
<i>a</i> 8224	Object	Where the Green separation is adjacent to existing properties, a space of at least 200m should be provided from those properties that is not open to public access.	Making best use of the previously developed land at Oakington Airfield means that Northstowe will be located close to Oakington village. Landscaping proposals on the Northstowe side of the property boundaries of Oakington and Longstanton can mitigate any potential for disturbance, nuisance and loss of security. This could for example include fencing, ditches or planting of thorn or similar species of bushes. The following change has already been recommended in respect of policy NS/6 (1) "Green Separation": "Where the public has access to land adjoining Oakington and Longstanton, mitigating measures to protect the privacy and amenity of potentially affected properties will be provided."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

b

11366

Object The proposed country park west of Station Road as depicted on the Proposals Map A for Northstowe includes land in separate ownership from the main area proposed to be developed for the new town. No information is given as to how the proposed country park is to be delivered and until such time as this is forthcoming and the proposal fully justified objection is made to the proposal in principle.

(a) The new town and all the new developments in the Cambridge Sub-Region will generate a demand for countryside recreation. Structure Plan 'saved' policy P4/2 required that Local Plans (now LDFs) and major new developments adjoining the countryside will include proposals for informal leisure and recreation, including country parks. Northstowe will be the second largest development after Cambridge East and will have a population of approximately 19,000. Countryside recreation will be in addition to recreation provided within the urban area which is normally associated with the National Playing Fields Association standard of 6 acres per 1,000 population. The County Council has undertaken research to establish a standard for Strategic Open Space in Cambridgeshire based on the present provision within the County. On that basis the County has proposed a standard of 5.1 hectares per 1,000 population. For Northstowe alone, this gives rise to a requirement for 97 hectares. The proposed Country Park (as proposed to be amended) west of Station Road has a proposed site area of 92 hectares and includes additional provision as it will be equally as attractive to residents from surrounding villages as it will be to the residents of Northstowe. For example, the residents of the development at Home Farm will generate a demand for Strategic Open Space of at least an extra 6.4 hectares.

(b) The land west of Station Road is well located in relation to Northstowe, other potential land being severed from the new town by the Guided Busway. That part of Northstowe closest to the Guided Busway also has good access to the open land associated with the drainage system alongside it.

(c) Bringing the land west of Station Road into use as a Country Park will require negotiation including contributions towards its costs from the developers of Northstowe. Recently, Growth Area Fund bids have been successful for such 'green infrastructure' projects which are directly related to development in the M11 Growth Corridor.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9806 - GO-East Object GO East is supportive of the provision of Country Parks bordering the settlement both to the South and North West. However and in line with our representation on Policy NS/3, GO East would object to the proposed siting of the Country Park as set out in policy NS/23 1(b). We would suggest siting the park north of the expanded settlement and, if needed, to the eastern edge of the guided bus route, to, as our representation suggests, maximise the land available for housing.

(a) The Cambridgeshire Structure Plan does not require that 10,000 dwellings be provided at Northstowe, rather in the range of 8,000 to 10,000 dwellings. Three options for the size of Northstowe (8,000, 9,000 and 10,000) were investigated at the Preferred Options stage in 2004. The Examination in Public Panel who heard a lot of evidence on the potential size for Northstowe found no reason to express to favour 10,000 over 8,000 dwellings and commented only that the critical threshold appeared to be 8,000 dwellings. All of the work to date demonstrates that at 8,000 dwellings Northstowe will have a full range of services and facilities required for a small new town, indeed the 'feeder route' for the proposed Guided Bus System will ensure that it has a better public transport system than most comparable sized towns. The analysis of site options also demonstrated that the impacts on surrounding communities and the countryside would be minimised by development at the lower end of the range - a conclusion which was overwhelmingly supported at the Preferred Options consultation stage.

(b) The option of a site for Northstowe of 9,000 dwellings which extended west of Station Road was included as Option B in the 2004 Preferred Options Consultation. That option attracted major objections and was only supported by GO-East, Cambridgeshire County Council, Gallagher Estates and English Partnerships. Members were advised to consider those representations very carefully as both the County Council and GO-East are statutory consultees with a particular interest in planning the Cambridge Sub-Region. The advantages of additional dwellings was balanced against the disadvantages of greater impact on Longstanton village which would be almost surrounded by Northstowe, greater impact on the countryside to the west of Longstanton, the permanent loss of additional grade 2 agricultural land, the additional infrastructure cost of extending the B1050 Longstanton bypass (provided that an acceptable route could be found), relative remoteness from the core public transport route through the main site and little other advantage to the overall sustainability of Northstowe. This representation does not raise any new issues.

(c) The land to the north east of Northstowe is separated from the proposed site by the Cambridgeshire Guided Busway and in any event will already be well served for recreation open space by the proposed water park alongside the Guided Busway.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

10593

Object

The inset plan shows provision for a Country Park west of Station Road under proposed policies NS/7(9) and NS/23. The proposal includes land in separate ownership from the main area proposed to be developed for the new town. No information is given as to how the proposed Country Park is to be delivered and until such times as this is forthcoming and the proposal fully justified objection is made to the proposal in principle.

(a) The new town and all the new developments in the Cambridge Sub-Region will generate a demand for countryside recreation. Structure Plan 'saved' policy P4/2 required that Local Plans (now LDFs) and major new developments adjoining the countryside will include proposals for informal leisure and recreation, including country parks. Northstowe will be the second largest development after Cambridge East and will have a population of approximately 19,000. Countryside recreation will be in addition to recreation provided within the urban area which is normally associated with the National Playing Fields Association standard of 6 acres per 1,000 population. The County Council has undertaken research to establish a standard for Strategic Open Space in Cambridgeshire based on the present provision within the County. On that basis the County has proposed a standard of 5.1 hectares per 1,000 population. For Northstowe alone, this gives rise to a requirement for 97 hectares. The proposed Country Park (as proposed to be amended) west of Station Road has a proposed site area of 92 hectares and includes additional provision as it will be equally as attractive to residents from surrounding villages as it will be to the residents of Northstowe. For example, the residents of the development at Home Farm will generate a demand for Strategic Open Space of at least an extra 6.4 hectares. (b) The land west of Station Road is well located in relation to Northstowe, other potential land being severed from the new town by the Guided Busway. That part of Northstowe closest to the Guided Busway also has good access to the open land associated with the drainage system alongside it. (c) Bringing the land west of Station Road into use as a Country Park will require negotiation including contributions towards its costs from the developers of Northstowe. Recently, Growth Area Fund bids have been successful for such 'green infrastructure' projects which are directly related to development in the M11 Growth Corridor.

9831 - GO-East

Object

The accompanying draft Proposals Map includes inconsistent references to the appropriate policies in the DPD. For example, Policy reference NS/23 (a.ii) shown on the map presumably refers to Policy NS23 (1.b) in the DPD but the inconsistency is misleading. We would expect that the submission DPD clearly and correctly refers to the appropriate policy within the DPD.

Agree the inconsistencies need to be amended.

Amend annotations on the Proposals Map to ensure consistency with the Policy numbering.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9862 (Longstanton, Land at Southwell, B1050, Longstanton)	Object	Land at Southwell, B1050, Longstanton. NS/23 (1b) Countryside Recreation - Country Parks - Please see attached documents connected with my property. The Northstowe June 2005 Map 1 of 1 shows the Council proposed part of my property to be included in the Country Park. I object to the Council's proposals to use part of 'Southwell' for the Country Park. Please remove my property from the South Cambs proposed LDF Northstowe / Home Farm Country Park. If the Council does not remove my property from the LDF Northstowe plans I will seek legal advice to protect my property, for which I will hold the Council responsible for any expenses incurred.	The proposed Country Park west of Station Road forms part of the Strategic Open Space requirement for Northstowe and currently includes more land than is absolutely required to satisfy the proposed standard of 5.1 hectares per 1,000 population. That part of the objection site which is currently allocated for use as the country park is only 2 hectares in extent and its removal from the allocation would not make a material difference to the usefulness of the proposed country park.	Amend the site boundary of the proposed country park to exclude all of the land holding at 'Southwell'. A map is included in the Special Council Agenda 18th November 2005.
7905 - Longstanton Parish Council	Support	We agree with the general principles, but believe clarification is required in specific areas. The country park at Longstanton is on current County Council land. It must be clarified that the land will remain public land.	The purpose of a country park is to provide unrestricted public access. Just the District Council is the owner and operator of Milton Country Park, Cambridgeshire County Council has the necessary powers and responsibilities to operate this proposed Country Park at Northstowe. However, the important issue is guaranteed public access and public ownership is not a necessary prerequisite, e.g. Wandlebury which is not a Country Park provides such public access.	
2				
9031 - The Fairfield Partnership	Object	TFP have already objected to the provision of the country park to the west of Station Road, Longstanton (NS/23-1b) and believe that for the reasons stated in separate objections this part of the policy should be deleted and NS/23-1 reworded as follows 'a country park will be provided in the Green Separation between Oakington and Northstowe.' As a result of this proposed change it will be necessary to change NS/23-2 by replacing the word 'These' with 'This' and to delete NS/23-3.	The objection to delete the proposed Country Park west of Station Road is not being recommended to members. In addition, the Northstowe AAP already proposes a country park in the green separation between Northstowe and Oakington in such a way the best use can be made of the previously development land at Oakington Airfield for the development of Northstowe.	
11194 - Cambridgeshire County Council	Support	Support use of green corridors, green separation and 'water park' to link the Country Parks and that these should not be used as a substitute for Strategic Open Space provision.	Support noted.	
3				
7981 - Longstanton Parish Council	Object	It must be clear that any non-developer funding for the parks will not be from public funds.	The new strategic open space standard proposed in response to other representations in all the South Cambs LDF documents requires that all new development makes contributions towards strategic open space to serve its own needs. Only in circumstances where provision required by the AAP exceeded that standard would the development not be required to provide it. In this case public funding may be one source towards the remaining area, to the benefit of the wider population.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9035 - The Fairfield Partnership	Object	TFP have already objected to the provision of the country park to the west of Station Road, Longstanton (NS/23-1b) and believe that for the reasons stated in separate objections this part of the policy should be deleted and NS/23-1 reworded as follows 'a country park will be provided in the Green Separation Oakington and Northstowe.' As a result of this proposed change it will be necessary to change NS/23-2 by replacing the word 'These' with 'This' and to delete NS/23-3.	Not accepted. As both country parks are proposed to remain part of the plan, these consequential changes are not required.
4			
11196 - Cambridgeshire County Council	Object	Whilst supporting this in principle further thought and clarification of how it will be achieved is needed. Assume that they will be created along existing rights of way, where they exist and there will also be a need for off-site planting which will be with the consent of the landowner. Again would need to be identified in the Landscape Management strategy.	The proposed Countryside Access Strategy will address whether additional rights of way will be needed and where any off-site planting will be required for implementation as part of the Landscape Management Strategy.
11195 - Cambridgeshire County Council 9128 - British Horse Society (Cambridgeshire) 8847 - Longstanton Parish Plan Committee	Support	Support: Creation of new access is important. The area is constrained by the river to the north and the A14 to the south - no safe crossings for non motorised users.	Support noted.
5			
9355 - Sport England East	Object	Consideration should be given to whether a policy on golf course replacement provision should be included as part of a wider policy on countryside recreation as a golf course is a formal sports facility and would appear to be out of context in this policy. A separate policy on golf would be more appropriate.	A golf course in the vicinity of Northstowe will be countryside recreation and so the proposed change is unnecessary.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9470 - English Partnerships
8707 - Gallagher Longstanton Ltd.

Object

Paragraph D11.30 states that a detailed assessment is required to assess whether replacement provision should be made. English Partnerships notes that NS/23 (5) prejudges the outcome of that exercise by requiring the provision of a suitable alternative. Preliminary assessment of current and future supply of golf facilities in the catchment area has been completed. This suggests that there are clear signs that there is now an oversupply of proprietary golf courses in the catchment. It would therefore be inappropriate to include a policy in the AAP in the form currently set out in NS/12 (5) as there is no requirement for a replacement golf course.

(1) There will be 8 golf courses within a 20 minute catchment of Northstowe after the loss of the Cambridge Golf Club. A new pay and play course is being developed at Milton. There are a further 10 x 18 hole courses within a 20-30 minutes drive, plus 4 x 9 hole courses and academies. In addition, there are 10 driving ranges are located within 30 minutes with a total of 200 bays, of which about 80% are floodlit.

(2) 13 new golf facilities have been built in Cambridgeshire since 1990, an 87% increase in supply, well ahead of the 32% rate of growth in Britain over the same period. Population per 18 holes in the county is now 23,300 compared with 26,200 in England as a whole.

(3) Whilst golf course provision in the Cambridge Area may be better than the national average, there is to be significant development in the Cambridge Sub-Region and Sport England East have advised that it would expect that a town the size of Northstowe would have a golf course nearby.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11042 - Longstanton Parish Plan Committee 7838

Object Longstantons existing golf course should be retained at all costs. This is a facility of Longstanton and should not be sacrificed because planners have made the poor decision to build 8,000 houses on our doorstep. Where ever a new course MAY be built it will not be Longstantons nor will it be as convenient (to Longstanton residents whose wishes should come first anyway) as the current site.

This golf course should be created at the onset to replace the existing golf course which is a well established village, and surrounding villages', amenity. The village should not suffer from a loss of this amenity for several years.

(1) An audit of golf facilities in the local area has found that there are 8 other golf courses within a 20 minute catchment of Northstowe including a new pay and play course at which is being developed at Milton. There are a further 10 x 18 hole courses within a 20-30 minutes drive, plus 4 x 9 hole courses and academies. In addition, 10 driving ranges are located within 30 minutes with a total of 200 bays, of which about 80% are floodlit.

(2) 13 new golf facilities have been built in Cambridgeshire since 1990, an 87% increase in supply, well ahead of the 32% rate of growth in Britain over the same period. Population per 18 holes in the county is now 23,300 compared with 26,200 in England as a whole.

(3) It is in the context of this generous provision of golf courses in the Cambridge area that the loss of the Longstanton course to meet the development need for a new town at Longstanton/Oakington needs to be considered.

(4) The provision of a new golf course will be a commercial decision as will be the decision of the current golf course owner whether to permit the present course to be developed as part of the new town. (It is understood that the current owner is content for the course to be developed).

(5) It is not reasonable in planning terms to require that a new golf course is created from the outset of development and as it will be a commercial facility. In addition, as most of its members will drive (to carry their golf clubs) to any new course in the Longstantin area it is difficult to say that one area of agricultural land in the vicinity of Northstowe will be more suitable than any other. The Northstowe AAP does not therefore allocate a specific site but in the light of the representation from Sport England East that a course is likely to be justified for a town the size of Northstowe indicates that there will not be an objection in principle to the loss of countryside/agricultural land to a new golf course.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

9039 - The Fairfield Partnership	Object	NS/23-5 should be re-worded as follows: The existing golf course will be replaced on land to the west of Station Road, where it will be available for existing users and the new residents of Northstowe.	
9354 - Sport England East 8851 - Longstanton Parish Plan Committee 7982 - Longstanton Parish Council	Support	The proposal to replace the Cambridge Golf Course is supported as this will ensure that an affordable golf facility for both the existing community and Northstowe is provided.	The land west of Station Road is best allocated as a Country Park as it will complement other countryside recreation provision at Northstowe. Finding a location for a new golf course will be less constrained as the majority of its users will chose to drive to play golf in order to carry their clubs. If this objector is suggesting that there is some advantage in a site adjoining Northstowe for a new golf course, the area of search could include land to the east of the disused railway line, to the south of Oakington village or the the west of Longstanton village. However, it is still difficult to differentiate any advantage between these general locations and a specific allocation may not therefore be justified. Support noted.
D11.21			
9138 - British Horse Society (Cambridgeshire)	Object	OBJECT to the 2nd sentence; please amend to read "...should be reachable by foot, cycle and on horseback"	Disagree, a reference to travel by horseback is not required in this context. Support noted.
11198 - Cambridgeshire County Council	Support	Pleased to see inclusion of Strategic Open Space (SOS) in the AAP and the need to provide SOS, through the creation of Country Parks, for the residents of Northstowe.	
D11.25			
11199 - Cambridgeshire County Council	Object	Country Parks also provide publicly accessible wildlife areas and habitats and areas solely for nature conservation. These should be reflected in the text. Add biodiversity and wildlife habitats to the description of the Country Park. Amend paragraph D11.25 to read: "...country parks. IN ADDITION, COUNTRY PARKS WILL ALSO PROVIDE PUBLICLY ACCESSIBLE WILDLIFE AREAS AND HABITATS, AND AREAS SOLELY FOR NATURE CONSERVATION. If it is..."	Amend paragraph D11.25 to read: "...country parks. IN ADDITION, COUNTRY PARKS WILL ALSO PROVIDE PUBLICLY ACCESSIBLE WILDLIFE AREAS AND HABITATS, AND AREAS SOLELY FOR NATURE CONSERVATION. If it is..."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D11.26**

9920 - Haslingfield Parish Council Object The narrow 220yd separation strip between proposed Northstowe and Oakington is little enough separation without it being encroached upon for recreational activities by residents of Northstowe. Separation is not separation if it is designed for some other purpose. It is worrying that the plan does not show the areas separating Northstowe from Oakington or Longstanton as Green Belt, but merely green separation, they should be designated Green Belt in perpetuity and should not be used as recreational area at any time.

The green separation is proposed to be designated as Green Belt. Public Access is not inconsistent with that designation, and will aid in integrating Northstowe with the surrounding countryside.

9485 - Oakington & Westwick Parish Council Object It is not clear whether the proposed country park in the Northstowe/Oakington Green separation will be located on land within the new, smaller Parish of Oakington. No mention is made about the ownership, maintenance and management of this, or any other of the proposed public places, and this needs to be clarified. Most certainly, Oakington and Westwick Parish Council would not be prepared to take on such responsibility, particularly as it is most likely that the majority of people taking advantage of the facility would not be village people. A precedent has already been sent with SCDC and not Milton Parish Council being responsible for Milton Country Park, and there is every justification for doing the same here.

This issue is addressed by Policy NS/30, that requires a management strategy to demonstrate implementation, adoption and maintenance of services, facilities, landscaping and infrastructure. The Council recognises the importance of future maintenance, and is carrying out further studies on suitable funding and management mechanisms.

D11.27

9144 - British Horse Society (Cambridgeshire) Object SUPPORT the need for safe crossing but please amend last sentence to include horse riders.

Agreed.

Add to last sentence of D11.27

'Station Road would need to have some form of safe crossing for cyclists and pedestrians, AND HORSE RIDERS IF REQUIRED AS PART OF A BRIDLEWAY.'

10570 - Cambridgeshire County Council Object Object to land west of Station Road being designated as a Country Park (see response to NS/23).

Objection noted. This objection is addressed later as an objection to draft policy NS/23 which allocates a Country Park to the west of Station Road, Longstanton.

7927 Support Support if safety of horse riders taken into consideration as well.

Support noted.

Add to last sentence of D11.27

'Station Road would need to have some form of safe crossing for cyclists and pedestrians, AND HORSE RIDERS IF REQUIRED AS PART OF A BRIDLEWAY.'

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D11.28**

7816	Object	The proposed country parks and the link between them are clearly far too small for a population of 20,000 people. The farmland to the west of Northstowe up to the A14 should be bought by the County Council (it is currently farmland with no possibility of planning permission and therefore cheap) to build a substantial woodland/wildlife area. This would provide adequate space and fill in areas between the proposed new roads. It would also ensure that no future building will take place after 2016.	Disagree. The proposed country parks provide more space than is required by the Strategic Open Space Standard of 5.1 hectares per 1000 people (standard to be included in the Development Control Policies DPD). This standard was developed taking into account existing provision and need in the Cambridge Sub-Region. A further country park to the west is not required to meet the needs of the development.
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7928

Support

Support if the circular route also provides for horse riders.
Support noted, the needs of horse riders can be assessed through the countryside access strategy detailed in policy NS/23.**D11.29**

7919 - Ramblers Association [Cambridge Group]	Support	Whilst we welcome this statement, we are concerned that it appears to be fairly lowly priority, not least by comparison with much more high profile and capital intensive projects such as country parks. We would suggest that the more informal, low key investment in RoW, their care and maintenance represents extremely good "value for money", but it needs to be considered from the start, and not a hasty afterthought.	This paragraph is linked to policy NS/23, which requires the development of a strategy towards an enhanced network of footpaths. This will ensure rights of way are considered as an early and important part of the planning process for Northstowe.
9150 - British Horse Society (Cambridgeshire)	Support	The area is bounded by the river to the north and the A14 to the south; access to rights of way is limited.	Support noted.
11200 - Cambridgeshire County Council	Support	Welcome this paragraph and the principle of access to the countryside. Paragraph D11.16 needs to be amended to conform to this paragraph.	Support noted. The explanatory text in paragraphs D11.16, D11.28 and D11.29 are complementary and there is no need to amend them otherwise it will result in unnecessary duplication.

No change.

D11.30

9148 - English Partnerships	Object	English Partnerships would argue that the golf course occupies an important location within the new town site and it would not be appropriate for the course to be retained.	Paragraph D11.30 makes clear that due to its location the existing course will be lost as part of the development.
8915	Object	It must be clarified that the new facility must be no less accessible to Longstanton residents (in terms of cost and location) as the current facility as indicated in item 5.	The policy requires a suitable alternative, that will make available affordable golf. Further studies will examine how this can best be addressed to meet the needs of existing users and new residents of Northstowe.
8859	Support	We strongly support the requirement that a replacement 18-hole golf facility is provided.	Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****Objectives**

11201 - Cambridgeshire County Council	Object	There should be a greater emphasis on the implementation of SUDS as an objective for Northstowe. Amend D12 to include the following objective: "To incorporate the principles of sustainable drainage systems within the development."	Agree. This is already part of policy NS24, but should be reflected in the objectives.	Add additional Objective under D12:
8506 - English Heritage	Object	Drainage infrastructure should take account of potential impact on archaeological remains, including potential indirect impacts on organic remains that might result from changes to the water table.	Policy CH/2 in the Development Control Policies DPD provides sufficient detail on steps required to protect archaeological sites.	"To incorporate the principles of sustainable drainage systems within the development."
9473 - Oakington & Westwick Parish Council	Object	One really does have to claim the validity of claims that that the flooding event of 2001 in Oakington was a 1 in 200 years event, given that it did occur, and that major flooding event also took place in 1978 (barely a quarter century apart). After all, this is not an exact science, and if one is to accept that the 2001 event was a 1 in 200 years event, then Oakington is predictably free from risk of further major flooding to that level for another 2 centuries. Protection should be provided up to a 1 in 200 year level.	1 in 100 year is the minimum level of protection that has been agreed with the Environment Agency. It is likely that flood protection will actually be provided to a higher level.	
9236 - Ely Group of Internal Drainage Boards	Support	The Boards support the objectives D12 an Integrated Water Strategy and expect that development proposals will be progressed to meet the objectives.	Support noted.	
8857 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee generally supports these policies with the proviso that we do very strongly agree with the comments made by Longstanton Parish Council: current flood risks must be mitigated for both Oakington and Longstanton.	Support noted.	
D12/a				
11203 - Cambridgeshire County Council	Support	Welcome acknowledgement of the forecast effects of climate change.	Support noted.	
D12/c				
8402 - Longstanton Residents for Dry Homes	Object	Objective D12/c must be changed to state that current flood risk must be mitigated in both Oakington and Longstanton.		
8009 - Longstanton Parish Council				The objective not to increase flood risk to existing properties or communities will apply to Longstanton. The Structure Plan specifically requires mitigation of existing flood risks at Oakington. This is because Northstowe would have a direct impact on flooding in the village, as it will drain into Oakington Brook and Beck Brook. Although not specifically required in the Structure Plan, it is reasonable that where part of the Northstowe development would impact on Longstanton flooding, an additional requirement be established, in objective D12/i.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D12/g**

9250 - Ely Group of Internal Drainage Boards

Object The Board are concerned with respect to D12/g Management and Maintenance of Watercourses that a robust/capable authority is made responsible for future management and maintenance of watercourses/features prior to development on site to safeguard the District.

The importance of securing appropriate future management and maintenance is acknowledged. This point is addressed specifically by policy NS/24. This requires written agreement prior to the occupation of development.

D12/i

8404 - Longstanton Residents for Dry Homes

8403 - Longstanton Residents for Dry Homes

Object As detailed in our comments on specific policy proposals, we strongly support mitigation for Oakington in D12/c. However, that item must include Longstanton as well, eliminating the tenuous wording in item D12/i (D12/i should be deleted).

The objective not to increase flood risk to existing properties or communities will apply to Longstanton. The Structure Plan specifically requires mitigation of existing flood risks at Oakington. This is because Northstowe would have a direct impact on flooding in the village, as it will drain into Oakington Brook and Beck Brook. Although not specifically required in the Structure Plan, it is reasonable that where part of the Northstowe development would impact on Longstanton flooding, an additional requirement be established, hence the wording of objective D12/i.

NS/24 Land Drainage, Water Conservation, Foul Drainage And Sewage Disposal

10597

Object Inadequate information is given in this section about the implications and effects arising from the development of Northstowe on the drainage of surrounding areas, particularly Longstanton. Clarification is also required as to what matters are policy, what are firm proposals and what are simply options at this stage.

Policy NS/24(1) states that the surface water drainage system "will only release surface water run-off into the water courses surrounding Northstowe at least at a rate no greater than if the site was undeveloped, and to a more demanding standard, if this is feasible." Therefore Policy NS/24 is flexible in setting out the principles and requirements for using sustainable drainage systems to ensure no adverse impact on the surrounding area, but without prescribing the exact locations of water holding areas etc., which is a matter of detail to be dealt with through the masterplanning process.

No change.

8078 - Swavesey IDB

Object The increased volume of treated effluent, discharging from Uttons Drove sewage treatment works into the Swavesey Drain system, will have a detrimental effect on the surrounding land drainage/flood defence systems which will contribute to the further flooding in the Board's area unless a more appropriate point of discharge is found.

Paragraph D12.3 recognises that the Uttons Drove Sewage Treatment Works will require upgrading and that Anglian Water is currently undertaking a study to investigate outfall options with a view to agreeing suitable outfall arrangements with the Environment Agency, Internal Drainage Board and District Council.

No change.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPP

8860	Object	<p>Objective D12/c must be changed to state that current flood risk must be mitigated in 'both Oakington and Longstanton' due to the reasons outlined in the response to policy NS/7. Related sections of this policy must likewise provide equal treatment to both villages. Specifically:</p> <ul style="list-style-type: none"> -Both villages must be provided with balancing ponds; -Both villages must be provided with brook diversions; -All measures must account for predicted climatic change; -Wording must be equitable for both villages. 	<p>The objective not to increase flood risk to existing properties or communities will apply to Longstanton. The Structure Plan specifically requires mitigation of existing flood risks at Oakington. This is because Northstowe would have a direct impact on flooding in the village, as it will drain into Oakington Brook and Beck Brook. Although not specifically required in the Structure Plan, it is reasonable that where part of the Northstowe development would impact on Longstanton flooding, an additional requirement be established. Such measures are included in policy NS/24. It is agreed that to achieve objective D12/a, the forecast impact of climate change should be considered in all flood mitigation measures.</p>	<p>Delete NS24 (3), and replace with: Mitigating Flood Risk</p>
7906 - Longstanton Parish Council	Object	<p>This policy must provide equal treatment to both villages. Specifically: both villages must be provided with balancing ponds. Both villages must be provided with brook diversions. All measures must account for predicted climatic change. Wording must be equitable for both villages.</p>	<p>The objective not to increase flood risk to existing properties or communities will apply to Longstanton. The Structure Plan specifically requires mitigation of existing flood risks at Oakington. This is because Northstowe would have a direct impact on flooding in the village, as it will drain into Oakington Brook and Beck Brook. Although not specifically required in the Structure Plan, it is reasonable that where part of the Northstowe development would impact on Longstanton flooding, the requirement be established. However, it would not be reasonable to require mitigation for flooding unrelated to the development. Objective 12/a requires the forecast effects of climate change to be considered when assessing flood risk.</p>	
9145 - English Partnerships	Object	<p>English Partnerships is strongly committed to the provision of SUDS in the development and as a policy commitment. However we believe its form and function should be determined as an integral part of the masterplanning process rather than as a prescriptive policy.</p>	<p>Disagree. Policy NS/24 is flexible in setting out the principles for using sustainable drainage systems but without prescribing the exact locations of water holding areas etc. Whilst the detail will be dealt with through the masterplanning process it is important that the principles are established in policy to provide clarity to developers.</p>	<p>No change.</p>
7850 - Rampton Parish Council	Object	<p>No mention is made of any plans to mitigate the risk of flooding to Rampton. A 1 in 100 years event is not considered to be enough, because when Cottenham Lode flooded in 2001 it was understood to be a 1 in 200 years event.</p>	<p>The objective not to increase flood risk to surrounding communities includes Rampton. Appropriate strategies for management and maintenance of water courses will be developed. 1 in 100 year is the minimum level of protection that has been agreed with the Environment Agency. It is likely that flood protection will actually be provided to a higher level.</p>	
11090 - Environment Agency 7853 - Rampton Parish Council	Support	<p>Support the integrated water strategy for the area. A drainage strategy and mitigation measures have been provisionally agreed by the Agency.</p>	<p>Support noted.</p>	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

1

11204 - Cambridgeshire County Council	Object	The approach and inclusion of surface water drainage is to be supported but further opportunities to incorporate a range of SUDS measures within individual development sites should also be taken. Amend NS/24 (1) by read: "...of the year. IN ADDITION, ALL OPPORTUNITIES WILL BE TAKEN TO IMPLEMENT SUSTAINABLE DRAINAGE PRINCIPLES IN INDIVIDUAL DEVELOPMENT SITES. The surface..."	Support noted. The additional text is superfluous, as NS/24(1) refers to the town as a whole. The delivery of adequate surface drainage measures for each stage of development will be a required in accordance with Policy NS/32.	No change.
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9042 - The Fairfield Partnership	Object	Proposed Amendment - Objections have been made elsewhere to the proposals for an Eastern Water Park as a consequence NS/24-1 should be amended by deleting 'channels within green corridors through the town which will drain naturally to a main water holding area water at all times of the year' and replace with channels and other water features within green corridors providing suitably designed balancing facilities for the new town.	A sustainable drainage system for Northstowe which works with the natural drainage land drainage systems will drain the new town site in a north easterly direction towards the disused St Ives railway line. The railway line which will be retained for the Cambridgeshire Guided Busway will be a physical barrier to that drainage system. Incorporating balancing ponds into a landscape feature on the town side of the railway line will have the following advantages: (a) surface water discharge into the land drainage system in the surrounding area can be maintained to be no worse than historic 'undeveloped' levels of discharge and better if required, (b) a system which drains the site to balancing ponds to the east of the disused railway line would require culverts under railway line - part of the cause of flooding in South Cambridgeshire is culverts which are not working efficiently, (c) the proposed surface water balancing ponds on the town side of the railway line provides an opportunity for landscaping to minimise the impact of development on the surrounding countryside and contribute to giving Northstowe a fenland character, (d) the proposed water park will be a very valuable recreation resource to the residents of Northstowe.	No change.
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8709 - Gallagher Longstanton Ltd.	Object	Policy NS/23 (2) appears to suggest that the design of the foul drainage system will be in the hands of the developer. In large part, these requirements are the responsibility of Anglian Water. The policy construction should reflect this.	Policy NS/24(2) merely requires the design of adequate sewage treatment capacity before any occupation of any phase of development to ensure the existing situation is not exacerbated. Paragraph D12.3 recognises that the Uttons Drove Sewage Treatment Works will require upgrading and that that Anglian Water is currently undertaking a study to investigate outfall options with a view to agreeing suitable outfall arrangements with the Environment Agency, Internal Drainage Board and District Council.	No change.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8864 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee object to the vagueness of these statements: sewage water already discharges in Longstanton; the drainage for foul waters is already above capacity; the statements seem to ignore these facts.	Disagree. Paragraph D12.3 recognises that the Uttons Drove Sewage Treatment Works will require upgrading and that during times of heavy rainfall there are existing problems draining into the River Great Ouse. It goes on to state that Anglian Water is currently undertaking a study to investigate outfall options with a view to agreeing suitable outfall arrangements with the Environment Agency, Internal Drainage Board and District Council. Therefore, there is adequate recognition of the existing problems and Policy NS/24(2) clearly requires sufficient sewage treatment capacity before any occupation of any phase of development, to ensure the situation is not exacerbated.	No change.
3	8714 - Gallagher Longstanton Ltd.	Object	The meaning of this section is not clear. It is suggested that this section be deleted.	Taking account of the impacts of climate change is consistent with requirements of PPG25: Development and flood risk.
8399 - Longstanton Residents for Dry Homes	Support	Climate change must be considered when devising risk measures. However, the same should apply to Longstanton.	It is agreed that to achieve objective D12/a, the forecast impact of climate change should be considered in all flood mitigation measures.	Delete NS24 (3), and replace with: Mitigating Flood Risk. All flood mitigation measures should make allowance for the forecast effects of climate change.
d	8400 - Longstanton Residents for Dry Homes	Support	Balancing ponds are a reasonable measure, but not sufficient to provide failsafe protection. Therefore, the policy item is necessary but not sufficient.	Support noted.
e	11205 - Cambridgeshire County Council	Object	Previously it has been stated that a new channel could have an adverse effect on local biodiversity by lowering the water table at Northstowe. If this were demonstrated to be the case then we would have concerns over this measure.	Only if proven practicable and necessary because sufficient flood relief is not achieved by the proposed balancing ponds associated with the access roads to Northstowe will the proposed relief channel be required. Part of the test of practicality will be an assessment of the effects on local biodiversity of any possible lowering of the water table as a result of the proposed relief channel.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8717 - Gallagher Longstanton Ltd.	Object	A high standard of mitigation of existing flood risk in Oakington is achieved through the upstream attenuation suggested in option d. It is unnecessary, unreasonable and impractical, to require in addition a new channel as suggested. Subsection e of policy NS24 (4) should be deleted.	The Structure Plan specifically requires flood control and sustainable drainage systems "to mitigate current flood risks affecting Oakington village." The Environment Agency has been promoting a new drainage channel to the north of Oakington village. The current promoters of Northstowe propose to mitigate current flood risks by 'over-sizing' surface water attenuation ponds associated with the proposed access road for Northstowe which will be taken from Dry Drayton Road. If those measures are sufficient to mitigate flooding caused by surface water from upstream then a new channel may not be necessary. As the access road and surface water attenuation ponds will be put in as part of the advanced infrastructure for Northstowe it will be possible for the Environment Agency to determine their effectiveness and review the need for a new channel. The policy should therefore be retained until such time as it can be proven that alternative surface water drainage measures will mitigate existing flood risks affecting Oakington village.	
8492 - Longstanton Residents for Dry Homes	Object	Oakington and Longstanton policies must be joined into one.	Disagree. Whilst there are commonalities, for example, ensuring there is sufficient flood mitigation measures, there are also specific measures to address the flood risk specific to each village.	No change.
8401 - Longstanton Residents for Dry Homes 8223	Support	This an essential part of any water management scheme to give maximum protection for existing Oaking residents.	Support noted.	
8486 - Longstanton Residents for Dry Homes	Object	Climate change must be considered when devising risk measures. However, the same should apply to Longstanton.	It is agreed that to achieve objective D12/a, the forecast impact of climate change should be considered in all flood mitigation measures.	Delete NS24 (3), and replace with: Mitigating Flood Risk. All flood mitigation measures should make allowance for the forecast effects of climate change.
8405 - Longstanton Residents for Dry Homes	Support	Balancing ponds are a necessary but not sufficient measure to provide failsafe protection.	Support noted. If further measures are needed to provide appropriate flood mitigation resulting from the development of Northstowe, they will be required under the terms of policy NS/24.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

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8867 - Longstanton Parish Plan Committee	Object	Longstanton parish Plan Committee objects to this inadequate policy: this relief channel has nothing to do with appropriate flood mitigation in the context of the development of Northstowe; in particular this has nothing to do with a diversion of Longstanton Brook and other required preventive measures. It is not at all sufficient.	Given that only the proposed access roads for Northstowe will drain into Longstanton Brook, it is unlikely that the proposed new relief channel will be an appropriate flood mitigation measure in the context of the development of Northstowe. Flood mitigation measures as a result of the development of the town will be to hold potential flood water in the surface water attenuation ponds on the eastern flank of the site before discharging water at a rate no greater than if the site was undeveloped into the River Great Ouse via Cottenham Lode.	
8718 - Gallagher Longstanton Ltd.	Object	A high standard of mitigation of existing flood risk in Longstanton is achieved through the upstream attenuation suggested in option d. It is unnecessary, unreasonable and impractical, to require in addition a new channel as suggested. Subsection e of policy NS24 (6) should be deleted.	Unlike Oakington where the Structure Plan specifically requires flood control and sustainable drainage systems "to mitigate current flood risks affecting Oakington village", the Structure Plan proposes that "flood control and sustainable drainage systems will be required to avoid any additional flood risk" in the remainder of the area which will be affected by the development of Northstowe. A local action group 'Longstanton Residents for Dry Homes' has been promoting a relief channel for the Longstanton Brook which would follow the alignment of the Longstanton Bypass. The AAP proposes that flood risks associated with the proposed new access road which will be taken from Hattons Road will be mitigated by providing balancing ponds upstream of Longstanton and the opportunity should be taken to mitigate existing flood risks at Longstanton by 'over-sizing' those attenuation ponds. The AAP also proposes a relief channel along the line of the Longstanton Bypass but cannot make this a requirement of the development unless it can subsequently be proven that surface water drainage with Longstanton will be made worse by the development of Northstowe. As currently proposed, surface water from Northstowe will not drain into Longstanton Brook and making a link between development at Northstowe and flood risk associated with Longstanton Brook will be difficult.	Amend policy NS/24 (5) to clarify that the balancing ponds are associated with the proposed access roads for Northstowe as follows: "A balancing pond, or series of ponds, associated with the access roads serving Northstowe will be designed to provide flood control for Longstanton Brook."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8406 - Longstanton Residents for Dry Homes

We strongly support this measure as it is the only way to remove existing and future flood risk from the village. However, note our strong objection to item D12/i, which indicates that the case for a diversion must pass a higher hurdle than for Beck Brook. Both villages require mitigation measures, and the only failsafe solution for either village is a stream diversion.

Support noted. The representation also objects to the requirement that flood control measures for Longstanton must pass a higher hurdle than for Oakington. That is, however, what is proposed in the Structure Plan which proposes that "Flood control and Sustainable Drainage systems will be required to avoid any additional flood risk and to mitigate current flood risks affecting Oakington village." Mitigating existing flood risks is not a Structure Plan requirement and unless they can be directly related to the development of Northstowe could not reasonably be required to be funded by the development. As currently proposed, only the access roads upstream of Longstanton village will put additional water into Longstanton Brook. As currently proposed, Northstowe itself will not be drained into Longstanton Brook.

7

8861

Object

The District Council must assume management responsibility for the water courses.

Whilst the policy approach to surface water drainage does not exclude the District Council from taking responsibility for Northstowe, it does not currently have the expertise or resources for this task.

No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8719 - Gallagher Longstanton Ltd. Object It is not necessarily the case that management is best vested in a single organisation. The greenways might be adopted and the ponds held by another organisation. There is no need for maintenance to be confined by a single body.

(a) At the Preferred Options stage for each of the Area Action Plans, the District Council indicated its preference for a single body to take responsibility for all surface water drainage infrastructure at each development and that the adopting bodies should be funded in perpetuity by the development. This has been the approach at Milton Keynes. (b) It is the responsibility of the developers of Northstowe to secure surface water drainage measures for their development, including long term maintenance. (c) Planning permission will not be granted until secure measures are agreed the long term drainage of Northstowe. (d) Whilst more than one body could be involved, at the time of grant planning permission the LPA will need to know that all bodies responsible for the surface water drainage systems at Northstowe are taking an integrated approach to provision and maintenance. (e) Development is on such a scale that existing surface water drainage systems in the area, which are mainly for agricultural purposes or to drain relatively small villages, and the organisations currently responsible for maintenance will be wholly inadequate. (f) Without a legally binding agreement to maintenance in perpetuity it would be irresponsible for the LPA to grant planning permission. (g) Development should not even commence until surface water drainage matters have been agreed as unoccupied development will discharge water from roofs and other hard surfaces.

Amend policy NS/24(7) & (8) to allow for more than one body to take responsibility for surface water drainage subject to a requirement to integrate management and maintenance regimes with all other relevant bodies as follows: "7. All water bodies and watercourses required to serve the development will be maintained and managed by one or more publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding to ensure that: f. Flooding does not occur within Northstowe; g. No additional discharge is made into surrounding water courses or onto surrounding land than that naturally discharging from the site in its current undeveloped form; h. Water quality and levels are maintained within Northstowe's and receiving surface water drainage systems sufficient to support and encourage natural habitats; i. The managing organisation will be funded in perpetuity. 8. No development shall commence until the written agreement of the Local Planning Authority has been secured that organisations with sufficient powers, funding, resources, expertise and integrated management have legally committed to maintain and manage all surface water systems for Northstowe in perpetuity."

f

8721 - Gallagher Longstanton Ltd. Object Subsection f needs to recognise the design parameters of the surface water drainage system. Although no properties will be at flood risk the drainage system will be designed to a certain design standard. The policy reference should be amended to recognise that surface water drainage systems operate within their design capacities.

This policy will set the design parameters for the surface water drainage systems at Northstowe – one of which is that Northstowe should not be flooded.

No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9

8724 - Gallagher Longstanton Ltd.	Object	The policy is unjustifiably prescriptive in seeking grey water recycling and in specifying a target for water conservation which has little evidential base to the effect that it is implementable. A policy rewording is proposed that requires the preparation of a water conservation strategy prior to determining the measures required.	The Council is keen to ensure that Northstowe is as sustainable development as possible, including use of water resources. However, in view of the advice of GO-East that it is beyond the scope of the planning system to require such a specific target, the Council agrees reluctantly that criterion 9 should be amended accordingly.	
9824 - GO-East	Object	Policy NS/24.9 includes a requirement for development to include water conservation measures. However, it does not explain what this means in practice and whilst laudable, it is difficult to see how the policy will be implemented in practice through the planning system. The Submission DPD policy should be drafted so that developers (or others, such as water companies) are clear what is expected of them, and how it can be delivered through the land use planning system or by other means. The policy's justification should also explain how the resulting policy is to be implemented and monitored.	The Council is keen to ensure that Northstowe is as sustainable development as possible, including use of water resources. However, in view of the advice of GO-East that it is beyond the scope of the planning system to deliver such specific measures, the Council agrees reluctantly that criterion 9 should be revised. The corresponding supporting text at paragraph D12.10 and D12.11 should be deleted. However, it is proposed to retain criterion 9 without a specific target to make clear that the Council considers that water conservation is an important issue at Northstowe.	Amend criterion 9 of Policy NS/24: 'All development in Northstowe will incorporate water conservation measures, including water saving devices, rainwater harvesting and greywater recycling, whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity.'
11206 - Cambridgeshire County Council	Support	Welcome inclusion of explicit water conservation target.		Add new sentence to the end of paragraph D12.9 to read: "...THIS IMPORTANT ISSUE SHOULD BE CONSIDERED AS PART OF THE NORTHSTOWE PROPOSALS. Delete paragraphs D12.10 and D12.11.
D12.1				
9202 - The Fairfield Partnership	Object	TFP consider that the explanation in paragraph D12.1 does not adequately define the worse case scenario to which the drainage system will be designed. This will make it impossible to test the robustness of the design. Paragraph D12.1 should be amended to define the worse case scenario to which the service water system is to be designed to allow alternative proposals to be put forward and the proposed designs to be test and evaluated.	This objector has misunderstood what is being said in this paragraph of the AAP. Paragraph D21.1 describes the way in which the new town site drains naturally towards the north east and how a sustainable drainage can be developed to work with and enhance those natural drainage systems. It does not describe a worse case scenario instead it requires that the drainage system including any balancing ponds be designed handle a worse case scenario.	
				Support noted. However, in view of the advice of GO-East that it is beyond the scope of the planning system to deliver such specific measures, the Council agrees reluctantly that criterion 9 should be revised.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****D12.2**

9207 - The Fairfield Partnership	Object	Objections have been made elsewhere to the 'linear water park' referred to in paragraph D12.2 and propose amendments put forward that this policy requirement be deleted. Proposed Amendment - TFP therefore propose that paragraph D12.2 is deleted.	This objection has been addressed in the context of the Fairfield Partnership's objection to policy NS/24 (1).
D12.4			
8407 - Longstanton Residents for Dry Homes	Object	The wording must be changed to say that, while the structure plan only specified flood risk mitigation for Oakington, both Oakington and Longstanton require flood risk mitigation measures. The wording must also state that both brooks are liable to flooding and villages have suffered flooding (40 homes in Longstanton have reported some form of flooding since 1999). SCDC surveys in 2001 underreported residential flooding since many villagers were out of their homes for six months, failing to receive a questionnaire.	This is unnecessary duplication of text as paragraph D12.4 already states that flood mitigation at Oakington "should not exacerbate the existing flood conditions in Longstanton or any other part of the catchment area serving Northstowe" and paragraph D12.6 states "The Structure Plan also requires that any additional flood risk elsewhere is avoided." It goes on to say how this can be achieved for Longstanton.
D12.5			
9481 - Oakington & Westwick Parish Council	Object	Mitigating flood risk to Oakington needs to include measures to deal with the existing proven overburdening of the system form sources within Bar Hill and beyond, plus that from the upgrading of the A14, not simply the additional run-off from the new road to Northstowe. Granted, this may well be a shared responsibility with other local and national organisations, but a fully co-ordinated, properly engineered scheme is most certainly warranted, and this needs to be clearly identified in this document. The Parish Council is very supportive of the idea of providing a new drainage channel to divert flood water from Oakington Brook and Oakington Village, and is keen to have it in place very early on in the development of Northstowe.	The development of Northstowe is required to mitigate its flood impact, which includes the impact from any access roads. Other projects, such as the improvements to the A14 which is the responsibility of the Highways Agency, are also required to provide their own flood mitigation measures. Agree that, wherever practicable, a co-ordinated approach should be pursued.
8408 - Longstanton Residents for Dry Homes	Support	We strongly believe that, while balancing ponds are an essential first step, only a brook bypass with offer Oakington the protection it needs. Every effort must be made to find a means of providing a bypass.	Support noted. The Environment Agency is investigating the provision of a bypass channel and, if it is practicable, the development of Northstowe will contribute towards the cost of such a scheme.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****D12.6**

8409 - Longstanton Residents for Dry Homes	Object	We strongly support the policy item, but object to it being conditional on item D12/i.	Support noted. The objective not to increase flood risk to existing properties or communities will apply to Longstanton. The Structure Plan specifically requires mitigation of existing flood risks at Oakington. This is because Northstowe would have a direct impact on flooding in the village, as it will drain into Oakington Brook and Beck Brook. Although not specifically required in the Structure Plan, it is reasonable that where part of the Northstowe development would impact on Longstanton flooding, an additional requirement be established, hence the wording of objective D12/i.
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D12.7

8008 - Longstanton Parish Council	Object	The District Council must assume management responsibility for the water courses.	Disagree. the Area Action Plan should include the requirements for future management and maintenance that a management body must meet, and the exact body responsible can be determined through the planning application process.
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D12.9

9868 - Haslingfield Parish Council	Object	East Anglia is the UK's driest but fastest growing region and the Cambridgeshire sub-region will be the fastest growing part. The proposal is for developers to install 'energy efficient and water conservation technology', this will not compensate for the huge extraction of water which 8,000 homes will use. The building of Northstowe, together with further developments, will have enormous and dangerous implications for the supply of water to all who are currently resident, it is not sensible to consider further massive development.	The principle of the development of Northstowe as part of the overall Cambridge Sub Region strategy was considered at the examination into the Structure Plan. This included consideration of water supply and the Panel took the view that the scale of development could be accommodated satisfactorily. It is now for the AAP to set the appropriate policy requirements of any detailed proposals for development to ensure that they address issues of water supply in a satisfactory way. The AAP includes a requirement for water conservation measures as an integral part of the development to help achieve this.
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D13/b

9472 - Oakington & Westwick Parish Council	Object	The Parish Council feels that there is a strong need to stress in this document that no new mobile phone masts and other similar structures to satisfy the increased demands created by Northstowe shall be permitted in the areas of Green separation, or land in the surrounding villages. All such things need to be contained within the developed part of the new settlement. D13.2 requires that such things be "installed as integral part of the development" but it would be best to clarify this by changing the wording to "installed as an integral part, and wholly contained within the development."	Sufficient policy controls are provided by PPG8: Telecommunications. A blanket restriction on mast in certain areas would be inappropriate.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****NS/25 Telecommunications Infrastructure**

7907 - Longstanton Parish Council Support Agree.

Support noted.

Objectives

11207 - Cambridgeshire County Council Support

We welcome the inclusion of exemplar projects where they surpass standards demonstrated through the rest of the development. However, such projects should not detract from moves towards high levels of energy efficiency/renewable energy/adherence to the principles of sustainable development throughout Northstowe.

Support noted.

D14/a

9141 - English Partnerships Object

English Partnerships would encourage the Local Authority to consider additional BREEAM and NHER standards such as Eco-homes for residential development and other forms of development in the District.

This specific requirement is not suitable for the inclusion within the Objectives, which set out what the Area Action Plan strives to achieve, i.e. projects which are an exemplar in terms of use of resources. Policy NS/26 requires the inclusion of exemplar projects within the new town and allows flexibility in how it will deliver. It does not preclude the achievement of a higher environmental standard. No change.

D14/b

8729 - Gallagher Longstanton Ltd. Object

In setting out the objective it is important to recognise technical and commercial feasibility. This objective should be prefaced by 'Where practical and feasible, to minimise.'

The role of an objective is to capture what the development should be aiming towards, in this case minimising energy use. The practicalities can then be addressed through policy.

D14/d

8731 - Gallagher Longstanton Ltd. Object

In setting out the objective it is important to recognise technical and commercial feasibility. This objective should be prefaced by 'Where practical and feasible, to minimise'.

Disagree. The objective is what the Area Action Plan strives to achieve, but the policies take into account practicality and feasibility. No change.

NS/26 An Exemplar in Sustainability

8863 Object

Item 2 and D14.1: if the development is to be 'an example of excellence' it is insufficient to produce a small proportion of high quality homes. The entire development must be a model of excellence.

The approach outlined in Policy NS/26 is in addition to that in policies in the Development Control Policies DPD, for example, requiring 10% of energy from renewable sources (Policy NE/3) and encouraging developers to improve energy efficiency by reducing by a further 10% the amount of Carbon Dioxide they produce (Policy NE/1). Whilst it would be desirable for all the development in the new town to be "an example of excellence", account must be had to additional cost on developers, especially when considered alongside all the other demands placed on developers for associated infrastructure, services and facilities. No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8886 - Gallagher Longstanton Limited	Object	This section of policy needs to take account also of the commercial and socio-economic aspects of such projects. In either the policy or the explanatory text, reference should be made as follows: 'In determining the suitability of specific measures consideration will need to be given to the technical performance of measures required (both in relation to technology and practices) but also to capital and operating costs and social/community impact'.	The approach is in accordance with Structure Plan Policy P9/3, emerging RSS14 Policy ENV8 and PPS22. Policy NS/26 is flexible in how the development could achieve exemplar status and the supporting text provides examples of how it can be achieved. For example, greater energy efficiency can be delivered through the location, orientation, aspect, internal and external design of development. Therefore, an improvement could be achieved in part through the design of the development and need not incur significant costs on the developer.	No change.
7851 - Rampton Parish Council	Support	Rampton Parish Council supports the emphasis on providing an exemplar of sustainability.	Support noted.	
2				
7908 - Longstanton Parish Council	Object	Item 2 and D14.1; if the development is to be "an example of excellence" it is insufficient to produce a small proportion of high quality homes. The entire development must be a model of excellence.	The approach outlined in Policy NS/26 is in addition to that in policies in the Development Control Policies DPD, for example, requiring 10% of energy from renewable sources (Policy NE/3) and encouraging developers to improve energy efficiency by reducing by a further 10% the amount of Carbon Dioxide they produce (Policy NE/1). Whilst it would be desirable for all the development in the new town to be "an example of excellence", account must be had to additional cost on developers, especially when considered alongside all the other demands placed on developers for infrastructure and services and facilities, and what would be reasonable.	No change.
D14.4				
8727 - Gallagher Longstanton Ltd.	Object	The last sentence of D14.4 sets out a prescriptive approach to the generation of renewable energy that does not offer the same flexibility of approach that I suggested in PPS22 and the Companion Guide. This sentence should be deleted and replaced with the following: 'The potential to provide energy from renewable sources will require investigation as part of the detailed design that would involve a technical evaluation of different energy supply options'.	The last sentence cross refers to the requirements of Policy NE/3 in the Development Control Policies DPD. PPS22 sets out the Government target for the generation of 10% of UK electricity from renewable energy sources by 2010. Therefore, it is reasonable to expect larger developments to contribute towards this target. The emerging RSS14 includes Policy ENV8, which requires all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by renewables. This approach is therefore consistent. The threshold applied in NE/3 takes into consideration the viability issue by only requiring larger developments to contribute to the target. The threshold is in line with the definition of "major development" in the GPDO and the approach being adopted by Cambridge City Council.	No change.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****D15.1**

11355 - East of England Regional Assembly

Object

The Action Plan also omits a policy to provide for sorting, storage and recycling facilities in the completed development. The activities of the future residents and workers of Northstowe may generate approximately 500kg of waste per annum per person. For a population of 8,000 people, this would bring an additional 4,000 tonnes of waste that would require management each year. It is essential that transfer stations, sorting, processing and disposal facilities are integrated into the masterplan for the new settlement.

Paragraphs D15.1 - D15.5 explain that it is not the role of the Area Action Plan to include policies for waste, and these issues are dealt with through the Structure Plan and Waste Local Plan and that the vehicle for bringing together the overall policy framework for waste issues in the new town will be through the masterplanning process.

No change.

D15.3

10602 - Cambridgeshire County Council

Support

The acknowledgement of the need for provision for a Household Waste Recycling Centre (HWRC) is welcomed.

Support noted.

D15.4

10600 - Cambridgeshire County Council

Object

Whilst ODPM has clarified that the South Cambridgeshire LDF cannot make waste allocations there remains an urgent need to progress provision in the Plan Area. ODPM advice did confirm that where site specific allocations were not in place in the WLP it is appropriate to do this via securing allocations of employment land within new development areas. In the absence of provision of a major waste management facility there is also a need for a bulking up / transfer facility to deal with business and commercial waste arising from Northstowe and its immediate area. This facility would require around 2ha of additional land and would be best located with the Household Waste Recycling Centre, and would be best co-located with the HWRC on employment land. The most suitable location appears to be on employment land adjacent to the proposed park and ride.

Paragraphs D15.1 - D15.5 explain that it is not the role of the Area Action Plan to include policies for waste, and these issues are dealt with through the Structure Plan and Waste Local Plan and that the vehicle for bringing together the overall policy framework for waste issues in the new town will be through the masterplanning process. Paragraph D15.4 cross refers to the Employment chapter where it is recognised that the employment site adjacent to the Park and Ride facility would be a suitable location for waste facilities.

Chapter E DELIVERING NORTHSTOWE

E1/d

9800 - GO-East

Object

The document does not fully explain how the AAPs implementation will be monitored and reviewed and how it could be adapted to take account of changing circumstances. For instance, no housing trajectory is included (see paragraph 4.25 of PPS 12). Neither does the AAP include any commentary on risks to the AAPs delivery and any contingency measures that may be put in place, should problems arise.

A new chapter will be included in Part E in the submission AAP on Monitoring and will include a housing trajectory and also monitoring indicators which will be used in the Council's Annual Monitoring Report (AMR). The submission AAP will also include a new chapter on delivery, explaining the mechanisms that will be used to inform the granting of planning permission for Northstowe and then assist in its delivery. This will pull key phasing and deliver policies out from the existing plan. The delivery of Northstowe is a fundamental part of the development strategy for the Cambridge Sub Region as contained in the Structure Plan and carried forward into the emerging RSS. Whilst it is important to have mechanisms in place to identify any issues that might arise surrounding delivery, any contingency measures will revolve around how to unblock those issues and will involve Cambridgeshire Horizons as the delivery vehicle for the Cambridge area, and would not for example include any consideration of alternative allocations at this stage. The key issue in the Cambridge area given the very significant levels of development proposed and the step change in the rate of development sought, is to focus on bringing that development forward as quickly as possible whilst ensuring that it brings forward sustainable development. The plan, monitor and manage approach will be the mechanism for identifying any issues arising and any significant change in the development strategy would be a matter for a more strategic review in order to identify the next most sustainable location for development in the sub region.

Revise heading to chapter E1 to read "Implementation".

Delete objective E1/e.

Move section Timing/Order of Service Provision" (Policy NS/32 and paragraph E1.23) to the end of chapter E2: Planning Obligations and Conditions.

Add two new sections to Chapter E.

"E3: Delivering Northstowe" will include matters affecting delivery and a housing trajectory. Move paragraph E1.1 to be the first paragraph of the new chapter and update to reflect likely actual start date of 2007.

"E4 Monitoring Northstowe" will be drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Northstowe is efficiently and effectively carried out. Move section "Achieving the Build Rate" (Policy NS/31 and paragraphs E1.21 and E1.22) and incorporate into the new chapter E3 Delivering Northstowe.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11363 - Countryside Properties (Special Projects) Plc
9047 - The Cambourne Consortium
9258 - Ashwell (Barton Road) Limited

Object
A policy should be included to 'plan, monitor and manage' the implementation of dwellings at Northstowe. If the level of building anticipated in the AAP is not met, alternative sites need to be considered in order that the housing provision of the Regional Spatial Strategy and/or Structure Plan are met. Bearing in mind the slippage that has already occurred since this matter was considered by the Structure Plan Panel, and the lack of evidence to support delivery in the remaining timescale, the Plan is considered to be unsound by reason of its over-reliance on delivery at Northstowe.

The timescale for development currently envisaged is very similar to that at the time of the RSS6 and the Structure Plan, which both envisage that the new town can and should deliver 6000 houses by 2016. It assumed development starting in 2006. This therefore assumed a build rate of 600 dwellings per year was achievable and deliverable. Given the rapid preparation of the AAP, the plan will be adopted in early 2007 and there is very limited delay over the timescale originally envisaged and the annual build rate is not significantly higher than that previously accepted by the Panels holding both the RPG6 and Structure Plan examinations. The plan, monitor, manage approach will ensure that the overall picture on delivery is kept up to date and any issues surrounding delivery of this and the other major developments can be addressed.

9799 - GO-East

Support

GO East supports objective E1/d which seeks an annual rate of house building at Northstowe to meet the Structure Plan requirement for 6,000 dwellings by 2016.

Support noted.

E1.1

11210 - Cambridgeshire County Council

Object

Development to start on site is not possible in 2006.

Agreed that the paragraph should be updated to reflect the anticipated actual start date of 2007, whilst recognising the policy aims of the Structure Plan.

Update paragraph E1.1 to include actual likely start date of 2007. Delete the 4th sentence onwards and replace as follows:

"...Construction is now envisaged to start on site in 2007, a year later than required by the Structure Plan. This reflects the earliest date that planning permission could be granted once the AAP is adopted. In order to achieve in the order of 6,000 dwellings by 2016, the anticipated rate of development at Northstowe is likely to be in the region of 670 dwellings each year. Achieving this rate of development will depend upon the delivery of key infrastructure such as the A14 road corridor improvements."

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

11364 - Countryside Properties (Special Projects) Plc
9280 - Ashwell (Barton Road) Limited

Object

Objection relate to the expectation that Northstowe will deliver 6,000 homes within the Plan period. Bearing in mind the slippage that has already occurred since this matter was considered by the Structure Plan Panel, and the lack of evidence to support delivery in the remaining timescale, the Plan is considered to be unsound by reason of its over-reliance on delivery at Northstowe.

The timescale for development currently envisaged is very similar to that at the time of the RSS6 and the Structure Plan, which both envisage that the new town can and should deliver 6000 houses by 2016. It assumed development starting in 2006. This therefore assumed a build rate of 600 dwellings per year was achievable and deliverable. Given the rapid preparation of the AAP, the plan will be adopted in early 2007 and there is very limited delay over the timescale originally envisaged and the annual build rate is not significantly higher than that previously accepted by the Panels holding both the RPG6 and Structure Plan examinations. The plan, monitor, manage approach will ensure that the overall picture on delivery is kept up to date and any issues surrounding delivery of this and the other major developments can be addressed.

NS/27 Construction Strategy

8012 - Longstanton Parish Council

Object

The policy should also state that if workers are to be housed on - site, no housing may be provided until facilities are provided to ensure that the worker community has adequate recreational, shopping, and other services.

It will be for the Development and Conservation Control Committee to decide at the time of any planning application for construction workers accommodation what recreational, shopping and other services could reasonably be required at Northstowe.

No change.

9125 - English Partnerships

Object

English Partnerships supports the re-use of construction spoil in the construction and landscaping process. However inevitably some spoil will need to be taken off site. Therefore we request that whilst the Local Authority maintains a presumption against the transportation of spoil off site, a limited flexible response is recognised as an inevitable part of the construction process.

It is agreed that some spoil may be unsuitable to retain on site.

Amend Policy NS/27 (4) first sentence: All SUITABLE construction spoil should be accommodated within the development site by generally raising ground levels.

Representations

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<p>10609 - Cambridgeshire County Council</p>	<p>Object</p>	<p>The Waste Planning Authority has identified a need for temporary waste management facilities to be established prior to development commencing, to deal with the re-use, recycling and recovery of waste arising from development / construction activities within all major development areas. These temporary facilities should also encompass the re-use / recycling of sustainable construction materials. This should be acknowledged in the Plan, and developers advised to contact the Waste Planning Authority. In addition it would be appropriate for the principal applications for the new development areas to be supported by a Waste Management Strategy addressing factors such as location, types, volumes of waste and strategies for dealing with each waste stream and with residues. Implementation should be secured by planning condition.</p>	<p>It is agreed that the AAP should require a Re-use and Recycling Scheme as part of the construction strategy. It is agreed that temporary waste management facilities may be required. An additional paragraph is proposed to acknowledge this.</p>	<p>Insert after criterion (3) of policy NS/27: Construction Methods Development at Northstowe will be required to recycle construction waste within the site during construction and in the long term. Exceptions would include waste having potentially hazardous properties and any other materials where off-site treatment would be more appropriate. A 'Resource Re-use and Recycling Scheme' will be needed to address treatment of all waste arising during the development.</p>
				<p>Insert new paragraphs after paragraph E1.7:</p>
				<p>'A temporary processing plant could be located on the site to treat the waste construction material. Any application would be dealt with by Cambridgeshire County Council as the waste planning authority. Exceptions to on-site treatment would include hazardous materials and any other materials where off-site treatment would be more appropriate.'</p>
				<p>'A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.'</p>

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8079 - Swavesey IDB	Object	The attenuation features/water park forming the surface water disposal system for Northstowe, needs to be in place and operational prior to the remaining development commencing on site. Failure to do so could lead to flooding of the downstream system.	This point is addressed by Policy NS/32, that requires appropriate phasing of facilities and infrastructure so that it is provided when the need for it is forecast to arise.	
7852 - Rampton Parish Council	Support	Rampton Parish Council is reassured by the intention for construction traffic to avoid local villages and to keep disruption to a minimum.	Support noted.	
8419	Support	Given the decades-long duration of the project, clear hours of operation must be stated in the policy. The policy must not permit construction traffic prior to 8AM nor after 6pm weekdays, 9AM to 2PM Saturdays, and not at all Sundays and bank holidays. Large vehicles clambering along roads anywhere near residential areas in the early hours will be unbearable. The same must apply for working hours.	Support noted.	
7909 - Longstanton Parish Council 8865	Support	Agree with overall principles in points one through four.	Support noted.	
11208 - Cambridgeshire County Council	Object	Policy states that haul roads will not impact residents and businesses. This should be widened to include any affects on 'environmental amenities of biodiversity, rights of way and green spaces'. Add new sentence to the end of NS/27 (1), to read: "...Where haul roads cross public rights of way Developers must employ an agreed methodology and work to good practice developed by South Cambridgeshire District Council and Cambridgeshire County Council, to ensure the crossings are planned properly."	The issue of crossing rights of way is a detailed issue which is best addressed through the preparation of the comprehensive construction strategy. A requirement for such a strategy should be included in the policy. The point on haul roads is agreed.	Add new 1st policy paragraph to NS/27: A COMPREHENSIVE CONSTRUCTION STRATEGY WILL BE REQUIRED FOR ALL PHASES OF DEVELOPMENT. Add new penultimate sentence to Policy NS/27 criterion 1 to read: "THEY SHOULD ALSO AVOID ADVERSE EFFECTS ON THE ENVIRONMENTAL AMENITIES OF BIODIVERSITY, RIGHTS OF WAY AND GREEN SPACES."
8875 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee supports this policy	Support noted.	
8732 - Gallagher Longstanton Ltd.	Object	The general approach in relation to storage compounds etc is supported. The extent to which it is possible to avoid any adverse impacts is unclear. It would be prudent for policy references to refer to the need to minimise such impacts.	General support for the approach noted. It is important to plan from the outset for no adverse impact of storage, plant and machinery on residents.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

3	8734 - Gallagher Longstanton Ltd.	Object	At Northstowe it is possible to achieve low levels of impact, although it would be prudent for policy references to refer to the Considerate Contractors Scheme or any appropriate equivalent.	South Cambridgeshire District Council is developing a scheme similar to that of Cambridge City Council. This should be clarified in the AAP. Developers should be required to join this scheme.	Add sentence to end of E1.5: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL IS DEVELOPING A SIMILAR SCHEME.
4	8876 - Longstanton Parish Plan Committee	Support	Longstanton parish Plan Committee support this policy	Support noted.	
	8877 - Longstanton Parish Plan Committee	Object	Longstanton Parish Plan Committee object to the vagueness of this statement: all residents should be well protected from noise and dust pollution, not expected to put up with it	This point is addressed by criterion 2 of the policy, and the requirements of a considerate contractors scheme.	
	8735 - Gallagher Longstanton Ltd.	Object	Whilst it is desirable to retain spoil on site, the extent to which it is possible to retain all spoil on site remains to be determined. The references should be to all 'suitable' spoil to allow for the removal, if appropriate, of contaminated spoil. The policy should be reworded: Wherever practical, all suitable spoil, should be accommodated within the development site.	It is acknowledged that some spoil may not be appropriate to retain on the site.	Amend Policy NS/27 (4) first sentence: All SUITABLE construction spoil should be accommodated within the development site by generally raising ground levels.
5	8737 - Gallagher Longstanton Ltd.	Object	There will be a range of options to serve and connect phases of development according to the stage of development and the mode of transport. These may differ in the very earliest stages of development. In promoting connections through the site, it would be prudent for the policy to acknowledge the need to provide such connections 'at the earliest opportunity'.	Disagree. This is an important principle for the early years of the new town. The policy should not be weakened in this manner.	
E1.3	8010 - Longstanton Parish Council 8866	Object	No construction traffic must be permitted to travel through the villages of Longstanton or Oakington, including traffic from the North.	The policy provides sufficient protection for existing residents and businesses. The main access to the site will be via the A14, but it is acknowledged that there may be a need for some specific traffic from other directions. The policy requires that any adverse impacts are minimised, and disruption kept to a minimum.	
E1.6	8011 - Longstanton Parish Council 8868	Object	Hours and days of operation must be clarified as follows: not before 8 am nor after 4 pm weekdays, not before 9am Saturdays nor after 2pm, and not on Sundays nor on bank holidays.	The exact hours of work is too detailed a point to be addressed in the area action plan. Conditions may be imposed on any planning application where appropriate.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

8878 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee agree with all the comments made by the Longstanton Parish Council concerning construction teaffic, the workforce's daily hours of operation, adequate support services for the workforce if housed on site	Support noted.
NS/28 Strategic Landscaping			
9121 - English Partnerships	Object	English Partnerships requests that a flexible adaptive approach be undertaken linked to the phased development of the site and that the section of the policy referring to green separation and boundary treatment for Rampton Drift being planted in the first planting season after the grant of outline planning permission should be deleted.	Part of the strategy for minimising the impact of the development on the existing communities involves landscaping. It is crucial that landscaping is delivered early on to allow it to become established from the outset and contribute to the visual separation with existing communities from an early stage in the development.
8703	Object	An objection must be sustained to the overall approach of the green separation until the developers and District Council can explain in coherent manner the plans for ownership, use and maintenance of all of these parcels of land to ensure deliverability of the objectives.	Management of facilities, landscape and infrastructure are addressed by policy NS/30, which requires a management strategy to be submitted as part of a planning application.
8879 - Longstanton Parish Plan Committee 7910 - Longstanton Parish Council 8869	Support	We strongly agree with the requirement of early planting. Green separation must include evergreen to provide early screening, but must also include other trees to create a habitat native to the region.	Support noted.
8738 - Gallagher Longstanton Ltd.	Object	It will not be possible to undertake all planting in the first phases of development. No evidence base is provided to demonstrate that this onerous expectation is required. The provisions regarding landscape maintenance are too detailed at this stage and would be addressed by a simplification of the policy as follows: 'The phasing of the strategic landscaping of the new town site is to be agreed with an agreed programme of earth moving to deliver the agreed landscape strategy. The planning conditions...'	In order to deliver the landscape strategy, early planting is required in order that it can become quickly established as the development takes place. The landscape strategy will include the early planting of key areas to establish both screening and major character areas, and this may not always relate directly to a phase of development.
8739 - Gallagher Longstanton Ltd.	Object	It will not be possible to undertake all planting in the first season following outline consent. No evidence base is provided to demonstrate that this onerous expectation is required. The policy is unsupported and should be deleted with phasing to be resolved through the preparation of the landscape strategy.	In order to deliver the landscape strategy, early planting is required in order that it can become quickly established as the development takes place. This is particularly important for areas of green separation if these areas are to provide visual separation from an early stage in the development.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****NS/29 Making use of Existing Buildings / Resources on Site**

11354 - East of England Regional Assembly	Object	The need to minimise the production of construction waste during the construction of Northstowe should be recognised. Reference is made to a crushing plant and aggregate handling facility in the Construction Method Statement of the planning application but no detail is provided. The Action Plan should contain requirements to ensure that all aggregate is re-used on site and that a minimum amount is imported to the development. This has several environmental benefits, from reducing the amount of new aggregate consumed to reducing the number of vehicle movements to the development site.	Policy NS29 already requires existing materials on site to be recycled. An amendment is proposed to policy NS/27 that requires a 'Resource Re-Use and Recycling Scheme' to be prepared as part of the construction strategy for the town.
10611 - Cambridgeshire County Council	Object	The Waste Planning Authority has identified a need for temporary waste management facilities to be established prior to development commencing, to deal with the re-use, recycling and recovery of waste arising from development / construction activities within all major development areas. These temporary facilities should also encompass the re-use / recycling of sustainable construction materials. This should be acknowledged in the Plan, and developers advised to contact the Waste Planning Authority. In addition it would be appropriate for the principal applications for the new development areas to be supported by a Waste Management Strategy addressing factors such as location, types, volumes of waste and strategies for dealing with each waste stream and with residues. Implementation should be secured by planning condition.	An amendment is proposed to policy NS/27 to reflect the need for construction waste management facilities on site.
7854 - Rampton Parish Council	Support	Support noted.	
8680 - Longstanton Parish Plan Committee	Object	The location of hardcore processing facilities must be placed as far as geographically possible (and certainly much further than 200 metres) from existing residences. It was previously agreed that these facilities would be along the north-eastern edge of Northstowe. This is due to: high noise levels; high dust generating; the length of time over which the plants will be operating; numbers of heavy vehicles accessing the facilities.	NS/29 (2) Delete references to a minimum distance of 200m and replace with the following text: "...which would be located towards the outer edge of the Oakington Barracks."
7912 - Longstanton Parish Council	Object		
8054			
8870			
8420			
9296			

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

4

8887 - Gallagher Longstanton Limited	Object	The policy wording does not draw a distinction between temporary and permanent use. A helpful clarification of the policy might be as follows: 'The use of existing buildings at Oakington Barracks/ Oakington Airfield will be permitted, for temporary and community use, provided that the buildings' Equally the policy should refer to the re use being appropriate only where technically and commercially feasible.	As made clear in paragraph E1.18, the policy does not rule out the permanent re-use of buildings. Point (1) of the policy covers the technically and commercially feasible point raised in the representation.
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E1.17

8013 - Longstanton Parish Council	Object	Wooded areas should be preserved wherever possible. In particular wooded areas falling within green separation must be preserved or enhanced, though it may well be appropriate to thin this woodland and remove non-native species.	Whilst some existing trees will be retained, it will not be possible to retain all trees. The non-native species planted for training purposes offers a resource that should be re-used.
8871	Support	Wooded areas should be preserved wherever possible. In particular, wooded areas falling within green separation must be preserved or enhanced, though it may well be appropriate to thin this woodland and remove non-native species.	Support noted.

NS/30 Management of Services, Facilities, Landscape and Infrastructure

8708	Object	We are supportive in principle of Policy NS/30. However, plans for the overall approach of the ownership and maintenance of land within the Green Belt and green separation need to be given further consideration, as drafted the policy is vague.	It is not possible or appropriate for the Area Action Plan as a high level planning policy document prepared at an early stage in the process of developing the new town to be prescriptive about how maintenance and management of facilities and services will be dealt with. What is important is to highlight it as an important issue to be addressed and provide an appropriate policy hook to ensure that this issue must worked up more fully as part of a planning application, on which there will be public consultation. Requiring it to be addressed at the outline planning application stage ensures an integrated approach from the start of the development.
9119 - English Partnerships 8740 - Gallagher Longstanton Ltd.	Object	Management strategies will need to be agreed prior to the commencement of development rather than the grant of outline consent.	The management of services, facilities, landscape and infrastructure at Northstowe is likely to require contributions from the development to be incorporated into the planning obligation agreement which can only be agreed when the outline planning permission is granted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

7968 - Longstanton Parish Council Object
9737
Much clearer interim and long-term management strategies must be specified in the LDF for open spaces and especially water features (which may present a health & safety risk if not properly managed).

It is not possible or appropriate for the Area Action Plan as a high level planning policy document prepared at an early stage in the process of developing the new town to be prescriptive about how maintenance and management of facilities and services will be dealt with. What is important is to highlight it as an important issue to be addressed and provide an appropriate policy hook to ensure that this issue must be worked up more fully as part of a planning application, on which there will be public consultation. Requiring it to be addressed at the outline planning application stage ensures an integrated approach from the start of the development.

8883 - Longstanton Parish Plan Support
Committee
7913 - Longstanton Parish Council
8872
Agree with the general principles

Support noted.

11091 - Environment Agency Support
We support the requirement for infrastructure to have an agreed management strategy.

Support noted.

Policy Paragraph 1

9756 - Gallagher Longstanton Ltd. Object
Whilst one option for management may be a single body dealing with landscape and biodiversity, there is no evidence base at present to suggest that this would be the best approach. This will need to be determined on the basis of stakeholder consultations within the section 106 negotiations. The third sentence of the policy should be deleted.

A single ownership of facilities offers significant benefits, and should be the preferred approach.

3

8881 - Longstanton Parish Plan Support
Committee
Longstanton parish Plan Committee supports this policy

Support noted.

Policy Paragraph 2

9759 - Gallagher Longstanton Ltd. Object
The management strategies will need to be put in place prior to development and prior to the principal community (that of Northstowe) being established. Insofar as there is a need for consultation and engagement it is important that this is with the new community. The last sentence is therefore unclear and might be better deleted and replaced with a reference in the supporting text to refer to the need for management strategies to build in provision for ongoing consultation with the existing and emerging communities.

Many of the issues the subject of management strategies will affect existing village communities, such as landscaping on the edge of the town and in green separation with Oakington and Longstanton, and it is therefore appropriate that they be engaged in the development of those strategies. However, it is agreed that it is also crucial that consultation and engagement takes place with the new emerging community as Northstowe develops and it is appropriate that management strategies agreed at the outset of the development build in provision for ongoing engagement with the local community.

Add the following to the end of Policy NS/30:

"...They must also build in provision for ongoing consultation with the emerging community."

8882 - Longstanton Parish Plan Support
Committee
Longstanton Parish Plan Committee support this policy

Support noted.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP****NS/31 Achieving the Build Rate**

11235 - Cambourne Parish Council	Object	
	A major concern is the attainability of the proposed growth expected at Northstowe; it will have to grow faster than Cambourne which will put pressure on trigger points for infrastructure improvements and services. If there is going to be a major slip in the programme who is going to pick up the slippage.	The rate of growth proposed at Northstowe comes from the Structure Plan and was a matter of consideration at the EIP. The AAP requires that appropriate infrastructure is provided at all stages of development phased alongside housing provision through the identification of trigger points. There are clear relationships with the delivery of major infrastructure, including the A14 improvements and the Guided Busway where high level commitment is required from government and other agencies. Cambridgeshire Horizons has been established as the delivery vehicle for the development strategy for the Cambridge Sub Region as a whole. If development slipped significantly at Northstowe or any of the other major developments around Cambridge, the aim would firstly be to address the rate of development at that location and secondly to consider whether any shortfall could be made up at the top of the development sequence by land at NW Cambridge for which no allowance is currently made pending the preparation of an AAP or potentially at Cambridge Airport if relocation takes place such that some housing could be completed within the plan period. If there still remained a shortfall later in the plan period, the Council's view is that the development strategy for the Sub Region would need to be reviewed to identify the next most sustainable location for development, particularly in view of the sequence set out in the Structure Plan which put Rural Centres at the bottom of the sequence.
10692 - Cambridgeshire Recycling 11365 - Countryside Properties (Special Projects) Plc	Object	The timescale for development currently envisaged is very similar to that at the time of the RSS6 and the Structure Plan, which both envisage that the new town can and should deliver 6000 houses by 2016. It assumed development starting in 2006. This therefore assumed a build rate of 600 dwellings per year was achievable and deliverable. Given the rapid preparation of the AAP, the plan will be adopted in early 2007 and there is very limited delay over the timescale originally envisaged and the annual build rate is not significantly higher than that previously accepted by the Panels holding both the RPS6 and Structure Plan examinations. The plan, monitor, manage approach will ensure that the overall picture on delivery is kept up to date and any issues surrounding delivery of this and the other major developments can be addressed.
	Object	Objection relates to the expectation that Northstowe will deliver 6,000 homes within the Plan period. Bearing in mind the slippage that has already occurred since this matter was considered by the Structure Plan Panel, and the lack of evidence to support delivery in the remaining timescale, the Plan is considered to be unsound by reason of its over-reliance on delivery at Northstowe.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD**

9055 - The Fairfield Partnership Object TFP believe that delivering 6,000 houses at Northstowe by 2016 is likely to be affected by a wide range of influences, many of which lie outside of the control of the Council and/or the Developers. As a result it is impractical and unrealistic to obligate developers to provide specific housing numbers (including levels of affordable housing) on an annual basis as is proposed in NS/31. Individual planning applications or specific phases of development may be the subject of specific obligations and these will need to be formulated on a case-by-case basis.

9827 - GO-East
11472 - GO-East Object We think that the Core Strategy and other DPDs will need to include a clearer and more robust implementation and monitoring framework that should set out how delivery will be achieved and measured. Clearly, we recognise that this is not possible in a detailed manner for developments that will be phased towards the end of the Structure Plan period, such as the majority of the Cambridge East development. However, we would expect the Core Strategy to include a commentary on when the sites are expected to come forward for development, the anticipated delivery timescales, as well as some of the main dependencies, risks to delivery and any contingencies. This overall implementation framework should then be built on in further detail in respect of the main sites through the AAPs and allocations DPD. The submission AAP will need to include more details about the delivery of the development at Northstowe (in particular early phases) and its relationship with and dependency on other strategies and plans.

The format of the required method statement is a matter for discussion with the local planning authority. However the principle of such a statement is a reasonable requirement in view of the requirement in the Structure Plan and emerging RSS for 6000 dwellings to be provided at Northstowe by 2016. That objective is a very challenging one and it is important that all parties are engaged in working towards that objective at an early stage. It will also involve Cambridge Horizons as the delivery vehicles for the Cambridge Sub Region. It is recognised that there may be factors influencing development that lie outside the developer's control and this will be a matter for consideration through the preparation of the method statement.

A new chapter on delivery will be included in the submission AAP, to include a housing trajectory and details on some of the mechanisms to address effective delivery. Much of the detailed work on timing of development in relation to service provision will be a matter for negotiation on the planning application and through partnership work with Cambridgeshire Horizons as delivery vehicle. However, the AAP identifies as far as is possible at this stage the requirements of the development, or the need for strategies to be prepared to do so, and provides a policy hook for ensuring their timely delivery. A new chapter on monitoring will also be included and will contain indicators, drawn from the Council's separate Monitoring Strategy.

Include new chapter "E3: Delivering Northstowe" to include matters affecting delivery and a housing trajectory.

Include new chapter "E4 Monitoring Northstowe" with indicators drawn from the separate Monitoring Strategy.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPP**

8742 - Gallagher Longstanton Ltd.	Object	The nature and content of the Method Statement is not described in the draft AAP. The developers will be keen to work with the District Council to bring forward development as quickly as possible. The suggested provision for a method statement is unnecessary and is unlikely to be practical for the reasons given.	The format of the required method statement is a matter for discussion with the local planning authority. However the principle of such a statement is a reasonable requirement in view of the requirement in the Structure Plan and emerging RSS for 6000 dwellings to be provided at Northstowe by 2016. The build rate is a very material planning consideration as housing targets are expressed in annual build terms in the RSS and Structure Plan and because achieving those build rates in a planned manner requires each development site to demonstrate how it will be achieved. That importance is highlighted by the requirement in the new plan-making system to produce housing trajectories as part of DPPs. The objective of achieving 6000 dwellings at Northstowe by 2016 is a very challenging one and it is important that all parties are engaged in working towards that objective at an early stage. It will also involve Cambridge Horizons as the delivery vehicles for the Cambridge Sub Region. The developers willingness to work with the Council to bring forward development as quickly as possible is welcomed. The preparation of a method statement is a mean of achieving that in a structured manner.
9109 - English Partnerships	Support	English Partnerships strongly supports the Local Authority in seeking to secure a continuous supply of build releases across the site. Developers and House Builders should be encouraged to use modern methods of construction, proactive supply chain management, the use of new technologies, progressive site management, the minimisation of waste material in the construction process to ensure these targets can be met. Equally public authorities involved in the decision-making and regulatory processes will also need to establish proactive and integrated management and decision-making systems to ensure development proposals can progress.	Support noted.
8873	Support	Agree.	Support noted.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

NS/32 Timing / Order of Service Provision

9828 - GO-East	<p>Object The submission AAP will need to include more details about the delivery of the development at Northstowe (in particular early phases) and its relationship with and dependency on other strategies and plans.</p>	<p>A new chapter will be included in Part E of the submission AAP: "E3: Delivering Northstowe" which will include matters affecting delivery and a housing trajectory.</p>	<p>RELATIONSHIP WITH OTHER PLANS AND STRATEGIES</p>
	<p>A new paragraph will be included in the Introduction addressing relationship with other plans and strategies.</p>	<p>1.16C The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements."</p>	<p>Include new chapter "E3: Delivering Northstowe" to include matters affecting delivery and a housing trajectory.</p>
7915 - Longstanton Parish Council 8874	<p>Object The actual facilities provided are unclear, making it not possible to meaningfully comment.</p>	<p>The Area Action Plan provides as much detail as possible at this stage in the planning process. Where the exact requirements for the town are not known at this stage, it provides indicative lists to identify the types of facilities to be explored. It also requires a number of strategies to be prepared to identify the exact facilities required.</p>	
Objectives			
11212 - Cambridgeshire County Council	<p>Object</p>	<p>A policy should be included regarding planning obligations as there is in the Cambridge East AAP so as to get consistency between the AAPs.</p>	<p>Disagree. The Cambridge East AAP warranted inclusion of the specific policy due to being a joint plan that needs to stand alone. The Northstowe AAP is purely part of the South Cambridgeshire LDF, and a policy on planning obligations is included in the Development Control Policies DPD which covers the whole district, including Northstowe.</p>

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****E2/b**

8744 - Gallagher Longstanton Ltd.	Object	The funding of services, facilities and infrastructure by the development needs to be fairly and reasonably related to it. The following rewording is suggested. 'Where fairly and reasonably related to the development, and not funded by other sources, to require that the services facilities and infrastructure that will be needed at Northstowe will be provided and funded by the development without which they would not otherwise be required.'	Agree part of the proposed change.	Add to E2/b:
E2.4	11211 - Cambridgeshire County Council	Object	Noted. The reference to start date should be amended.	Revise 2nd sentence of paragraph E2.4 to read:
				"Whilst it is recognised that the objective to ensure that development starts on site in 2006 is not now achievable, the imperative for development to start on site as soon as possible, now anticipated to be in 2007, together with the scale and magnitude of the proposal and the large number of organisations involved, mean that the full list of services, facilities and infrastructure for Northstowe will not be known until after the Area Action Plan has been submitted to the Secretary of State."

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

E2.5

10639 - Cambridgeshire County Council	Object	<p>List of planning obligations is missing a number of key County Council facilities/services. Amend list of obligations in paragraph E2.5 to read: (3) Social Services - Services for older people, to include extra care housing and nursing home provision Waste. - A Household Waste Recycling Centre (including bulking up/transfer facility) to serve the needs of Northstowe and its immediate hinterland pursuant to Policies within the Cambridgeshire Structure Plan 2003 and Cambridgeshire Waste Local Plan 2003. - Temporary Major Waste Management Facilities, available for the duration of the construction phase. Transport & Travel for Work - Financial contributions to the Cambridgeshire Guided Bus - both capital costs and bus service support. - Contributions towards other bus services, required from early occupation of dwellings.</p>	Agree, as they reflect changes proposed elsewhere in the AAP.	<p>Amend list of obligations in paragraph E2.5. Add additional Bullet point to (3) Social Services: - Services for older people, to include extra care housing and nursing home provision.</p>
8746 - Gallagher Longstanton Ltd.	Object	<p>No specific observations are made at this stage on the list of potential planning obligations set out in the last section of the policy. Elsewhere specific objections are lodged in respect of some of the elements (e.g. affordable housing) and to the need to ensure that obligations are fairly and reasonable related to the development and take account of the availability of all funding sources. The detailed requirements of the planning obligations cannot be determined at this stage. The appropriateness of the individual elements included in this section may only be resolved through ongoing work and negotiation.</p>	Comments noted. It is acknowledged that further research is required into certain elements listed, as required by the AAP.	<p>Add additional bullet point under Waste: - Temporary Major Waste Management Facilities, available for the duration of the construction phase.</p>

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****3rd Bullet**

9931 - Haslingfield Parish Council Object In view of all the extra requirements that developers will be obliged to undertake and fund in order to be awarded contracts, how will they be able to build any affordable homes let alone 50%. The costs imposed on contractors will be shared amongst all the units built. This will increase the basic cost of all units making even 'affordable homes' far more costly than equivalent units built elsewhere.

Paragraph D4.9 makes clear that the District Council is mindful of the significant infrastructure requirements of building a new town. If there is an issue about whether the development will stand the affordable housing target, that is a matter that needs to be addressed through the planning application process where all the policy calls on the development, together with other development related requirements, can be looked at comprehensively and relative priorities determined.

Sub-Bullet 4

9793 - Diocese of Ely Object We ask you to support the inclusion of the provision of an ecumenical centre and accommodation for two ministers as part of the Section 106 agreement because of the enormous benefit it would bring to the social well-being of the new settlement.

The AAP includes faith in the range of community facilities that will be needed in Northstowe. It also makes clear that the exact needs are still being investigated. It is reasonable that serviced land be provided for those services to be delivered by the community or voluntary sector which are essential for providing a sustainable community. The exact amount of land or facilities required through s.106 agreements can then be determined as part of a planning application. A change is proposed to policy NS/12 to reflect this.

6th Bullet

11159 - Cambridgeshire County Council Object Consequential change to E2.5 as a result to objection to NS14 (2). Amend paragraph E2.5 to read:
Transport & Travel for Work
- Financial contributions to the Cambridgeshire Guided Bus - both capital costs and bus service support
- Contributions towards other bus services, required from early occupation of dwellings

Agree, to reflect changes proposed to NS/14 (2).

Add to indicative list of planning obligations:

- Transport & Travel for Work
- Financial contributions to the Cambridgeshire Guided Bus, taking into account the overall burden on development - BOTH CAPITAL COSTS AND BUS SERVICE SUPPORT
- CONTRIBUTIONS TOWARDS OTHER PUBLIC TRANSPORT SERVICES, REQUIRED FROM EARLY OCCUPATION OF DWELLINGS.

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

22nd Bullet

8081

Object

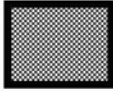
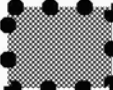
The current flood risk must be mitigated in both Oakington and Longstanton

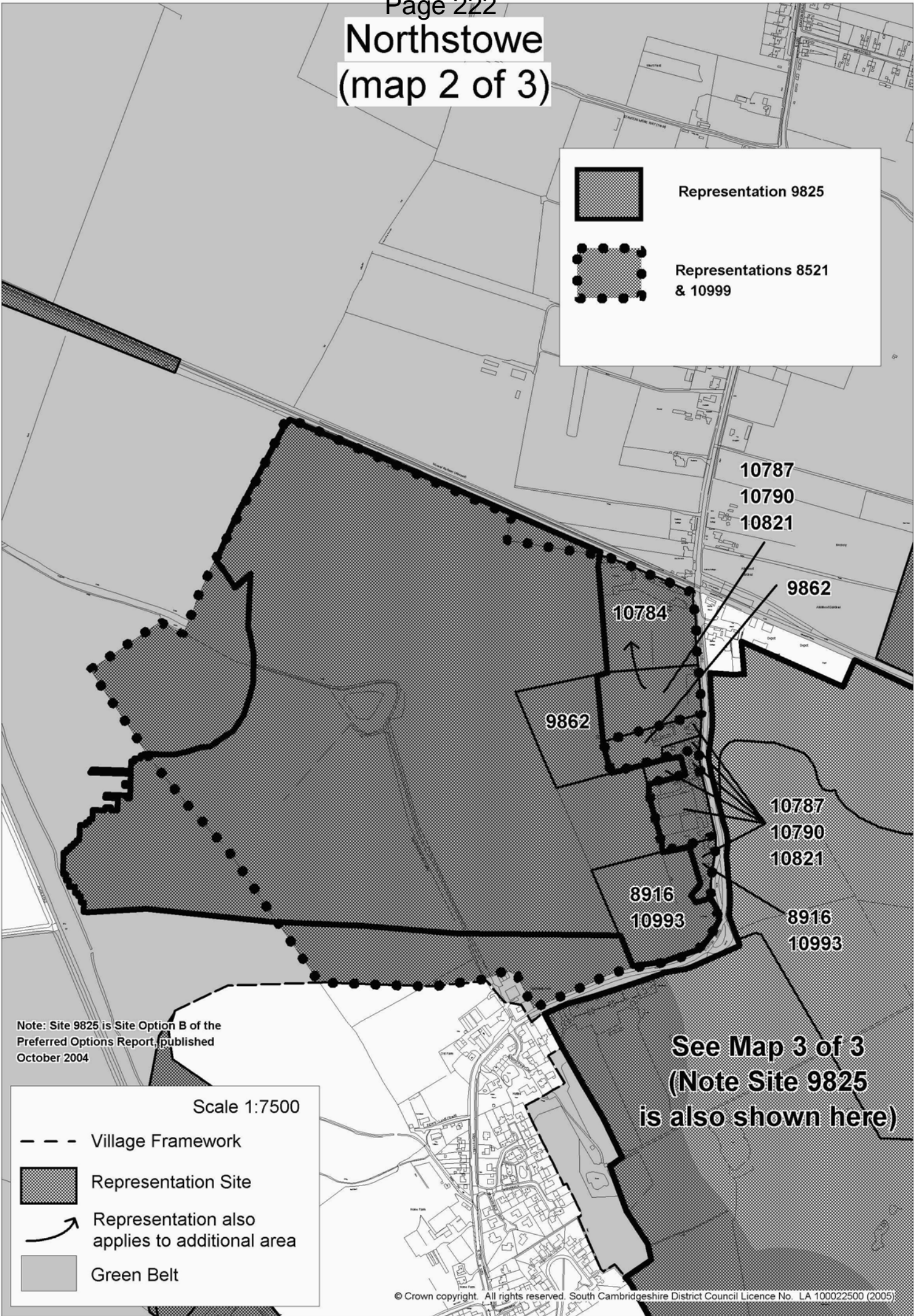
The Structure Plan specifically requires mitigation of existing flood risks at Oakington. This is because Northstowe would have a direct impact on flooding in the village, as it will drain into Oakington Brook and Beck Brook. Although not specifically required in the Structure Plan, it is reasonable that where part of the Northstowe development would impact on Longstanton flooding, an additional requirement be established.

Northstowe (map 1 of 3)



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Northstowe
 (map 2 of 3)





	Representation 9825
	Representations 8521 & 10999



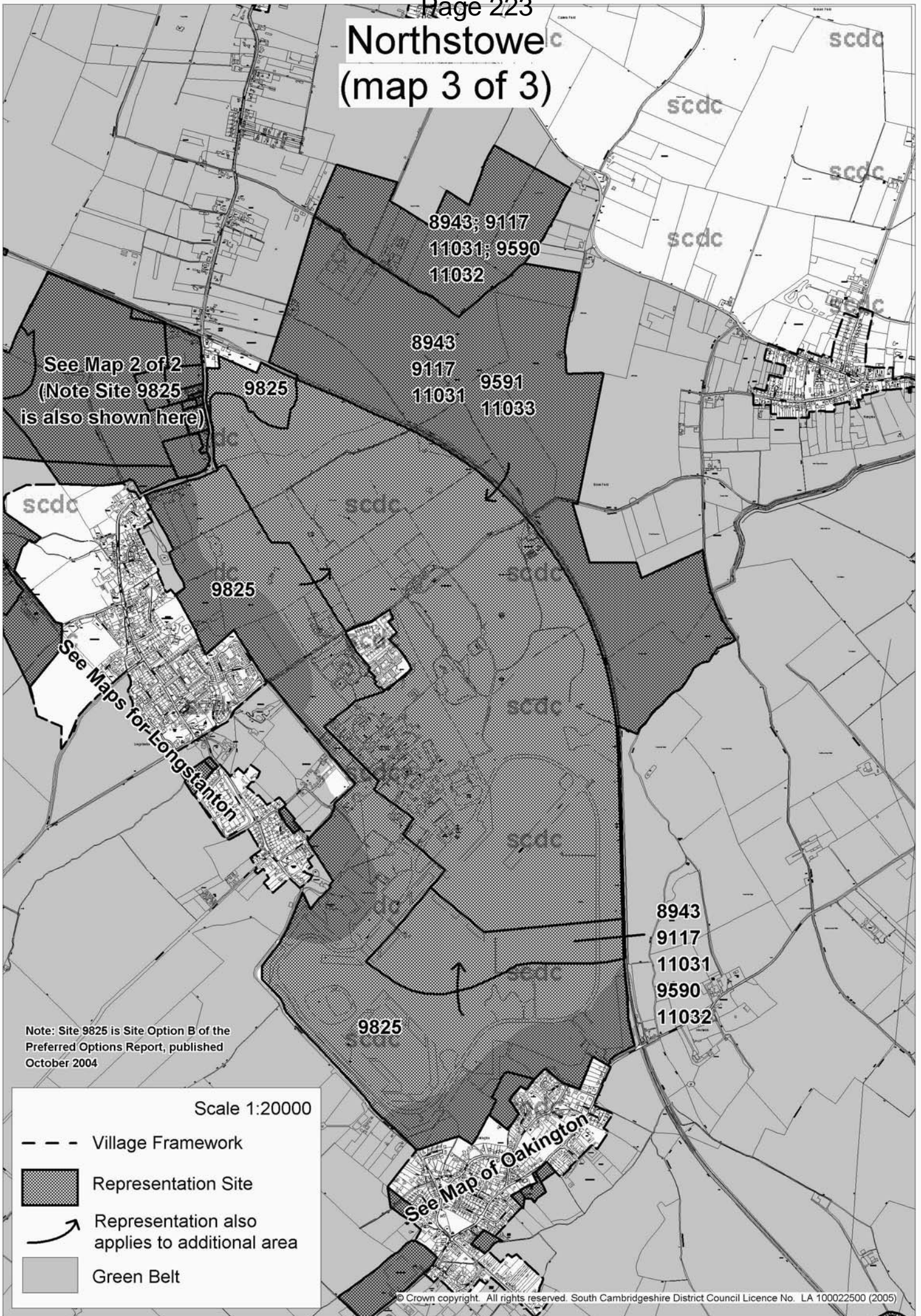
Note: Site 9825 is Site Option B of the Preferred Options Report, published October 2004

**See Map 3 of 3
 (Note Site 9825
 is also shown here)**

Scale 1:7500

	Village Framework
	Representation Site
	Representation also applies to additional area
	Green Belt

Northstowe (map 3 of 3)



Note: Site 9825 is Site Option B of the Preferred Options Report, published October 2004

Scale 1:20000

- Village Framework
-  Representation Site
-  Representation also applies to additional area
-  Green Belt

Draft Final Sustainability Report: Northstowe Area Action Plan

Public Participation Report

3. APPRAISAL METHODOLOGY

Section Text

Change to Draft DPD

Councils' Assessment

Nature Representation Summary

3. APPRAISAL METHODOLOGY

Section Text

9229 - Gallagher Longstanton Limited	Object	It is unclear how the assessment has addressed issues of feasibility and deliverability in appraising policies.	It is not the role of SA / SEA to determine how the necessary infrastructure is funded or what specifically is delivered through S.46/S.106 agreements.
9218 - Gallagher Longstanton Limited	Support	The general approach follows guidance and identifies the important issues in relation to absolute assessments and environmental assessment.	Support noted.

5. PLAN ISSUES AND OPTIONS

Section Text

9681 - The Fairfield Partnership	Object	TFP have notified the Council that under the 2004 regulations the council is required to include a sustainability appraisal of their option presented to the council as part of the representations on the preferred options report submitted in November 2004. Objections are therefore made to the Draft Final Sustainability Report on the grounds that it does not include a sustainability appraisal of TFP's November 2004 site option for the new settlement.	The Cambridgeshire Structure plan 2003 limits reasonable options available for the site. A variety of sites were originally tested for performance against the Structure plan criteria. For a variety of reasons the site proposed in TFPs representations did not perform as well as those put forward as options. The three best performing sites were tested against the sustainability objectives, and included in the preferred options report.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****6. PLAN POLICIES***Introductory Text*

9239 - Gallagher Longstanton Limited	Object	Those negative effects identified are generally inevitable, as the report indicates, and arise from the absolute measurement of impact. In relative terms the impact of policies is considered to be neutral, taking account of potential alternative impacts elsewhere. There is a clear basis for regarding the relative impacts to be strongly beneficial given the previous comparative strategic assessments that have identified Northstowe as preferable to other locations, and given the wider sustainability benefits that the proposals bring in terms of the meeting the substantial requirement for sustainable new communities in the area.	The appraisal highlights the positive and negative results of proposals on the sustainability objectives. It is correct to highlight impacts even though those impacts may be worse if an alternative site were selected.
9235 - Gallagher Longstanton Limited	Support	The overwhelmingly positive outcome in relation to the principle of developing a new town at Northstowe as identified in the AAP is the logical outcome of the process and is supported. It is consistent with the more detailed environmental assessment that has been completed in relation to the planning application proposals that have now been submitted.	Support noted.
1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings			
9241 - Gallagher Longstanton Limited	Object	In assessing the impact of policies on agricultural land the negative impact arising from further golf course provision is identified. Similar considerations apply to the proposals for the country park outside the new town.	The negative impact of using undeveloped land is acknowledged in the appraisal of policy NS/23. It is correct that this should be acknowledged in this section of the report. Acknowledge impact of land take in section 6.2 Significant social, environmental and economic effects of the preferred policies.
1.2 Reduce the use of non-renewable resources, including energy sources			
9242 - Gallagher Longstanton Limited	Object	The acknowledgement of the financial impositions in relation to energy technologies is welcomed. The rationale for adopting the policy approach taken - that of the opportunity to 'bulk buy' the relevant technology - nevertheless appears unsubstantiated.	Scott Wilson state that it is accepted that this is conjecture, but it applies to discounting which is commonplace. Northstowe and Camba East represent development on a larger scale than virtually everything else we've been asked to assess in the last 18 months. Perhaps we are guilty of making an incorrect assumption about developers' purchasing strategies, but this appears to present a better chance that this barrier could be reduced than, say, many of the smaller allocations in the SP/ section of the Core Strategy where infrastructure might be purchased in smaller quantities.

6.3 Ensure all groups have access to decent, appropriate and affordable housing

Representations

Nature Representation Summary

Councils' Assessment

Change to Draft DPD

6.3 Ensure all groups have access to decent, appropriate and affordable housing

9246 - Gallagher Longstanton Limited
 Object The Appraisal recognises the disincentive that might be imposed on development by the affordable housing policies in the AAP. The assumption however is made that that disincentive does not apply in Northstowe as 'relatively large plots' will be the norm. The basis for this conclusion is missing. The affordable housing policies will have a major impact upon Northstowe, as smaller developments.

Scott Wilson respond that the underlying assumption is that the relationship between size of development and the unit cost is not linear and that the impact of affordable housing provision has a proportionally greater effect on developer incentives for small plots compared to large development. It is acknowledged that Northstowe may appear to have been treated as a single large development, but at the time (and even now) we have no information about the size of individual developments within the site.

*Representations**Nature Representation Summary**Councils' Assessment**Change to Draft DPD***ANNEX - DETAILED POLICY ASSESSMENTS***Introductory Text*

9251 - Gallagher Longstanton Limited	Object	This is not an objection but a comment. Whilst we do not necessarily agree with all of the judgements made in the detailed policy assessment we have not sought to comment on the detailed assessments. It is recognised that the process involves subjectivity and that constraints are placed on the assessment by the absolute basis for judgement.	Comments noted.
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Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****NS/6 □ Green separation from Longstanton and Oakington**

8562 - Gallagher Longstanton Ltd. Object

The Sustainability Appraisal assesses the policy in relation to green separation as 'another sustainable policy'. That appraisal however makes no comparison with any alternative options based on a more design-led approach to separation or of the impact on the master plan for the town as a whole. A rigid 200 metre area of separation might result in the retention of open space that is of little value. The provision of a minimum 200 metres of green separation per se does not of necessity lead to a positive impact on sustainability objectives set out in the appraisal. Nor does the Sustainability Appraisal consider the impacts of green separation on the ability of existing residents to access and enjoy the improved range of services that the new town will offer (6.1) and the ability of the new town to redress inequalities (6.2).

The subject of green separation was explored at length by the Northstowe Steering Group of members in the summer of 2004. This exploration included the consideration of an analysis of village character of Longstanton and Oakington, an analysis of the countryside adjoining the 2 villages and concluded with an approach to the treatment of the green separation which responded to different character areas. Those analyses were put together by a team with planning, architectural, conservation and landscape expertise. The Steering Group of members also undertook a detailed site visit of the edges of the 2 villages before reaching the conclusion that a suitably landscaped gap of 200 metres (measure from the Village Framework of both villages) would provide sufficient distance to maintain the village character of Longstanton and Oakington with additional distance where for example a Conservation Area included more than 200 metres of the adjoining countryside as at Longstanton St Michaels. The conclusions of that analysis were endorsed by the Steering Group and Council, and put forward as the preferred option.

With regard to the appraisal, Scott Wilson Advise that the policy has been interpreted as requiring a minimum of 200m separation as a means of keeping apart Northstowe physically and visually from the adjacent existing communities. The issue of rigidity is accepted but it is difficult to anticipate this without knowing the location of all the open space around the periphery and being in a position to judge its value. The objection also treats the condition of 'poor quality open space' as static, and there is also a case for seeking its improvement rather than using this as a justification for a narrower separation.

With regard to the final part of the objection, it is not evident why the green separation should be a barrier. If the visual impact of new development has to be mitigated effectively and sympathetically then this must place some additional distance between the existing settlements and the new one. Moreover it was clear from the plan that the Council envisages that the green separation has a multiple role, including as a route for cyclists and pedestrians (and presumably those on horse). This suggests it is a permeable feature with routes running along and across it. Finally, it is not evident what benefit the separation has on reducing inequalities in terms of objective 6.2 since the sub-objectives refer to poverty and social exclusion, access for the elderly and disabled, etc.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****NS/10 □ Northstowe housing**

9506 - Gallagher Longstanton Ltd. Object

The Sustainability Appraisal considers the impact of a policy to apply the District wide affordable housing requirement to Northstowe. In so doing the Appraisal does not appear to reflect the negative impacts that would arise from an unbalanced community and misjudges some of the benefits. The assessment in the Sustainability Appraisal that 50% target for Northstowe would result in 'a balanced and sustainable community overall' is not accepted. Of more concern, the Draft Sustainability Appraisal in Appendix Two does not include an appraisal of a more appropriate figure: 30%. This is not a policy option which has been tested through the SA process in the context of Northstowe although such an assessment has been carried out at District Wide level.

As the representation points out alternative approaches were tested through the preferred options report and initial appraisal of the core strategy, Scott Wilson respond that it is difficult to provide a response to this without understanding what imbalance the objector feels is the likely result of a higher target - is it the issue of house price/value or a concern about community inclusion? It is acknowledged that a figure of around 30%-35% appears commonplace, based on other assessment work we have undertaken recently. However the appraisal attempted to consider the growth pressures in the District and the need for appropriate housing stock, and the fact that development on the scale of Northstowe and Cambs East can make a significant contribution.

NS/23 □ Countryside recreation

9503 - Gallagher Longstanton Ltd. Object

The Sustainability Appraisal process has not assessed the alternative policy position of no country park on the land north of Station Road and of extensive provision for informal recreation within, including on the periphery of, Northstowe. It is submitted that the benefits anticipated of the Country Park are equally well met by the proposals set out for Northstowe itself.

The Country Park has been appraised as an addition to open space provision in the town, as opposed to an alternative to it. Given the shortages of Strategic Open space identified in the sub-region, and the needs created by a new town, it is considered unreasonable not to include an element of strategic open space, in the form of country parks. Informal spaces do not generally meet the definition of strategic open space put forward in the Development Control Policies DPD.

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Appendix B

**South Cambridgeshire Local Development Framework
Submission Draft**

Northstowe Area Action Plan

Special Council 18 November 2005

|

CONTENTS

To be updated and inserted into Submission version.

INDEX OF POLICIES

To be updated and inserted into Submission version.

PREFACE - THE SOUTH CAMBRIDGESHIRE LDF

WHAT IS A LOCAL DEVELOPMENT FRAMEWORK?

- 1.1 The Local Development Framework (LDF) for South Cambridgeshire will replace the existing Local Plan which was adopted in February 2004. It is being prepared under the new government legislation for development plans. The LDF sets out policies and proposals for the development and use of land in the District for the period to 2016. It includes a vision for the future of South Cambridgeshire and objectives and targets, which developments must meet to secure that vision. Once adopted, planning applications and other decisions will be made in accordance with it.
- 1.2 The Local Development Framework:
- Takes account of national, regional and strategic planning policies;
 - Identifies sites for, and requirements of, major development;
 - Provides the framework of policies for assessing all planning applications;
 - Enables infrastructure and service providers to bring forward their services when needed by new development;
 - Enables the public to be fully involved in developing local policies and proposals.
- 1.3 The Local Development Framework will form part of the Development Plan for South Cambridgeshire. The Development Plan is made up of those plans which have been statutorily adopted and which cover the District. The other parts of the Development Plan are currently:
- The Cambridgeshire & Peterborough Structure Plan (2003)
 - The Cambridgeshire & Peterborough Waste Local Plan (2003)
 - The Cambridgeshire Aggregates (Minerals) Local Plan (1991)
- These are all 'saved plans' under the new plan making system.
- 1.4 The East of England Regional Spatial Strategy (RSS14) will replace the Cambridgeshire Structure Plan when it is published in its final form by the Secretary of State (expected to be mid 2006). A number of policies will be 'saved', and remain valid until at least 28th September 2007, under the transitional provisions of the Planning and Compulsory Purchase Act 2004. The RSS identifies specific Structure Plan policies that remain saved even once it is adopted.

FORM AND STATUS

- 1.5 The LDF for South Cambridgeshire will be made up of a number of Local Development Documents (LDDs):
- Statutory plans (Development Plan Documents or DPDs) which carry the full weight of the development plan:
 - A Core Strategy, Development Control Policies and Site Specific Policies, which apply across the whole of South Cambridgeshire.
 - A number of Area Action Plans which detail proposals for each of the major development areas in the District.
 - Supplementary Planning Documents (SPDs) which, although not statutory, have been consulted upon and will be taken into account (as a material planning consideration) when determining planning applications.
- 1.6 The composition of the Local Development Framework as a series of documents allows it to be kept up to date, as those parts of the plan that require review or replacement can be changed without requiring a review of the entire plan. However, it is important that the documents that make up the Local Development Framework are read alongside each other, for example, the Area Action Plans set out locationally specific issues, whilst the Core Strategy provides district-wide policy.
- 1.7 Details of the Local Development Framework can be found in the South Cambridgeshire Local Development Scheme (LDS). The LDS sets out how the Council will move from the previous development plan system to the new development plan system. It lists current planning policy and guidance documents applicable to development proposals in South Cambridgeshire, and which new local development documents are to be produced and when. It will be reviewed annually to keep it up to date except where it needs to be updated more urgently.
- 1.8 The documents being prepared in an initial tranche are:
- Core Strategy, Development Control Policies, and Site Specific Policies Development Plan Documents (DPDs)
 - Cambridge East Area Action Plan (AAP) (being prepared jointly with Cambridge City Council)
 - Cambridge Southern Fringe AAP
 - Northstowe AAP

CONTEXT

- 1.9 South Cambridgeshire is located centrally in the East of England region at the crossroads of the M11 / A14 roads and with direct rail access to London and to Stansted Airport. It is a largely rural district which surrounds the city of Cambridge and comprises over 100 villages, none currently larger than 8,000 persons. It is surrounded by a ring of market towns just beyond its borders, which are generally 10–15 miles from Cambridge. Together, Cambridge, South Cambridgeshire and the Market Towns form the Cambridge Sub-Region. South Cambridgeshire has long been a fast growing district and in 2003 had a population of over 130,000 persons (bigger than Cambridge itself) and has become home to many of the clusters of high technology research and development in the Cambridge Sub-Region.
- 1.10 The regional context is set out in the Regional Planning Guidance for East Anglia (RPG6), which was approved in November 2000. It aims to focus a higher proportion of Cambridgeshire's growth into the Cambridge Sub-Region and proposes a sequential approach to planning development – with much of the development concentrated into and on the edge of Cambridge (subject to a review of the Cambridge Green Belt), including development in South Cambridgeshire, and into a new town beyond the outer boundary of the Green Belt.
- 1.11 The LDF will enable the step change in growth required in the Regional Spatial Strategy and Structure Plan, particularly in the rate of housing development. South Cambridgeshire will be experiencing an almost 40% increase in housing development between 1999 and 2016. In the past much of the housing development in the Cambridge area has been directed to the villages and towns beyond the city. Whilst there has been employment growth elsewhere, Cambridge has remained the dominant centre of employment. As demand has outstripped the supply of housing close to Cambridge, people have located further from Cambridge increasing commuter flows through the District. Most of the new development in the District (on sites not yet committed) will take place on the edge of Cambridge and in a new town near to Longstanton and Oakington, named Northstowe.
- 1.12 The national context is set out in Planning Policy Statements (the replacement to Planning Policy Guidance Notes), Circulars and other advice from Government. Whilst some of those national policies will require local interpretation, a great number do not. The Local Development Framework will not repeat that advice which must also be taken into account in determining planning applications.
- 1.13 RPG6 informs the strategy in the Cambridgeshire Structure Plan 2003. This will be the last of its kind and will be superseded by a new Regional Spatial Strategy (RSS14). Until it is superseded, the LDF must be in conformity

with the Structure Plan. -The housing requirement set out in the Structure Plan is detailed in the Core Strategy.

COMMUNITY STRATEGY

1.14 The Local Development Framework will be a key mechanism for delivering the South Cambridgeshire Community Strategy. All local authorities are required by the Local Government Act 2000 to "prepare a community strategy for promoting the economic, environmental and social well-being of their areas and contributing to the achievement of sustainable development in the UK." A Community Strategy has been prepared for South Cambridgeshire to meet the following three objectives:

- Allow communities to articulate their aspirations, needs and priorities;
- Co-ordinate the actions of the Council, and of the public, voluntary, community and private sector organisations that operate locally;
- Focus and shape existing and future activity of those organisations so that they effectively meet community needs and aspirations.

1.15 The Community Strategy has four key components:

- A long-term vision for the area focusing on the outcomes that are to be achieved;
- An action plan identifying shorter-term priorities and activities that will contribute to the achievement of long-term outcomes;
- A shared commitment to implement the action plan and proposals for doing so;
- Arrangements for monitoring the implementation of the action plan and for periodically reviewing the community strategy.

1.16 The Strategy is the result of a partnership between the district and county councils, working with the health services, the police, parish councils, the business and voluntary sector. These groups have come together in the South Cambridgeshire Strategic Partnership to produce the Community Strategy. The Strategic Partnership will continue to develop a joint approach to the important issues, whenever possible, and will oversee the delivery of the Strategy. The Local Development Framework will be important in securing those parts of the Community Strategy which involve the development or use of land and buildings.

RELATIONSHIP WITH OTHER PLANS AND STRATEGIES

1.16A The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements.

CORNERSTONE OF SUSTAINABILITY

- 1.17 The LDF aims to improve the overall quality of life for residents of South Cambridgeshire in a way which will also benefit future generations. Taking a sustainable approach to economic, social and environmental issues will be at the heart of the plan and will be closely related to the national strategy for sustainable development which has four objectives:
- Social progress which recognises the needs of everyone;
 - Effective protection and enhancement of the environment;
 - Prudent use of natural resources; and
 - Maintenance of high and stable levels of economic growth and employment.
- 1.18 European Directive 2001/42/EC requires an 'environmental assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is commonly known as 'strategic environmental assessment' (SEA), and covers relevant plans and programmes whose formal preparation begins after 21 July 2004. Among the documents to which this requirement will apply are land use plans that cover a wide area, such as the LDF.
- 1.19 The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) of all emerging Development Plan Documents and Supplementary Planning Documents. As the draft guidance explaining this requirement makes clear, SA and SEA are similar processes that involve a comparable series of steps. If there is a difference between them, it lies in the fact that SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters.

- 1.20 A Sustainability Appraisal Scoping Report has been prepared, and been the subject of public participation. This highlights economic, social and environmental issues relevant to the area, and objectives to test the plan against. A Sustainability Report, incorporating an 'Environmental Report' has been prepared to accompany this LDF.

COMMUNITY INVOLVEMENT

- 1.21 South Cambridgeshire District Council will prepare a Statement of Community Involvement. Production is proposed to begin mid 2006. Consistent with Government guidance it will set out how the District Council intends to involve the community in the preparation of Local Development Documents. In the meantime, the plan will be tested against the minimum requirements of the Town & Country Planning (Local Government) (England) Regulations 2004, although the Council has already gone beyond these minimum standards during the plan preparation process to this point.
- 1.22 Consultation with the community on the future planning of South Cambridgeshire began at the end of 2001 with the publication of an Issues Report seeking views on 60 issues covering strategy, the future of the Green Belt, housing, employment, shopping, transport, sports, open space and recreation, environment and conservation, environmental standards and the proposed new town. 3,019 response forms were received by the District Council and were taken into account in preparing the Preferred Options Reports.
- 1.23 During Autumn 2003, a number of workshops took place which included representatives of the communities most affected by the major development proposals for the Cambridge Southern Fringe and the new town of Northstowe. The outcome of those workshops were taken into account in the preparation of the Preferred Options Reports.
- 1.24 A further workshop was held in January 2005 jointly with Cambridge City Council, on the Cambridge East proposals as part of the production process to assist the Councils in deciding the policy approaches for the Area Action Plan.

STATUTORY BODIES CONSULTATION

- 1.25 The Council carried out an initial consultation with statutory bodies, as required under the new system of plan making, to ensure that it was aware at an early stage of any programmes and plans that would affect the LDF. This took place between 14th April and 12th May 2004 under 'jumping the gun' procedures. The responses received were taken into account in the preparation of the Preferred Options Reports.

THE PREFERRED OPTIONS REPORTS

- 1.26 Public participation on preferred options gave people the opportunity to comment on how the local planning authority should approach the preparation of a particular development plan document. The Preferred Options Reports focused on key issues for the DPDs and issues where there were choices to be made on the policy direction. They did not cover all issues to be included in the LDF. For example, there are a number of issues that are consistent with the Structure Plan and PPGs / PPSs, or have been tested historically and have worked well in past Development Plans, and are rolled forward. The Preferred Options Reports were published in October 2004 and were subject to a six-week long public participation period, during which over 5,500 representations were received.
- 1.27 The representations to the Preferred Options were considered at a series of meetings of Council between January and March 2005. The decisions made at these Council meetings have guided the preparation of pre-submission public participation Draft LDF documents. In addition, revisions to Government guidance published after the Preferred Options Reports were prepared have been taken into account in drafting of the Development Plan Documents.

PRE-SUBMISSION PUBLIC PARTICIPATION

- 1.28 The pre-submission draft LDF consists of the following documents:
- Core Strategy, Development Control Policies and Site Specific Policies Development Plan Documents (DPDs)
 - Cambridge East Area Action Plan (AAP) (being prepared jointly with Cambridge City Council)
 - Cambridge Southern Fringe AAP
 - Northstowe AAP
- 1.29 In addition to the Draft LDF documents, the following supporting documents have also been produced, and support the LDF documents:
- Urban Capacity Study;
 - Recreation Study: Audit and Assessment of Need for Outdoor Playspace; and Informal Open Space in South Cambridgeshire;
 - Strategic Flood Risk Assessment;
 - Rural Centres Preferred Options Report;

- Housing Needs Survey;
- Research into Key Worker and Affordable Housing in the Cambridge Area;
- Final Sustainability Appraisal, incorporating the 'Environmental Report' and Sustainability Scoping Report.

THE PUBLIC PARTICIPATION PROCESS – TO BE UPDATED

- 1.30 As part of the pre-submission public participation process, the LDF is now being published for public consultation, providing the opportunity for individuals and organisations to consider the policies and proposals that are put forward.
- 1.31 Representations in support or objecting to the documents are invited during a six-week period running from 17th June to 29th July 2005.
- 1.32 Wherever possible, representations should be made on the Council's website (www.scambs.gov.uk) via the interactive form. This will help to speed up the process of registering representations.
- 1.33 Alternatively representations may be made in writing using the appropriate form and sent to the Council as follows:
- Director of Development Services
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA
- 1.34 The Council must receive representations by noon on 29th July 2005. In addition to the interactive form, copies of the form are available to download from the website, from the District Council's offices at Cambourne and in Cambridge, and from public libraries in the District.
- 1.35 The representations received will be considered by the Council and taken into account in finalising the draft Development Plan Documents that will be submitted to the Secretary of State in early 2006. At that time there will be a formal 6-week period during which representations can be made on the submitted documents.
- 1.36 The new legislation also allows for a further six-week consultation on any alternative sites put forward by objectors. There will then be an

Independent Examination, conducted by an Inspector appointed by the Planning Inspectorate to consider the “soundness” of the plan and objections received during both of the consultation periods, i.e. on the draft plan and objection sites. This independent Inspector will subsequently produce a report which may include changes to the plan to meet objections and other matters. These changes will be binding on the Council who could then proceed to statutory adoption.

A INTRODUCTION

- A.1 The Area Action Plan for Northstowe identifies the site for a sustainable new town of 8,000 dwellings and associated development as well as the off-site infrastructure needed to deliver and serve the town. It establishes an overall vision for the new town including its relationship with surrounding villages and its countryside setting. It also sets out the policies and proposals to guide all the phases of development.
- A.2 The development of Northstowe will take many years to complete and the Area Action Plan provides the basis for the original grant of planning permission and for further detailed planning and approval of individual phases of development.
- A.3 The Area Action Plan comprises policies and plans which will guide development from the overall vision through site identification to setting the policy framework for the development of the town.
- A.4 The Area Action Plan includes plans comprising:
- The **Proposals Map** which proposes the area within which the new town will be developed and shows the proposed extent of the built-up area of the new town, including urban open space together with an extended green belt and the land within which any associated off-site infrastructure development, countryside landscape and recreation areas will be provided. (The Proposals Map is contained in a separate document).
 - A **Concept Plan** which shows in diagrammatic form the structure of the new town which will provide the basis for subsequent Masterplans, design guides and design codes. It shows the distribution of the main uses and their inter-relationships including the transportation networks for the new town. (see page 15).
- A.5 The Area Action Plan provides the basis for granting planning permission for the new town and a context for more detailed plans to be prepared during the course of construction to guide the development of individual phases of construction of Northstowe. The Plans that will be prepared will comprise:
- A Strategic Masterplan to accompany the outline planning application for the new town showing how the Concept Plan will be interpreted. The Strategic Masterplan will show the general disposition of development, roads, services, open space and landscaping.

- A Strategic Design Guide will identify the particular character of Northstowe and set out the general principles for good design of the town as a whole.
- Local Masterplans, Design Guides and Design Codes will be prepared to accompany subsequent planning applications for individual neighbourhoods, the town centre and any major employment areas or areas of strategic recreation / open space. The Local Masterplan will identify on an Ordnance Survey base map the boundaries of individual uses and developments. Design Guides and Design Codes will set more detailed design criteria to create a clear identity for these areas.

A.6 A number of strategies are also required as part of the implementation of development at Northstowe to ensure that it is a high quality development which meets the needs of its residents.

B VISION AND DEVELOPMENT PRINCIPLES**THE VISION FOR NORTHSTOWE****POLICY NS/1 The Vision for Northstowe**

Northstowe will be a sustainable and vibrant new community with its own distinctive identity which ~~combines high quality modern and innovative~~ is founded on best practice urban design principles that draw on the ~~with the best~~ traditions of a fen-edge ~~Cambridgeshire~~ market towns and which encourages the innovation that is characteristic of the Cambridge Sub-Region.

- B.1 The Structure Plan requires that Northstowe will be a sustainable high quality settlement which will be an example of excellence in the creation of a sustainable settlement and promote the Cambridge Sub-Region as a leader in technological innovation and high quality built environment (Policy P9/3).
- B.2 It is important that this vision is set out to help develop the town's own identity and to guide the policy framework in the Area Action Plan.

DEVELOPMENT PRINCIPLES**POLICY NS/2 Development Principles**

1. A Strategic Masterplan ~~and Strategic Design Guide~~ will need to be submitted to and approved by the Local Planning Authority prior to the granting of any planning permission to ensure that Northstowe will develop:

The Town of Northstowe

2. As a town of approximately 8,000 dwellings (6,000 dwellings by 2016) with appropriate employment, services, facilities and infrastructure;

The Setting of Northstowe

3. Surrounded by an extension of the Cambridge Green Belt which will constrain further growth;
4. Physically separate from surrounding villages including the closest villages of Longstanton and Oakington where there will be Green Separation which will maintain village character;

5. As an attractive and interesting feature in the landscape with which it is well integrated through a variety of edge treatments;
6. With a landscaped setting which respects and reinforces local landscape character;

The Character and Design of Northstowe

7. A distinctive town character which takes its cues from other Cambridgeshire market towns and more recent high quality traditions within the Cambridge Sub-region. but also also It should reflects innovative best practice urban design, encourage innovation and and which engenders an inclusive, vibrant and diverse community spirit with a strong sense of local identity;
8. With well designed and landscaped urban and residential areas to create neighbourhoods with their own character and legibility, and which respect the underlying historic character of the site established by reference to Historic Landscape Character database and archaeological evaluation.;
9. A balanced, viable and socially inclusive community with a good mix of house types, sizes and tenure attractive to, and meeting the needs of all ages and sectors of society including those with disabilities, and which is well designed and of a high quality;
10. A flexible design, energy efficient, built to be an exemplar of sustainable living with low carbon and greenhouse gas emissions and able to accommodate the impacts of climate change;
11. Where people can live a healthy lifestyle in and safe environment, and where most of their learning needs are met;
12. Reinforcing its individual identity and sense of place by incorporating specially commissioned public art;
13. With a net increase in biodiversity across the site;
14. With Green Corridors running through the town which connect with other open spaces within and around the town and the wider countryside beyond;

Transport

15. As a town which is highly accessible and permeable to all its residents on foot, by cycle and High Quality Public Transport;

16. With a high quality network of footpaths, bridleways and cycleways to support sustainable transport, recreation and health, within the town, and an improved network connecting it to neighbouring villages, the open countryside and the wider network;
17. With High Quality Public Transport links, in particular the Cambridgeshire Guided Busway, to Cambridge as the sub-regional centre and focus of employment;

Supporting Services and Facilities

18. A town centre which meets most of the needs of ~~its~~the residents and those of nearby villages for shopping, leisure and entertainment on a scale and with the variety of facilities appropriate to a market town, with landmarks (both built and natural) and other points of interest, including public art, to create a legible sense of place;
19. With local centres to provide a community focus and meet day to day needs with landmarks and other points of interest, including public art, to create a legible sense of place;
20. Sufficient local employment to create a balanced community rather than a dormitory, but which ensures that the current lack of housing close to Cambridge is also addressed;
21. With an appropriate mix of jobs whilst providing for the continuing needs of the high technology research and development industry;
22. With an appropriate level of services and facilities including those for art and culture, education, healthcare, sport and recreation;
23. With the developers of the town providing the majority of the necessary services, infrastructure and facilities, including making provision for long-term management and maintenance;
24. Which includes opportunities for residents of nearby existing communities to access its services and facilities;

Land Drainage

25. With appropriate measures to ~~minimise avoid any~~avoid any flood risk of flooding to the development and others surrounding communities or land, and to mitigate current flood risks affecting Oakington village;

Implementation and Phasing

26. Phased to ensure that the necessary services, facilities, landscaping and infrastructure are provided ~~from the start and~~ in step with the development and the needs of the community;
27. Minimising the impact of development during construction on both the existing and new communities;

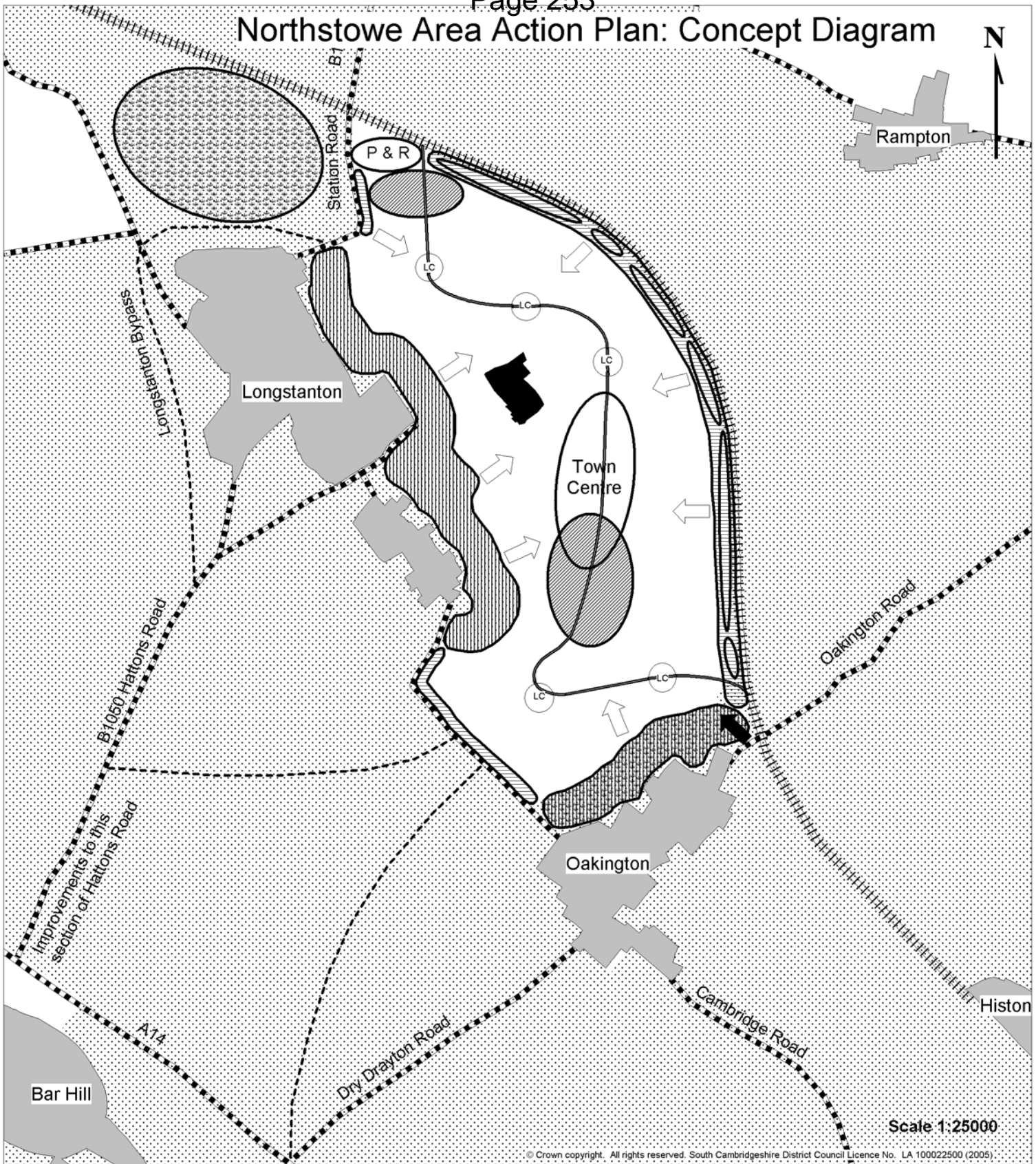
27A.A Strategic Design Guide for Northstowe to set out the general principles for good design of the town as a whole to be submitted to and approved by the Local Planning Authority prior to the granting of permission for reserved matters applications.

28. ~~With Local Masterplans, Design Guides and/~~ Design Codes **will be prepared** for each phase of development, **to be** submitted to and approved by the Local Planning Authority, prior to the granting of ~~any planning~~ permission **for reserved matters applications.**

- B.3 Before the District Council can grant any planning permission for Northstowe it will need to ensure that the development will be delivered consistent with the principles set out in the Area Action Plan. A Strategic Masterplan and Design Guide will create the framework within which a quality environment can be achieved.

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Northstowe Area Action Plan: Concept Diagram



Scale 1:25000

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	Green Belt		County Park		Park & Ride
	Existing Village		Rampton Drift		Green Corridor
	Green Separation		Main Employment Area		Dedicated Local Busway
	Edge Buffer		Local Centre		Guided Busway
	Existing Road		Proposed Primary Access Road		Emergency Vehicles Only
	Edge Treatment with Water Park				

C THE SITE AND ITS SETTING

OBJECTIVES

1. Site

C1/a To meet the requirements of Policy P9/3 of the Structure Plan.

2. Green Belt

For the Cambridge Green Belt to:

C2/a Ensure that the development of Northstowe does not detract from the setting of Cambridge.

C2/b Ensure that Northstowe will not merge with any of the surrounding villages.

C2/c Provide opportunities for outdoor recreation and public access to the open countryside around Northstowe.

3. Landscape

For the countryside in the vicinity of Northstowe to be landscaped and managed to:

C3/a 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, Oakington and Westwick and their Conservation Areas as well its more distant neighbours at Rampton, Willingham, Over and Bar Hill.

C3/b Enable the landscape around Northstowe to provide an environment suitable for the mitigation of adverse wildlife impacts and to maximise benefits to wildlife including plants.

C3/c Enable the landscape around Northstowe to contribute to the informal recreation needs of those living, working and visiting the town.

C3/d Develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.

C1 THE SITE FOR NORTHSTOWE**POLICY NS/3 The Site For Northstowe**

1. The site for Northstowe of approximately 350 hectares (excluding the minimum amount of land needed for Green Separation to protect the village character of Longstanton and Oakington) will accommodate a new town of 8,000 dwellings (6,000 dwellings by 2016) and associated employment, services, facilities and infrastructure and is located to the east of Longstanton and to the north of Oakington. The site is shown on the Proposals Map and is bounded by:

West

- a. Longstanton Road between Longstanton and Oakington villages;
- b. Green Separation adjacent to Longstanton village;
- c. The B1050 Station Road north of Longstanton as far as the disused St Ives railway line;

North and East

- d. The disused St Ives railway line between Station Road, Longstanton and Station Road, Oakington;

South

- e. The C197 Station Road between Oakington village and the disused St Ives railway line;
- f. Green Separation adjacent to Oakington village.

- C1.1 The Regional Planning Guidance for East Anglia (RPG6) identifies the Cambridge Sub-Region as a growth area for the period up to at least 2016 where the intention is to increase the rate of development from about 2,200 dwellings to 2,800 dwellings per year. The development of a new town is a major part of the sub-regional strategy which sets six objectives for selecting the preferred location for the town:

- Close to Cambridge;
- Located on or facilitating the provision of high quality public transport;
- Avoid national nature and historic environmental designations;

- Avoid major groundwater protection areas and floodplains;
- Make best use of previously developed land; and
- As far as possible, avoid the loss to development of high quality agricultural land.

C1.2 These regional objectives have led the County Council to identify Longstanton / Oakington as the preferred location for a new town of 8,000 to 10,000 dwellings in the Cambridgeshire Structure Plan.

C1.3 The Structure Plan sets out a number of policy requirements for locating the new town:

- Be located at Longstanton / Oakington, located to the east of Longstanton and to the north of Oakington;
- Make best use of previously developed land at Oakington Airfield;
- Be well served by a rapid transit system based on the St Ives railway line to provide high quality links to Cambridge and Huntingdon;
- ~~Accommodate approximately~~ An ultimate capacity for 8,000 to 10,000 dwellings ~~in total~~, with ~~approximately~~ 6,000 by 2016;
- Include an effective and dedicated local busway through the town to maximise the opportunities offered by the Guided Bus route;
- Be a small town with a town centre catering for the town's residents but also the immediate surrounding area;
- Include proposals for Green Separation between the development and existing communities to maintain the village character of Longstanton and Oakington; and
- Be a strategic employment location to provide opportunities for the long term growth of the high technology clusters in the Cambridge Sub-Region as well as provide employment opportunities that serve local needs.

C1.4 As a further steer to the development of the new town, the Structure Plan also requires that provision is made in the Area Action Plan for:

- High Quality Public Transport links to employment and other facilities in Cambridge;
- New or improved road links from the town to the A14;

- Affordable and key worker housing;
- Secondary school and primary schools;
- Health facilities, community and social infrastructure;
- Shopping facilities;
- Recreation, including rights of way within and adjoining the town;
- Appropriate waste management facilities; and
- Flood control and sustainable drainage systems including to avoid any additional risk and to mitigate current flood risks affecting Oakington village.

C1.5 These requirements have provided the basis for the policies and proposals in the Area Action Plan for Northstowe and will be included in the Masterplans, development briefs and planning applications which will follow.

C1.6 The site for Northstowe comprises Oakington Airfield, Oakington Barracks, Longstanton Golf Course and a number of agricultural fields south and west of the disused St Ives railway line.

C1.7 Minimising the need to travel and ensuring that local services and facilities have enough people living nearby to make them economically viable are key planks of government policy and at Northstowe mean developing a compact town at densities which are found locally in the older parts of Cambridge and the market towns – areas which prove to be very popular. To reinforce this approach, Policy P5/3 of the Structure Plan sets a target of an average of at least 40 dwellings per hectare (net) in locations such as the new town. Within the new town, higher densities are encouraged at the town and local centres where there is good access to services and public transport.

C1.8 A new town of 8,000 dwellings is within the range of acceptable town size proposed in the Structure Plan of 8,000 to 10,000 dwellings. This size range was a specific recommendation of the Examination In Public Panel who recommended that the Structure Plan was changed from the draft proposal of "an ultimate size of 10,000 dwellings or thereabouts". In reaching that conclusion, the EIP Panel advised that the principal factors in determining size were likely to be secondary education provision, landscape and design issues and the possible impact on neighbouring communities. The Structure Plan requires that 6,000 dwellings are completed by 2016.

C1.9 Well resourced secondary education at Northstowe will mean one large school rather than two small schools. At 8,000 dwellings Northstowe would support a secondary school with 8 forms of entry. At the top end of the size

range, 10,000 dwellings would support a 10-11 form of entry school. There are only three schools in Cambridgeshire which provide 10 or more forms of entry. Whilst the size of secondary school does not appear to be a limiting factor, the proximity of the site to Longstanton and Oakington villages means that those two villages could be considered for inclusion in the catchment for the Northstowe school which would ensure better integration of Northstowe with existing communities. A site for 8,000 dwellings together with Longstanton and Oakington villages would therefore support a 10-11 form entry secondary school. The provision of a sixth form complex associated with the school site is also being investigated.

- C1.10 This site will have the least impact on the wider landscape by containing Northstowe almost wholly in views from the west by Longstanton village and from the south by Oakington village. Containment by the disused St Ives railway to the east and north will provide the greatest certainty that impact on Willingham and Rampton is minimised.
- C1.11 Given the Structure Plan requirement for the new town to be located at Longstanton / Oakington and make best use of the previously developed land at Oakington Airfield, the impact of Northstowe in such close proximity to these two villages will be minimised by development being at the lower end of the size range. Local impacts can be mitigated further by a number of means but principally:
- The Structure Plan requirement for Green Separation for these two villages which can be supported wherever possible by locating lower intensity uses on the nearest edges of Northstowe; and
 - Ensuring that access roads avoid traffic passing through the two villages or in close proximity to existing properties.
- C1.12 The site has the best fit with the requirement to be east of Longstanton and north of Oakington. The site would be best integrated into the proposed express Guided Bus service running along the disused St Ives railway line by a dedicated local busway (with connections to the Guided Bus route) which can provide a greater frequency of stops through the town. This will provide the opportunity to create a sustainable design of new town with most parts of the town within walking distance of stops on the dedicated busway. This site also minimises the amount of agricultural land (including land of higher quality) that would be taken for development.

C2 THE SETTING OF NORTHSTOWE

POLICY NS/4 Extended Cambridge Green Belt

1. Northstowe is included within an extension of the Cambridge Green Belt which will reach to the closest edge of the villages of Rampton, Willingham, Over and Bar Hill and also includes within it the land providing Green Separation between Northstowe and the villages of Longstanton and Oakington.
2. The purposes of the Green Belt in the vicinity of Northstowe are to:
 - a. Ensure that the development of Northstowe does not detract from the wider setting of Cambridge;
 - b. Ensure that Northstowe will not merge with any of the surrounding villages;
 - c. 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, Oakington and Westwick and their Conservation Areas as well its more distant neighbours at Rampton, Willingham, Over and Bar Hill;
 - d. Provide opportunities for outdoor recreation and public access to the open countryside around Northstowe.

C2.1 There has been a Green Belt around Cambridge since the 1960s. The purpose of the Cambridge Green Belt as a whole is to:

- Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
- Maintain and enhance the quality of its setting;
- Prevent communities in the environs of Cambridge from merging into one another and with the city.

C2.2 The Structure Plan proposes that the outer boundary of the Cambridge Green Belt will be reviewed as part of the planning of Northstowe to determine if additional areas can be identified which serve the purposes of the Cambridge Green Belt.

- C2.3 The Cambridge Green Belt is amongst the smallest in the country and varies in width from 5km to 10km. In the vicinity of Northstowe, the Green Belt is at its narrowest and when developed Northstowe will be the largest urban area close to Cambridge and will be in close proximity to four villages (Longstanton, Oakington, Willingham and Rampton).
- C2.4 The Cambridge Green Belt is extended in the vicinity of Northstowe as follows:
- Rampton Road from Cottenham to Rampton
 - The southern edge of Rampton village
 - Rampton Road from Rampton to Willingham
 - The southern edge of Willingham village
 - Willingham Road from Willingham to Over
 - The eastern edge of Over village
 - Longstanton Road from Over as far as Ramper Road
 - Ramper Road as far as Uttons Drove
 - Uttons Drove as far as A14
 - A14 from Uttons Drove to Bar Hill
- C2.5 The site for Northstowe is generally contained by clear physical boundaries as is recommended in government policy for Green Belts – the B1050, the disused St Ives railway line, the C197 and the Airfield Road between Oakington and Longstanton. The villages of Longstanton and Oakington are also clear features adjacent to the town. However, the Structure Plan requires that their village character be maintained by Green Separation. Protecting against coalescence is a key function of the Green Belt and therefore the Green Separation is also defined as Green Belt. The extent of Green Separation is defined in the Area Action Plan by reference to a minimum distance with greater separation in the sensitive areas designated as Conservation Areas, rather than by clear physical features. The Green Belt on the edges of Northstowe closest to Longstanton and Oakington villages is defined by the edges of the Green Separation in this Area Action Plan. The final boundary of the Green Belt will be reviewed once the town is built when it may be appropriate to also include any appropriate open areas on the edge of the town and to reflect features on the ground.

C3 LANDSCAPING THE SETTING OF NORTHSTOWE**POLICY NS/5 Landscaping the Setting of Northstowe**

1. A Landscape Strategy for the countryside surrounding Northstowe must be submitted and approved prior to the granting of planning permission. It will be implemented as part of the planning obligation / conditions for the development of the new town. The Landscape Strategy will:
 - a. 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, Westwick and Oakington and their Conservation Areas as well its more distant neighbours at Rampton, Willingham, Over and Bar Hill;
 - b. Make the best use of the existing tree resource on site as a setting for the development in long distance views;
 - c. Ensure that any alterations to the topography of the area are appropriate to local landscape character;
 - d. Create a network of green spaces around the town which integrate well with the wider countryside, the town and its green spaces, contribute to legibility, are pleasant, attractive and beneficial for wildlife;
 - e. To ensure a high degree of connectivity between the new town and the wider countryside for wildlife and people, including extending the rights of way network (public footpaths and bridleways);
 - f. Enable landscape areas to provide an environment suitable for the mitigation of adverse wildlife impacts and to maximise benefits to wildlife;
 - g. Enable landscape areas to contribute to the informal recreation needs of those living, working and visiting the town;
 - h. Include appropriate planting alongside all new access roads and the parallel distributor roads alongside the A14 as well as more substantial planted areas in blocks beyond the highway boundary and in association with balancing ponds.

- C3.1 Northstowe will be a major feature in the landscape and it is therefore important that it is designed and landscaped in a way that respects the landscape character of the area and enhances its landscape setting. To ensure that this is achieved, a landscape strategy will be required at an early stage.
- C3.2 Northstowe lies at a point of subtle transition between relatively high ground south east of the A14 (range 20-70mOD) and the virtually level fenlands 5 km to the north (range 1-5mOD). A sparse network of drains and ditches flow north-east to the River Great Ouse. These drains are not prominent landscape features although a few support significant mature trees such as willow and poplars. This contrasts with the more natural watercourses in the area such as Oakington Brook and Beck Brook, which tend to flow in defined shallow valleys and support considerable tree growth.
- C3.3 The area lies within the Bedfordshire and Cambridgeshire Claylands national landscape character area as defined by the Countryside Agency and in Cambridgeshire as the Western Clay lands. They are characterised by:
- Large scale arable farmland with open fields
 - Sparse hedgerows
 - Scattered woodlands
 - Villages with significant tree cover and grass paddocks on village edges - with church spires enlivening the skyline.
- C3.4 The Northstowe area contains features strongly representative of this landscape character. It is a typical clay land open arable landscape of average quality for the region. Longstanton is the most significant landscape feature in the area, appearing as a substantial belt of trees within an otherwise open landscape, but with few buildings visible. The settlement of Bar Hill to the south-west is also prominent by virtue of its elevated position and visible development as is the Haddenham ridge to the north. From within the Area Action Plan area the skyline is enlivened by the spire of All Saints Church in Longstanton and the windmill and telecommunications mast at Over. The mature Lombardy poplars on the airfield are also prominent skyline features but the large hangers are not, being largely screened by trees and topography, except from the north and north-east. A water tower is prominent in many views. Longstanton and Oakington are fen-edge villages with the true fen starting 5 km to the north-east in the vicinity of the River Great Ouse.
- C3.5 Cambridgeshire's villages and towns are important features in the landscape which can be both positive and negative. A characteristic which is common to most which assists with their assimilation into the countryside

is a gradation from the edge of the settlements through lowering densities merging into a network of small fields on the countryside edge which gives way to the larger field structure which is typical of much of South Cambridgeshire. Assimilating Northstowe into its countryside setting will require a similar treatment which can include strengthening existing boundary features along field edges, footpaths, bridleways and roads in the vicinity of the town, including new roads constructed to serve Northstowe.

- C3.6 Appropriate management systems will be required to ensure high quality, robust and effective maintenance of the landscape. This is dealt with in the Phasing and Implementation policies.

C4 MITIGATING THE IMPACT OF NORTHSTOWE ON EXISTING COMMUNITIES

POLICY NS/6 Green Separation from Longstanton and Oakington

1. A minimum of 200m of Green Separation will be provided between the village frameworks of Longstanton and Oakington and the built up area of Northstowe. Additional separation will be provided to protect Conservation Areas which extend beyond the village frameworks. The Green Separation will have a high degree of public access where appropriate to character and amenity, having particular regard to the character of Conservation Areas. It will not contain any urban uses such as playing fields, allotments or cemeteries to ensure effective separation between these communities. Wherever possible, such urban open space uses will be located on the edge of Northstowe in addition to and reinforcing the Green Separation. Where the public has access to land adjoining Oakington and Longstanton, mitigating measures to protect the privacy and amenity of potentially affected properties will be provided.

Extent and Treatment of Green Separation

Longstanton All Saints:

2. The landscape character of a series of paddocks with hedgerows and small copses will be maintained and enhanced adjoining Longstanton All Saints.

Conservation Area, Long Lane, Longstanton St Michael's:

3. In addition to the Conservation Area (included in the Core Strategy) a further 50m beyond Long Lane is included in Green Separation to ~~allow for a substantial area of supplemental planting~~ protect the setting of the Conservation Area and allow for appropriate landscape treatment.

Conservation Area, St Michael's Mount, Longstanton:

4. ~~2300m~~ separation will be provided from the Village Framework boundary of the Conservation Area at St Michael's Mount. The landscape character of a series of hedged paddocks and small copses will be maintained and enhanced adjoining St Michael's Mount.

Oakington:

- 5. The Green Separation on the northern side of Oakington will comprise additional tree planting of individual trees, groups and copses to reinforce the pastoral parkland nature of this local landscape area. Tree groups would be located so as to shield views through the Green Separation but at the same time retain a more open character.**

- C4.1 In order to provide an appropriate landscaped setting for the new town where it is closest to existing villages and to ensure the maintenance of the village character of Longstanton and Oakington as required by the Structure Plan, there will be suitably landscaped Green Separation between them which will continue to form part of the rural setting of these two villages.
- C4.2 The village character of Longstanton and Oakington and the individual landscape character in the areas adjoining them has been taken into account in determining the minimum extent and landscape treatment of the Green Separation. An absolute minimum of 200m between the edge of the built up area of the town and the village frameworks of the two villages is required to allow for either woodland copses which are deep enough to close off views through an area, or a series of paddocks and tree lined hedgerows that provide sufficient depth to filter views. Existing tree cover within the green separation will be maintained or enhanced (in some cases they will require thinning). This should be reinforced wherever possible by locating urban open space uses on the edge of Northstowe closest to Longstanton and Oakington. The Green Belt will be extended to cover these areas to provide the certainty that they will be kept free from inappropriate development.

Longstanton

- C4.3 The predominant historic character of land adjoining Longstanton comprises a series of paddocks with hedgerows and small copses. This landscape character will be used as an appropriate treatment to enhance most of the landscape areas adjoining Longstanton, in particular the golf course and land adjoining Magdalene Close. The paddocks bounded by Mills Lane and St Michael's Lane already exhibit that character.
- C4.4 The Conservation Area at St Michael's includes fields and paddocks adjoining the village, and bounded by the tree lined bridleway of Long Lane which lies further than 200m from the village framework. Historically this is an important area and includes fields which still demonstrate remnants of the early ridge and furrow field system. Long Lane is a long established right of way and its sylvan character is a key part of the setting of Longstanton.

- C4.5 The Conservation Area also includes St Michael's Mount, a substantial property in its own landscaped grounds which although it lies immediately adjacent to the Village Framework is perceived locally as being an integral part of the village. That part of the Green Separation which lies within Oakington Airfield at this point will be landscaped as a series of paddocks with hedgerows as is typical of much of the remaining setting of Longstanton St Michael's.
- C4.6 Toad Acres adjoins Long Lane and will therefore benefit from the proposed 50m strip supplemental planting to the north-east of this historic bridleway which will provide an adequate buffer from the new town.
Oakington
- C4.7 The character of land adjoining Oakington is more consistent along the village edge than at Longstanton, comprising a mixture of small paddocks and larger fields and parts of the Airfield. It has a generally more open aspect than the tightly knit paddocks adjoining Longstanton.

D THE TOWN OF NORTHSTOWE**D1 THE STRUCTURE OF NORTHSTOWE****POLICY NS/7 The Structure of Northstowe**

Northstowe will develop:

Main Land Uses

1. High quality housing accessible to services and facilities;
2. A linear Town Centre, located at the heart of the town;
3. Five distinct Local Centres each forming a neighbourhood focus;
4. A main high density B1 employment area adjoining and wrapping round the southern end of the Town Centre and located on a stop on the dedicated busway;
5. A second employment area for a wider range of employment (including B2 and B8 uses to serve the town) adjoining the Park & Ride site off Station Road, Longstanton;
6. Small scale local B1 employment at each of the five Local Centres.

Other Services, Facilities and Infrastructure

7. Community services and facilities, **including education and healthcare,** leisure, art and culture focused in the Town and Local Centres compatible with the role or function of those centres;
8. Sports and recreation facilities to serve the needs of the town, including a Town Park close to the Town Centre and local facilities to serve neighbourhoods;
9. With two landscaped Country Parks within walking distance of the town, providing for informal countryside recreation whilst also providing for wildlife and biodiversity;
10. **Flooding management** infrastructure, including mitigation of flooding of the Beck Brook by a new balancing pond south of Oakington village and a new channel between Oakington and Northstowe and the Longstanton Brook by a new balancing pond upstream of the village;

Transport

- 11. High quality infrastructure for non-car modes to encourage sustainable travel;**
- 12. A compact linear form with a High Quality Public Transport system based on a dedicated local busway through the town from the Guided Busway running along the former St Ives railway line;**
- 13. A high quality network of footpaths, bridleways and cycleways;**
- 14. With more than one road access from the A14, located and designed to integrate into the landscape and which minimise impact on, and minimise additional traffic through, the surrounding communities;**

Character, Design and Landscape

- 15. With Green Corridors penetrating the town and connecting it to the network of open spaces and the surrounding open countryside;**
- 16. With water integral to the design of the town and its open spaces in the “fenland lode” tradition;**
- 17. Integrating Rampton Drift sensitively into the new town to preserve residential amenity;**
- 18. Retaining and incorporating buildings and features that have an archaeological, historic or architectural interest particularly those reflecting its aviation history.**

- D1.1 Northstowe will be one of Cambridgeshire’s largest towns. Apart from Cambridge the towns are relatively small market towns – St Neots, Huntingdon, St Ives, Ely, March, Whittlesey and Wisbech. Northstowe will be Cambridgeshire’s first new town since medieval times. It should be planned in this context rather than as a detached suburb of Cambridge.
- D1.2 As a new market town, Northstowe should be planned to have a town centre with a vibrant shopping and commercial centre at its heart, located where it will be most accessible to all its residents.
- D1.3 With 8,000 dwellings (6,000 of which will be built by 2016) it will need a secondary school and five primary schools. The schools will be the focus for neighbourhood centres which will provide very local services and facilities within easy walking distance of all homes.

- D1.4 The need to use cars for journeys within Northstowe will be minimised by the provision of a high quality dedicated public transport route through the town and local centres which will be taken off the Guided Busway along the St Ives railway line, which is programmed to be opened in 2007. The aim is for the majority of the town's residents to be within 400 m of a bus stop (i.e. 5 minutes' walk). Northstowe will be approximately 1 km wide for most of its length, so this objective should be capable of being met. The town will also have a network of pedestrian and cycle routes designed to maximise accessibility by the shortest distances to the town centre and all its local centres. This will encourage a high proportion of all journeys to be undertaken by modes other than the car, making Northstowe the most sustainable town in Cambridgeshire.
- D1.5 Northstowe will have its own employment – in the services and facilities in the town and local centres - as well as more substantial business areas which will be located in, close to and around the town centre where workers will be able to contribute to its vitality and viability. Other employment will be catered for in a smaller area in the north of the town close to the Park and Ride site which will provide a wider range of employment facilities to serve the needs of the town.
- D1.6 Northstowe must be interesting and attractive if it is to be a successful place in which to live and work. It will need a good range of shopping and all the other services and facilities of a town such as restaurants, cafes, pubs and bars, a library, cinema, faith centres, health centres, police and fire station, sports halls, swimming pool, community centres and meeting rooms.
- D1.7 It will need to have sufficient variety in its built form to create a sense of different places within the town with landmark places and buildings to reinforce the identity of the town and its constituent parts. This can include larger buildings and structures which will help to create an attractive skyline within the town – making the town a positive feature in the landscape.
- D1.8 The need to manage surface water in an area where nearby water courses are prone to flooding provides an opportunity to create a true fen-edge town where water management in the form of Lodes, Dykes or Canals within the urban fabric of the town will help to give Northstowe its distinctive character. Elsewhere, surface water attenuation lakes will help to create a fenland landscape on the lower parts of the site to which water will naturally drain. Water can be stored here if necessary before being released at a controlled rate into water courses which will take it to the river.
- D1.9 Planning a sustainable new town is not just about the location of homes, jobs and shops and the transport networks which connect them. Development of housing at overall net densities of at least 40 dwellings per hectare (average) and higher in the town and local centres, and stops on the dedicated busway, will ensure that shops and other facilities including public transport will have enough people living nearby to make them

commercially viable. The buildings themselves will also need to be sustainable – planned to take advantage of natural sunlight and manage internal temperatures, incorporating a high degree of energy efficiency. Opportunities for generating some of the town’s own energy needs will need to be investigated to meet the requirement that 10% of energy should be from renewable sources.

- D1.10 The character of the town will also be defined by the open spaces, sports and recreation facilities provided for its residents. Areas of Green Separation between Northstowe and the villages of Longstanton (St Michael’s and All Saints) and Oakington will protect the character of those villages, while allowing access by foot and cycle to Northstowe’s facilities to benefit village residents. Appropriate landscaping and public access will enhance this open space for use by the residents of Northstowe and these villages but care will need to be taken to protect the character of Conservation Areas or other areas of interest. With a population ultimately approaching 20,000, Northstowe will need to have good access to the surrounding countryside. In part this will be achieved by the creation of two country parks, one between Northstowe and Oakington and one west of Station Road to the north-west of Northstowe.
- D1.11 The greatest potential impact on nearby villages is the traffic that Northstowe will generate, including construction traffic whilst it is being built. The A14 is proposed to be upgraded. The former St Ives railway line will be in use providing a high quality Guided Bus service between Huntingdon and Cambridge in 2007. Neither of these projects is dependent upon the development of the new town and both will be publicly funded. However, Northstowe will clearly benefit from these two projects and its developers will make an appropriate contribution to their costs. This could include funding the advance provision of the parallel distributor roads which are proposed as part of the upgrading of the A14 - to remove local traffic from the A14 itself which will have fewer junctions than at present.
- D1.12 Whilst the proposed frequency of public transport along the guided busway will mean that significantly more people than is usual in Cambridgeshire will find public transport attractive, Northstowe will still generate a very large number of journeys by road. New roads will be provided from Hattons Road and Dry Drayton Road to take Northstowe traffic directly into the town without passing through either of the villages. To the north of Longstanton, the Longstanton By-Pass will provide a third route into Northstowe.
- D1.13 Rampton Road which passes between Longstanton All Saints and Longstanton St Michael’s will remain a cul-de-sac and be closed in the vicinity of Magdalene Close. Beyond that, Rampton Road would become a footpath / cycleway / bridleway. Rampton Drift will take its vehicular access from the new road network within Northstowe. The airfield road between Longstanton and Oakington will remain closed to through traffic, and become a footpath / cycleway / bridleway. Design and traffic management

measures, will facilitate movement by pedestrians, cyclists and equestrians and ensure that no motorised vehicular traffic, other than that for essential access, can use this route.

- D1.14 The link roads to the A14 (or their routes before they are built) will also take construction traffic to Northstowe. Within the site, haul roads for construction traffic will be planned to minimise impact on Longstanton or Oakington. It will not be possible to guarantee that there will be no impact until the development closest to each village has been completed in order to provide a screen between the town and the villages. The phasing of development will assist with this. Initial phases of the development would commence with the construction of a local centre at the north and south of Northstowe and the neighbourhoods which surround them. These will be located on the route of the dedicated local busway through Northstowe. Housing construction is anticipated to be approximately 650 dwellings per year – within 5 years Northstowe will be the size of Sawston which supports a thriving shopping and commercial centre.

D2 THE TOWN CENTRE

OBJECTIVES

- D2/a To provide a vibrant town centre which is located at the heart of Northstowe where it will be as accessible to all of the town's population as is possible by walking, cycling and public transport.**
- D2/b To maximise accessibility and usability within the town centre.**
- D2/c 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 or compete with Cambridge.**
- D2/d 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.**
- D2/e 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.**
- D2/f To create a high quality and varied built and open space environment where people will wish to shop and find their services and facilities, both day and evening.**
- D2/g 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.**
- D2/h 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.**
- D2/i To secure an early start to the development of the town centre to help create an identity for Northstowe at the earliest opportunity.**

POLICY NS/8 The Town Centre

Town Centre Location

1. The detailed location of the town centre at Northstowe will be determined as part of the Masterplan to be approved by the local planning authority and will be:
 - a. Close to the geographical centre of the town where it will be most accessible to the population of Northstowe as a whole;
 - b. Within rather than on the edge of Northstowe, somewhat to the east of Rampton Drift; and
 - c. On the dedicated local busway route through the town in order to maximise accessibility to all of the town's residents.

Town Centre Form

2. The town centre will make provision for such a range of shops, services, cultural, leisure and community facilities that will serve the needs of Northstowe and the immediately surrounding area without undermining the vitality and viability of nearby village centres and market towns or compete with Cambridge.
3. The town centre will be developed in the format of a linear market town high street, reflecting the traditional form of Cambridgeshire market towns, with a water feature at its heart, which is part of the town's surface water drainage system.
4. The town centre will be designed and laid out to provide squares and other meeting places to which the public has unconstrained access and which will provide opportunities for Northstowe's residents to socialise as well as to shop. **It will also have good accessibility to the town park.**
5. Car parking provision will be included in the form of public car parks for the town centre of a size consistent with its role as a small market town.

Vitality and viability

6. A Town Centre Strategy for Northstowe must be submitted and approved prior to the granting of planning permission. It will be implemented as part of the planning obligation for the development of the new town. The Town Centre Strategy will provide detailed guidance on the overall size, mix of uses, urban

design and measures required to provide early support for the development of the town centre. The Strategy will include tying the development of key retail, services and other facilities in the town centre to stages in the development of the housing at Northstowe.

7. Development of the town centre will begin no later than 3 years after the commencement of development of Northstowe.

Location

- D2.1 In most towns, the town centre is to be found where the town was originally established. Where there have been no geographical constraints to development, many town centres are still to be found in the middle of the towns that have grown up around them. Sometimes, geography intervenes and towns such as St Ives have their centre to one side of the town because the original settlement was based on the river crossing.
- D2.2 At Northstowe the town centre will be located broadly in the geographical centre of the site to ensure that its shops, services and facilities are as accessible as possible to the maximum number of its residents. Developed as a compact town, most parts of Northstowe will be relatively close to the town centre which will help to ensure the success of the town centre and allow a sustainable town to be developed with the car as least preferred mode of transport – i.e. maximise access by walking, cycle and public transport.
- D2.3 Placing the town centre on the dedicated local busway through Northstowe will increase accessibility to those parts of the town furthest from the centre. The town centre will also provide shops and facilities not found in surrounding villages and therefore access by road to car parks to the north and south of the town centre will also be important, and by footpaths and cycleways linking across the areas of Green Separation.
- D2.4 The centre of Northstowe will lie close to the main building complex at Oakington Barracks. Some of the present buildings may be capable of being incorporated into the development and others may have potential to be used on an interim basis by service providers and could even be converted to provide some local shopping during the early phases of development. However, a long-term view needs to be taken of the development of Northstowe. Once established, like any town Northstowe will be home to generations of residents. It is therefore important to ensure that the best possible plan is produced to ensure that it serves its residents as well as is possible.
- D2.5 The presence of the existing housing at Rampton Drift will have a bearing on the location of the town centre as these houses are relatively centrally

located within the site. The impact of the town centre on this local community will be minimised by the town centre being located somewhat to the east and separate from Rampton Drift.

Town Centre Form and Uses

- D2.6 Creating an attractive and successful town centre for Northstowe will be challenging. The centres of Cambridgeshire's market towns have grown up over many centuries and their variety and number of shops and commercial premises owes much to the age of both the businesses and the buildings in which they are located. Without intervention, the commercial sector is likely to provide a few large retail units which are highly efficient for shopping but create very poor town centre environments.
- D2.7 The town centre will be THE main defining feature of Northstowe by which it will be judged by its residents and visitors. It will be crucial to create a town centre where people want to be even when the shops are shut because it has the best environment in the whole town and provides a range of opportunities to socialise into the evening. It is also important that it offers locations and facilities to hold community events. The mix of uses will be crucial to this as will be creating a town centre where people live and will help support many of its facilities. Creating attractive landmark buildings and spaces will also be vital in order that Northstowe town centre will be a place worthy of its residents.
- D2.8 Town centre uses will include shops, restaurants, public houses / bars commercial services (such as banks, building societies, post office) commercial leisure uses such as a cinema, library and lifelong learning centre, health facilities, cultural facilities, places of worship and public services including the administrative buildings for Northstowe (a Town Council will be needed) (see also chapter on Community Facilities, Leisure, Art and Culture including Community Development). Locating employment at the southern end of the town centre on the approach roads from the A14 will ensure that people working in Northstowe will have safe and convenient access to its shops and facilities and help support a viable and vital town centre (see also Employment chapter).
- D2.9 The District Council will co-sponsor a study to establish how much shopping floor area should be located in the town centre and the types and mix of uses which will help to secure a successful and vibrant town centre. This study will lead to the production of a Town Centre Strategy which will be implemented as part of the planning obligation for the development of the new town and help in the determining of planning applications to ensure the staged development of the town centre as a whole, and in particular the early start to the development of the town centre in order to provide a heart to Northstowe as early as possible. An early start on the development of the town centre at Northstowe will be important not only to give Northstowe

an identity but also to ensure that the rapid build up of population has available to it the services and facilities that its residents would expect to find in a growing town. After 3 years of development, Northstowe will have in the region of 2,000 dwellings and a population of some 5,000 persons.

- D2.10 The form of the town centre will be crucial to its success in terms of achieving a place that is attractive and convenient as a destination for shopping and leisure. This will take the form of a market town high street, the typical form and character of Cambridgeshire's market towns, and will include a market square. The generally elongated site for Northstowe lends itself to developing such a linear 'High Street' form of development. This could include a more concentrated centre that clusters around a town centre stop on the dedicated public transport route. It will have a larger town square as a key focal point for entertainment and gathering. The town centre will have water at its heart which is a typical feature of Cambridgeshire market towns and a very popular focus for activity.

Vitality and viability

- D2.11 The vitality and viability of the town centre is likely to need support to ensure that sufficient custom is offered to retailers and service providers, particularly during the early years of development. In addition to the resident population of Northstowe as a whole, this can be assisted by:
- The town centre also being home to many of the town's residents – for example living above its shops, services and facilities;
 - Mixing retailing with services and facilities such that undertaking one trip provides the opportunity to combine the journey with another purpose;
 - Locating uses which can generate business activity in addition to the people normally living in Northstowe, most importantly locating the town business district in or adjacent to the centre will generate a significant amount of extra business during the working day.
- D2.12 It is expected that residents of Longstanton and Oakington will find the town centre of Northstowe particularly attractive for its shops and services. In addition to the opportunity to visit the town centre by car, the cycle and footpath network in Northstowe will be extended to serve these two villages.
- D2.13 It will be important to ensure that Northstowe's town centre is not so large that it threatens the viability of nearby towns and villages although it is inevitable that some changes elsewhere will occur. It is important that any such consequences are identified in advance and that change is managed. The study referred to above will also address these issues.

D3 LOCAL CENTRES**OBJECTIVES**

- D3/a To provide 5 local centres developed around Northstowe's network of schools.
- D3/b To locate the local centres at a stop on the dedicated local busway through the town.
- D3/c To ensure that all residents of Northstowe are within 400 m (5 minutes) walk of a local centre or the town centre.
- D3/d To ensure that local centres provide for the day-to-day needs of local residents for convenience shopping and service provision.
- D3/e To act as a focus for small-scale local employment.
- D3/f To ensure that early provision of ~~at least one~~ local centres is achieved to help create community identity from the outset.

POLICY NS/9 Local Centres

1. The development of Northstowe will make provision for 5 local centres which will all:
 - a. Be located on the dedicated local busway through the town at spacings of approximately 800m to ensure that all of the residents of Northstowe are within 600m walk of the town centre or a local centre and that the majority are within 400m distance;
 - b. Include a primary school and provide for the day-to-day needs of local residents for convenience shopping and service provision;
 - ~~c. Provide small scale local employment in the use classes B1(a) offices and B1(b) research & development which would be appropriate within such a centre;~~
2. The local centres will be the focus for 5 neighbourhoods within Northstowe. The development of each neighbourhood will coincide with the construction of its local centre to help create community identity from the outset of each phase of development.

3. The secondary school will be located at one of the local centres and will provide the opportunity for a “local plus” centre with a higher order of facilities, although not such that it would perform the role of a district centre.

- D3.1 Local centres will have only modest shopping facilities and will be developed around the primary schools which will be developed across the town. A town of 8,000 dwellings will need 5 primary schools. These primary schools will be located at the heart of their local catchment areas and provide the basis for small local centres which will include local shops meeting day-to-day needs such as a newsagent, hot food takeaway or a small convenience store typical of many local centres in Cambridgeshire’s market towns. Some will also contain local services and facilities such as health care. These local centres will be located at stops on the dedicated local busway through Northstowe which will generate trade for the centres, be safe places to wait for a bus and be accessible for the greatest number of people. The development of each local centre will begin as soon as practicable after the first houses are available for occupation and completed well in advance of the completion of development of each neighbourhood in the town in order to ensure from the early stages of development that local services and facilities are available within walking distance of all homes. It will be especially important for community development to provide a local centre for the first neighbourhood (or each neighbourhood if the first phase of development covers two neighbourhoods).
- D3.2 The secondary school will be located at one of these local centres. It is likely that having this type of facility with its wider community role attached to a local centre would generate a higher order of facilities and a wider range than would be supported at other local centres. However, it is unlikely to have significantly wider range of retailing facilities, and would not take on the role of a typical district centre. In this case it could be regarded as a “local plus” centre.
- D3.3 In order to ensure that Northstowe provides for a mix of uses which will ensure that services, facilities and some employment is locally at hand, the local centres will also provide an opportunity for small scale office and other employment uses appropriate to a generally residential area. [This is addressed by Policy NS/11.](#)

Location of Services and Facilities

- D3.4 Local centres should be located within walking distance of all homes. Each Local Centre is likely to offer different facilities and co-location with other service providers will also be explored. Each local centre is anticipated to include:

- Primary School, with community space associated mainly with pre and post school provision and also nurse practitioner services;
- Local commercial facilities, including convenience shopping, a nursery and café / takeaways;
- Flexible meeting space(s) probably adjacent to the primary school for a range of community activities;
- Children's play area;
- Neighbourhood recycling point;
- Car and cycle parking;
- Information access point.

D3.5 The other facilities will be located to serve the whole population of Northstowe, generally within the town centre area, enabling interaction between the users of the different services. The secondary school maywill need to be located away from the majority of the town centre services, to provide a more appropriate environment for pupils, at lunchtimes and before / after school, and better access to playing fields and sports provision.

D4 HOUSING

OBJECTIVES

- D4/a To provide an adequate and continuous supply of land for housing to meet the strategic requirement for 6,000 dwellings at Northstowe by 2016.
- D4/b 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 public transport stops.
- D4/c To ensure the provision of a **range well integrated mix** of housing types, **tenures** and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers.

POLICY NS/10 Northstowe Housing

Housing Supply

1. Northstowe will provide an adequate and continuous supply of land for housing to meet the strategic requirement for 6,000 dwellings at Northstowe by 2016.

Density

2. Northstowe will achieve an average net housing density of at least 40 dwellings per hectare across the town as a whole. A range of densities will be provided following a design-led approach, including higher densities in and around the town centre, local centres and at public transport stops, and lower densities on sensitive edges of the town.

House Types and Quality

3. The Strategic Design Guide will ensure that there will be variety in the housing types provided at Northstowe to offer choice. It will require imaginative and high quality 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.

3A. Market properties should provide:

- a. At least 40% of homes with 1 or 2 bedrooms; and**

- b. Approximately 30% of homes with 3 bedrooms; and**
c. Approximately 30% of homes with 4 or more bedrooms;

unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs.

Affordable Housing Funding

4. Pursuant to Policy HG/4 of the Core Strategy and Development Control Policies, in exceptional circumstances, where it can be demonstrated that there are insurmountable subsidy issues for the provision of affordable housing at the time of a detailed application, the Council may negotiate a lower proportion of built affordable housing to be provided on site. This will not apply at the outline planning application stage. Contributions for off-site provision will not be appropriate.

Housing Supply

- D4.1 Northstowe will provide an adequate and continuous supply of land for housing to meet the strategic requirement for 6,000 dwellings at Northstowe by 2016.

Housing Density

- D4.2 Creating a town which minimises the amount of land that will need to be taken for development and which provides a basis for sustainable living where services and facilities are nearby for most of its residents means development at densities of at least 40 dwellings per hectare. The approach should be design-led and seek to make the most effective and efficient use of land across the development.
- D4.3 Higher densities will be appropriate in the town and local centres and around public transport stops where increased density and scale of buildings will also contribute to the design quality of Northstowe by providing opportunities for landmark buildings and different character areas.
- D4.4 There will be some small areas that are less accessible and where lower densities may be more appropriate and also to provide variety in character and more typical family housing. Those housing areas which border the countryside between Northstowe and the villages of Longstanton and Oakington should also generally be developed at densities lower than 40 dwellings per hectare in order to help the area of Green Separation maintain the village character of these two villages

House Types and Quality

- D4.5 One of the keys to the success of Northstowe will be as much the quality of what is provided as the nature of the uses, services and facilities themselves. Densities of 40 dwellings per hectare or more are quite normal in most towns and do not mean sacrificing quality. A high quality of design in both the buildings and the wider environment will be required at Northstowe, and the Strategic Design Guide that will be required will be a key tool in ensuring that high quality is delivered on the ground.
- D4.6 In order to meet the need for smaller dwellings in the area and to respond to the density requirements for the town, a variety in dwelling types will need to be provided. This will also help provide interest in the character and design of the town. This will include modern apartments in the town centre and close to services and facilities and public transport nodes, imaginative use of town houses, terraces and other forms of high quality but higher density housing types. In the interests of providing a range of housing at Northstowe, it would also be desirable for land to be made available within the town for an element of self-build projects.

Housing Mix

- D4.7 ~~Policy HG/2 of the Development Control Policies Development Plan Document sets out The~~ targets for housing mix ~~that seek to ensure that developments Northstowe provides~~ a mix of housing sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years, the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The ~~district wide~~ targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities. ~~It proposes that affordable housing should be of an appropriate mix to respond to identified needs at the time of the development, in accordance with HG/3. Market properties should provide:~~
- ~~1. At least 50% of homes with 1 or 2 bedrooms; and~~
 - ~~2. Approximately 25% of homes with 3 bedrooms; and~~
 - ~~3. Approximately 25% of homes with 4 or more bedrooms;~~
- ~~unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs. As a key component of the housing strategy for South Cambridgeshire, the district wide policy will apply to Northstowe.~~

Affordable Housing

- D4.8 A key driver behind the growth area strategy for the Cambridge Sub-Region is to help provide more affordable housing in and close to Cambridge. The issue of affordable housing is addressed in the Housing section of the Core Strategy, which sets out affordable housing policy district wide, having regard to the findings of the Council's 2002 Housing Needs Survey (Final Report June 2003), carried out by Fordham Research. Policy HG/3 requires approximately 50% of the dwellings for which planning permission may be given to be affordable. The strategic developments are key to addressing the affordable housing requirements in the area and, logically, the district wide targets, and therefore Policy HG/3, apply to Northstowe.
- D4.9 The District Council is mindful of the significant infrastructure requirements of building a new town. If there is an issue about whether the development will stand the affordable housing target, that is a matter that needs to be addressed through the planning application process where all the policy calls on the development, together with other development related requirements, can be looked at comprehensively and relative priorities determined.
- D4.10 The other factor particular to Northstowe is that it is an entirely new freestanding settlement. It is not an addition to an existing settlement where the wider housing mix will be relevant in addition to that within the development itself. Here, it will be a new community and it is important that it achieves a balanced and sustainable community profile. In order to ensure this, it is important that the right tenure mix within the affordable housing is secured. It will be important to ensure the provision of social rented housing in recognition of the high level of need for this type of housing. However, it will also be appropriate to have a significant proportion of intermediate housing to ensure that all sectors of the population are able to live in the town. It is envisaged that a different tenure mix is likely to be appropriate for Northstowe, with:
1. Approximately 25% social rented; and
 2. Approximately 25% intermediate housing, including for Key Workers;
- giving a total of 50% affordable housing, unless it can be demonstrated to the satisfaction of the District Council that the local circumstances suggest a different mix would better meet local needs.
- D4.11 In order to ensure that Northstowe develops as a sustainable community, affordable housing will be distributed through the development in small groups or clusters, with the appropriate cluster size being determined having regard to the location within the development e.g. town centre and residential neighborhoods.

- D4.12 Policy HG/4 of the Development Control Policies DPD provides for alternative approaches to the provision of affordable housing in the exceptional circumstances of insurmountable subsidy issues. It is appropriate at Northstowe to allow for the provision of a lower proportion of built units on site if exceptional circumstances were demonstrated by way of very clear evidence to the satisfaction of the Local Planning Authority. However, having particular regard to the long period over which the town will be built, such evidence can only be provided at the time a detailed planning application comes forward in the light of circumstances pertaining at that time. This policy approach will therefore not apply at the outline planning stage when setting the overall affordable housing requirement. Policy NS/9 will apply to Northstowe. In view of the scale of the development and the importance of achieving a sustainable and balanced community, the provision in Policy HG/4 for making contributions for off-site provision of affordable housing will not apply to Northstowe.
- D4.13 The District Council will prepare a Travellers' Policy Development Plan Document which will include policies and proposals for the needs of travellers, including site requirements, which may include provision at Northstowe. It will be informed by a Sub-Regional Travellers' needs survey. The Document is provided for in the Council's Local Development Scheme.

D5 EMPLOYMENT**OBJECTIVES**

- D5/a** To provide a part of the labour force for Cambridge and its locality as well as enabling people who live in Northstowe to work in the town.
- D5/b** To encourage the development of a mixed economy to provide a range of employment to support the development of a socially inclusive community.
- D5/c** To provide for the development of a significant high technology research and development business district located close to the town centre and linked to the main focus of research activity in and on the edge of Cambridge by guided bus.
- D5/d** Only to provide for firms that need to be located close to Cambridge.

POLICY NS/11 Northstowe Employment

1. Northstowe will provide the equivalent of a total of 20 hectares of employment land throughout the town comprising:
 - a. A high density B1 employment area adjoining and wrapping round the southern end of the town centre located on a stop on the dedicated busway loop providing a significant high technology research and development business district;
 - b. Small scale local B1 employment at each of the five local centres; of an appropriate scale to a generally residential area; and
 - c. An employment area of 5 hectares for B2 and B8 employment of a scale serving the needs of Northstowe adjoining the Park & Ride site on Station Road, Longstanton.
2. Planning applications will need to demonstrate how employment development proposals will encourage the development of a mixed economy to provide a range of employment to support the development of a socially inclusive community comprising:
 - d. High technology research and development;

- e. **Research and educational institutes;**
- f. **Service industries for the research sector;**
- g. **Some office employment providing a sub-regional service;**
- h. **Light industry;**
- i. **Town centre employment in shops, restaurants, bars etc;**
- j. **Employment in the various town services e.g. schools, healthcare, sport and community facilities.**

- D5.1 Northstowe must be a place where people work as well as live if it is not just to become a dormitory town that generates large amounts of daily traffic. However, Northstowe is also a crucial part of the Regional Planning Guidance Note 6 and Structure Plan 2003 strategies to address the shortage of housing in relation to the number of jobs in and close to Cambridge, and as a result it is not intended to match the number of jobs in the town with the number of residents. This will ensure that people working in or close to Cambridge will also have the opportunity to live in Northstowe, served by high quality public transport links with the city.
- D5.2 Employment development at Northstowe will be subject to Policy ET/1 of the Development Control Policies DPD, that reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the Cambridge Sub-Region as a centre of high technology and research.
- D5.3 The Structure Plan identifies Northstowe as being a Strategic Employment Location which will provide a key opportunity for new employment associated with high technology clusters in the Cambridge Sub-Region. Development will include a high technology, research and development business district located close to the town centre and linked to the main focus of research activity in and on the edge of Cambridge, Cambridge City Centre, and Addenbrooke's by guided bus. Its location will ensure support for the town centre and be convenient for its employees, whilst maintaining separation from existing communities. Some activities such as bio-technology research may need more land and a more peripheral location that is well located to the surrounding road network and to the guided busway.
- D5.4 The equivalent of 20 hectares of employment land will be provided at Northstowe. However, the crucial factor is numbers of jobs as opposed to land provision. There will be opportunities to provide employment at higher densities in this urban area, making more efficient use of land than on traditional low-density business parks.

- D5.5 Northstowe, like all established towns, must be socially inclusive and offer a range of employment opportunities. Whilst the Cambridge research sector is not dependent upon any one technology and has proven itself to be resilient to change, it does require a highly trained workforce. To ensure that there is a balance of employment in Northstowe which will ensure that everyone living in the new town has the opportunity of finding employment, it will be necessary to plan for light industry and local services. An area for general industrial (B2) (including small scale pilot manufacturing), storage and distribution (B8) is also needed, serving a local function for Northstowe and its immediate hinterland and there will also be a need to take account of the potential for live-work units for small business owners. This location may also be suitable for a Household Waste Recycling Centre and associated bulking up and transfer facility for business and commercial waste to serve the needs of Northstowe and its immediate hinterland pursuant to Policy WLP20 of Cambridgeshire County Council's Waste Local Plan 2003.
- D5.6 Employers in Northstowe will be required to prepare green travel plans to show how they intend to ensure that travel to work by car by their employees is not encouraged.

D6 COMMUNITY FACILITIES, LEISURE, ART AND CULTURE INCLUDING COMMUNITY DEVELOPMENT

OBJECTIVES

- D6/a To support the early establishment of a successful new community at Northstowe.
- D6/b To establish a strong feeling of community ownership of facilities and community space.
- D6/c To ensure provision of appropriate high quality community services and facilities of a high standard of design, which would reasonably be expected to be found in a small market town of ~~20,000 to 24,000~~ approximately 19,000 people with a small catchment of surrounding villages.
- D6/d To secure the provision of high quality leisure and cultural facilities of a high standard of design, which would reasonably be expected to be found in a small market town of ~~20,000 to 24,000~~ approximately 19,000 people with a small catchment of surrounding villages.
- D6/e To ensure the provision of public art.
- D6/f To develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of community facilities, leisure, art and culture.

POLICY NS/12 Community Services, Facilities, Leisure, Art and Culture

Publicly Provided Services and Facilities

1. Northstowe will provide a full range of publicly provided services and facilities, (e.g. schools, community uses, health facilities), funded in full ~~either~~ where appropriate and reasonable by the development, or by taking every opportunity to draw down funds from as many sources as possible.
2. 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, are accessible to all and which are cost efficient to service and facility providers.

3. The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, prepared in consultation with service providers and stakeholders.
4. Any planning permission granted for the development of Northstowe will include a planning obligation requiring the phased delivery of publicly provided community services, facilities, leisure, art and culture, of a high standard of design, with the provision of key services and facilities for early phases of the development, including the provision of Community Development Workers.

Commercially Provided Services and Facilities

5. The development will make provision for all the commercial services and facilities of a high standard of design that a town with a population of ~~20,000 to 24,000~~ approximately 19,000 people will require, e.g. health and fitness clubs, cinemas, tenpin bowling, golf courses, etc.
6. The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders and other neighbouring local authorities in order that deficiencies and priorities can be identified, and provided for such that they complement existing facilities.
7. 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.
8. Providers of commercial leisure facilities will be proactively encouraged in accordance with agreed priorities including the provision of key services and facilities for early phases of the development.

Location of Services and Facilities

9. Services and facilities should be provided in accessible locations. This will normally be either in the Town Centre area where they serve the whole population of Northstowe, or in Local Centres where they have a more local function.

Public Art

10. Provision should be made for public art in Northstowe to help provide a sense of place and distinctiveness. A strategy for public art is to be prepared, with the appointment of (a) lead artist(s) at an early stage in the planning and design of development.

11. Northstowe will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development, e.g. faith, social and sporting clubs, etc.

Publicly Provided Community Services, Facilities, Leisure, Arts and Culture

D6.1 The development of Northstowe provides the opportunity for community services and facilities providers to take advantage of emerging best practice in order to ensure that the new residents of Northstowe and the surrounding villages secure the greatest benefit from living in and close to the new town.

D6.1A Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision.

D6.1B The principles that will guide the location of services and facilities in Northstowe are:

- **Accessibility** to the people who will be seeking services and facilities;
- **Combining** or linking services and facilities which will be mutually supportive and convenient for the public;
- **Concentrating** services and facilities in a few locations in order to ensure that a journey for one purpose provides the opportunity to serve another purpose, reducing the number of journeys, and providing opportunities for community interaction.

D6.2 The town and local centres will be the focus of services and facilities at Northstowe and will be linked together by the dedicated busway through the town as well as by the footpath and cycleway network which will provide safe and convenient public access.

D6.3 The service providers are investigating opportunities for closer integration of their services to offer a better overall service to the public and to make the best use of land, buildings and other resources. Co-location can provide substantial savings, operational efficiency and better customer service. This would be achieved by sharing buildings, car parks and other facilities such as receptions. Examples of shared provision which are being investigated are:

- A combined library, information and learning centre;
- Making the secondary school a focus of community activities including lifelong learning, a sports centre and swimming pool;
- Children's services being provided at primary schools along with nurse practitioner health care;
- Local centres providing multi-purpose facilities offering flexible space for a range of community facilities;
- Care facilities and services for older people could be integrated within the wider community and health care provision and linked to a range of housing options;
- A health campus comprising a number of GPs and other health specialists such as dentists, optometrists, physiotherapists, chiropodists sharing support facilities to provide a better service to the public;
- The faith needs of Northstowe are also still being investigated but could be met through an ecumenical centre for the Christian denominations but the needs of other faiths will also need to be considered – traditionally places of worship have provided important landmark buildings;
- A combined youth and community centre offering a wide range of uses for all ages.

D6.4 Before planning permission could be granted for Northstowe, the needs of the development must be determined in accordance with detailed assessments, prepared in consultation with service providers. Some of this work will be carried out in partnership with Cambridgeshire Horizons. This will lead to the preparation of strategies setting out the services and facilities required of the development and a phasing plan for the timely delivery of publicly provided community services, facilities, leisure, art and culture, including the provision of key services and facilities for early phases of the development. This will form the basis of a planning obligation.

- D6.5 In addition to the provision of services and facilities, provision will be needed for professional Community Development Workers to help establish a vibrant and sustainable community from the outset of development and also to provide support mechanisms in response to local need. This will involve a Community Development Strategy outlining roles, partnership working and the professional people needed to help establish the new community. This work will include support to help establish good communication and information for new residents, establishment of new groups, support mechanisms, sports clubs and community events. The needs of young people should be considered at the earliest stage of development, including the employment of youth workers. Early and ongoing development work can help establish a strong feeling of community ownership of facilities and community space.

Commercially Provided Services, Facilities, Leisure, Arts and Culture

- D6.6 Not all services and facilities will be provided by the public sector. A large number of facilities at Northstowe will be provided commercially e.g. health and fitness clubs, cinemas, tenpin bowling, golf course, etc. Some of these are considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided, and sustained long term. This will be particularly important in the early phases of development in order to ensure that Northstowe has a basic range of services and facilities which will help attract its first residents. Retail and related facilities e.g. restaurants and cafes are addressed in the Town and Local Centres chapters.
- D6.7 The priorities for commercial leisure provision (for example, cinema, ten pin bowling, health and fitness clubs, golf facilities, snooker and pool rooms, public houses and a market) will be considered in consultation with potential service providers and other neighbouring local authorities in order that deficiencies and priorities can be identified. The needs of the development will be identified as part of the assessment and strategy referred to above for publicly provided services and facilities.

The Range of Services, Facilities, Leisure and Community Infrastructure

- D6.8 The range of services and facilities and community infrastructure that will need to be provided at Northstowe is still being investigated by the service providers, but for a town of 8,000 dwellings, the following is an indicative but not exclusive list of services and facilities to be explored:

1. Education – Primary and Secondary
 - One secondary school, with 6th Form provision
 - 5 primary schools
 - Nursery provision

- Pre-school provision (0-4)
 - Out of school care (0-14 year olds)
 - Special Education
 - Further education in co-operation with the Learning and Skills Council
2. Lifelong Learning
- Public Library, information and advice centre, including provision for voluntary sector and with the potential to co-locate a one-stop shop and public sector caller office in the building
 - Adult and Community Learning
3. Social Services
- Social services
 - Children and families services
 - Services for older people
 - Mental health services
 - Services for the disabled
 - Family Centre
 - Extra Care Housing
 - Nursing Home provision
4. Fire Services
- Fire Services
5. Police
- Police Services including Police Community Support Officers
6. Community Facilities
- Community centres / meeting places
 - Town Council office facility
 - Arts and Cultural Facilities
 - Place of worship (provision for a number of different faiths)
 - Burial ground
 - Allotments
 - Youth Centre
 - Public Conveniences
 - Neighbourhood recycling centres
 - Information points / notice boards
7. Community Development
- Arrangements for involvement of existing local communities and service providers in the design process;
 - Plan for community development (residents and workers in the new town) as settlement grows. Interim arrangements for community meeting place;
 - Establishment of residents representative group and communication between new residents;

- Arrangements for establishment of town council, and district / county electoral areas review;
 - Arrangements for town council administration;
 - Arrangements for involvement of residents in management of community facilities, including sports;
 - Community Development Worker(s) and Youth Workers.
8. Recreation Facilities (see Recreation chapter)
- Swimming pool and leisure centre
 - Dedicated children's play areas
 - Outdoor sports facilities including tennis courts, bowls greens and artificial turf pitches
 - Informal youth facilities (e.g. skateboard parks, youth shelters)
9. Commercial
- Shops – including early support for local shopping provision (including unit shops);
 - A market, including provision for a locally-based farmers' market;
 - Pubs / takeaways / cafes / eating places;
 - Post Office / banking facilities;
 - Leisure e.g. cinema, bowling, fitness.
10. Healthcare
- Care facilities for older people;
 - A health campus offering general medical services including GP Practice(s) plus a number of health specialists such as dentists, optometrists, physiotherapists and chiropodists plus dispensary;
 - Enhanced services including minor surgery and specialised clinics;
 - Nurse Practitioners based at each primary school;
 - Ambulance facility.
11. Faith
- An ecumenical centre for the Christian denominations, including worship space, administrative office, meeting room(s), prayer space, catering and support facilities, and accommodation for a minister. The needs of other faiths will also need to be considered, possibly using facilities in other buildings.
12. Waste
- Temporary inert waste management facilities to deal with construction waste during the development of the new town.

Location of Services and Facilities

- D6.9 Services and facilities will generally be located at the town centre and local centres. This is addressed at those individual chapters.

Management of Community Services and Facilities

- D6.10 It is important that not only are the community services and facilities needed by the town provided, but that they are properly and effectively managed and maintained if they are to provide high quality facilities for the community in the long term. It is also important that a feeling of community ownership is developed for all community facilities and that they are managed to ensure accessibility by all. The strategies for both publicly and commercially provided community services and facilities will therefore need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

Public Art

- D6.11 Provision should be made for public art in Northstowe to help provide a sense of place and distinctiveness. Policy SF/8 of the Development Control Policies DPD sets out the Council's policy to see the provision of public art in larger developments. The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental, educational and economic benefits, both to the new development and the community at large. It is considered particularly important that public art is integrated into the overall design of the town including landmark works such as sculpture as well as functional elements e.g. lighting, landscape, street furniture, floor designs and signage.
- D6.12 The District Council has adopted a Public Art policy that provides guidance for developers implementing large-scale developments, including residential and commercial. It encourages developers to allocate a proportion of the budget for the implementation of a carefully considered public art scheme.
- D6.13 Whilst public art is normally sought through negotiation rather than being a requirement of development, in view of the scale of Northstowe and that it will be an entirely new community, the provision of public art as an integral part of the development will be a key part of ensuring the creation of a high quality and distinctive new town. Whilst the Area Action Plan does not prescribe a level of public art provision, it does require that a strategy for public art is prepared, with the appointment of (a) lead artist(s) at an early stage in the planning and design of development and a significant level of provision for public art will be required as part of any proposals.

D7 TRANSPORT**OBJECTIVES**

- D7/a** To develop an improved rights of way network to support sustainable transport, recreation and health, and to connect the town to neighbouring villages and the open countryside.
- D7/b** 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, schools and employment areas.
- D7/c** To provide a highly accessible network of safe and convenient 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.
- D7/d** To create an effective and dedicated local busway through the town to maximise the opportunities offered by the Guided Bus route and to ensure that all dwellings are within easy walking distance of a bus stop.
- D7/e** 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 local busway, but covering all modes and including an appropriate level of car parking.
- D7/f** To develop a network of safe streets which connect the principal land uses.
- D7/g** To link Northstowe to the main road network whilst minimising the impact of traffic generation on surrounding communities.
- D7/h** To identify the appropriate stages in the development when public transport services and transport infrastructure will need to be provided.

INTRODUCTION

- D7.1** For Northstowe to be a truly sustainable place it will be important to ensure that the transport infrastructure encourages the use of more sustainable forms of travel – public transport, cycling and walking. The compact, higher density form of development proposed will also favour journeys to be made

by these modes. At the same time provision will have to be made for cars and goods vehicles. It will be important to integrate the various modes, providing interchanges to encourage maximum use of the sustainable modes.

ROAD INFRASTRUCTURE

POLICY NS/13 Road Infrastructure

1. Adequate highway capacity will be required to serve all stages of development.

A14 Improvements

~~2.Planning permission for Northstowe will include suitable conditions (which may include 'Grampian' style conditions*) which will link the start and phased development of the new town to improvements to the A14 road corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of 8,000 dwellings.~~

~~3.Development of the new town will not be permitted until appropriate improvements to the A14 have been implemented.~~

2. Planning permission for Northstowe will include conditions to ensure that development of the new town will not be permitted until appropriate improvements to the A14 road corridor have been implemented. Such conditions (which may include 'Grampian' style conditions) will link the start and phased development of the new town to any necessary improvements to the A14 road corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of 8,000 dwellings.

Primary Road Access

4. Northstowe will be accessed by the following new and existing roads:
 - a. An improved Hattons Road from the A14 or its parallel distributor road and a new road into the southern end of Northstowe;
 - b. A new access from the proposed Longstanton West Bypass / Station Road, Longstanton into the northern end of Northstowe;

c. **A new road from the A14 or its parallel distributor road in the vicinity of the existing Dry Drayton junction into the southern end of Northstowe.**

5. **All roads will be designed and located to minimise and where possible avoid any adverse impacts on the landscape and existing residential properties.**

Emergency Access

6. **An emergency access into Northstowe will be provided from the direction of Cottenham.**

Mitigating Traffic Impact

7. **Traffic management measures will be funded by the development to minimise traffic impacts on nearby villages.**

Willingham Bypass

8. **If at the time of grant of outline planning permission a Willingham By-pass is required by the County Council, the developers of Northstowe will be required to make a contribution towards construction related to the forecast percentage volume of traffic that will be generated by Northstowe.**

NOTE:

- * Grampian Regional Council v. Aberdeen DC (1984) JPL 590 H.L: conditions restricting development unless and until an event had occurred which was not within the power of the applicant to bring about may be valid if reasonable and not otherwise ultra vires.

A14 Improvements

D7.2 The A14 is proposed to be improved to a dual three-lane carriageway, with associated parallel local roads. The Highways Agency consulted on a proposed scheme during Spring 2005, with a view to the Secretary of State announcing the Preferred Route early in 2006. The improvements should be completed in the period 2011-2015.

D7.3 Development of Northstowe needs to be carefully phased to ensure adequate infrastructure improvements along the A14 road corridor are in place in order to avoid exacerbating the existing congestion and safety problems, and that local highway conditions are not materially worsened. This may include the early provision of interim measures such as the early provision of parallel local distributor roads.

Primary Road Access

- D7.4 Links from an improved Hattons Road and from Dry Drayton Road will provide access onto the A14 / parallel distributor roads so as not to increase traffic passing through local villages.
- D7.5 A link to the Longstanton West By-pass / Station Road, Longstanton junction will provide additional access onto the local road network to the north, allowing adjoining villages to access the facilities and services at Northstowe.

Local Road Access

- D7.6 There is a need for emergency vehicles to gain access into Northstowe from the Cottenham Fire Station. There are a number of ways this could be provided. Access could be from Station Road, Oakington or Cottenham Road, Westwick or Longstanton road, Oakington. For the first two of these options, it may well be able to make use of the maintenance track of the Guided Busway, linking into the town via the dedicated busway within the town. The route of this access will be determined through Masterplanning. If it makes use of Longstanton Road, Oakington, design and traffic management measures, will facilitate movement by pedestrians, cyclists and equestrians and ensure that no motorised vehicular traffic, other than that for essential access, can use this route. Any solution will pay particular regard to the need to ensure that the Green Separation between Oakington and Northstowe is not fragmented or otherwise adversely affected.

Mitigating Traffic Impact

- D7.7 Careful consideration will need to be given to the design of access roads and junction layouts to minimise their impact on local residents, for example noise, and ensure there will be no resultant rat-running in the villages. Consideration will also need to be given to the adequacy of existing traffic calming measures to deal with the impact of additional traffic. This should be informed through the use of before and after traffic studies and where necessary, developers will fund additional improvements.
- D7.8 Traffic flows on the B1050 through Longstanton have already caused a Longstanton bypass to be required as part of a development at Home Farm, Longstanton. The requirement for a by-pass for Willingham will be explored by the County Council as local highway authority and if traffic forecasts demonstrate that these measures will be needed over the lifetime of the development of Northstowe, the developers of the new town will be required

to make a contribution related to the percentage volume of traffic which will be generated / attracted by Northstowe.

ALTERNATIVE MODES

POLICY NS/14 Alternative Modes

1. Adequate provision for alternative transport modes will be required to serve all stages of development.

Public Transport

2. High Quality Public Transport will be provided, with associated quality infrastructure, serving the whole of Northstowe. A dedicated local busway, linked to the Guided Bus route on the disused St Ives railway line, will be aligned and have a number of stops to maximise accessibility within Northstowe whilst not compromising the level of service. All development will be within 600m easy walking distance of a stop on the dedicated local busway or within 400m walking distance of other local bus stops. Developers will provide an initial subsidy for new residents for a period of 12 months after occupation to encourage bus usage. The subsidy will fund free or discounted travel by public transport.
3. The occupation of the development in the new town will not be permitted until the proposed Guided Busway between Northstowe and Cambridge has been implemented, or provision made for the equivalent standard of High Quality Public Transport.

3A. Developers will provide a financial contribution towards the capital cost of the Guided Bus scheme.

Park and Ride

4. The Park and Ride stop for the Guided Bus on the disused St Ives railway line will be easily accessible by foot and cycle from Northstowe. Direct road access to the site from the town will not be provided.

Cycling and Pedestrians Non-car Modes

5. There will be a network of dedicated, segregated, high quality, safe, direct, connected and convenient rights of way, including cycle, pedestrian and horse riding routes, within Northstowe, connecting with surrounding villages, and the wider rights of way

network. These routes will be complemented with quality infrastructure including signing, seating and lighting where appropriate. Secure cycle parking will also be provided in accordance with the minimum standards set out in the Core Strategy.

Car Pooling

- 6. Car pooling and shared use of car parking facilities will be encouraged, particularly on mixed-use sites, to minimise the amount of land given over to car parking. This must be explored through the Transport Assessment and Travel Plan.**

Public Transport

- D7.9 High Quality Public Transport (HQPT) will form a fundamental part of making Northstowe a sustainable new town and minimise its impact on the environment. The most significant connection for public transport for Northstowe will be the Guided Bus, offering services to the main centres of attraction in Cambridge and St. Ives / Huntingdon, and various points in between.
- D7.10 Northstowe will be served by a dedicated local busway connected to the main through route along the disused railway line at either end of the town. Unlike the through route, it will not be guided as this would create a barrier to movement within the town, but should take the form of a dedicated busway, segregated from other traffic, ensuring bus priority and better integration into the urban form of Northstowe, serving the main centres of attraction. The dedicated local busway will be supplemented by a local bus network with additional bus stops which will enable total public transport coverage within Northstowe.
- D7.11 All development within Northstowe will be within easy access of a public transport stop. The dedicated local busway should maximise coverage within Northstowe, with the aim that all areas will be within easy walking distance of a stop (no more than 600m walking distance, equating to a 5-10 minute walk). However, it would not be desirable to achieve total coverage if this would compromise the quality of service that could be provided. Therefore, a careful balance must be struck between coverage and quality of service. The Council will seek as much of the development as possible to be within 600m of a stop on the dedicated local busway, but where this is not possible, it should be within 400m of a local bus stop. In high density development areas all properties should be within 400m of the dedicated local busway providing High Quality Public Transport.

Park and Ride

- D7.12 A Park and Ride facility is planned as part of the Cambridgeshire Guided Busway proposals on the north western edge of Northstowe, to be served by buses on the guideway and dedicated local busway. The dedicated local busway will serve residents of Northstowe, so there will be no need for residents to ~~travel by car to use~~ the Park and Ride facility.
- D7.13 The Park and Ride facility will be easily accessible by foot and cycle from Northstowe, as it will be the closest bus stop for residents in the northern part of the town. Direct road access from Northstowe will not be provided in order that car parking will be available for more long distance travellers, with vehicular access from Station Road, Longstanton. Design and traffic management measures will facilitate movement by pedestrians, cyclists and equestrians and ensure that no motorised vehicular traffic, other than that for essential access, can use this route.
- D7.14 The Council will also seek to explore opportunities for shared use of the car park with other nearby uses, in accordance with the strategy in the Travel Chapter of the Core Strategy.

Cycling and Pedestrians

- D7.15 Cycling has the potential to substitute for short car trips, particularly for journeys under 5km. Northstowe presents an opportunity to design at the outset a town where distances to facilities and services are minimised, and accessibility is maximised by walking and cycling.
- D7.16 External rights of way routes will be provided to:
- Surrounding villages within a 5km radius including Oakington, Longstanton, Willingham, Rampton, Cottenham, Histon, Impington, Girton, Dry Drayton, Bar Hill, Swavesey and Over;
 - The National Cycle Network – Route 51 (along the Guided Busway);
 - The wider rights of way network of byways, bridleways, cycleways, footpaths.
- D7.17 Internal routes will be provided linking the residential areas and main destinations such as the town centre, local centres, schools, employment, open spaces and other services and facilities.
- D7.18 Routes will be segregated, high quality, safe, direct, connected and convenient for all users, including the less able, such as partially sighted, hearing impaired, and wheelchair users. These routes will also be complemented with quality infrastructure, such as signing, secure cycle parking, seating and lighting (of a level appropriate to the location).

Car Parking

- D7.19 It will be important to establish a culture within the development which accepts that whilst the car has an important role in providing for some journeys, for those journeys within Northstowe and to other key destinations such as Cambridge it should be the least preferred option.
- D7.20 In part, this will be influenced by the scale of provision of car parking both in residential areas and at key destinations. There will be a need for a certain level of car parking to enable people to park without causing social or amenity problems and to enable the town to function effectively. This will include making adequate and convenient provision for disabled parking.
- D7.21 Maximum car parking standards are set out in the Core Strategy and will apply to the development at Northstowe. In addition, given that Northstowe will be served by HQPT, opportunities for reduced levels of parking will be explored in locations close to transport interchanges (including bus stops) facilities and services, and for car pooling and shared parking, for example on mixed-use sites, particularly where there is a suitable mix of day and night-time uses.
- D7.22 Car parking will be designed to minimise the impact on the urban form, in terms of visual impact and lighting, and should design out crime and the potential for “cruiser” gatherings, which have presented problems in other areas.

Green-Travel Plans

- D7.23 Employers and schools in Northstowe will be required to prepare green travel plans to show how they intend to ensure that travel ~~to work~~ by car ~~by their employees~~ is not encouraged, and travel by other modes is positively promoted.

D8 LANDSCAPE**OBJECTIVES**

- D8/a** 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.
- D8/b** To ensure a high degree of connectivity between green areas, within the town for wildlife and people.
- D8/c** To create a network of green spaces within the town which integrate well with the development, contribute to legibility, are pleasant and attractive.
- D8/d** To enable landscape areas to provide an environment suitable for the mitigation of any adverse impact on wildlife and to maximise benefits to wildlife in order to increase biodiversity.
- D8/e** To enable landscape areas to contribute to the informal recreation needs of those living, working and visiting the town.
- D8/f** To ensure that any alterations to topography within the town are appropriate to local landscape character.
- D8/g** To make the best use of the existing tree resource on site as a setting for the development.
- D8/h** To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.

LANDSCAPE PRINCIPLES**POLICY NS/15 Landscape Principles****Landscape Strategy**

- 1. A Landscape Strategy for Northstowe must be submitted and approved prior to the granting of planning permission of a level of detail appropriate to the type of application. It will be implemented as part of the conditions / planning obligations for the development of the new town. The strategy will:**

- a. Create a quality environment within the town for residents, workers and visitors;
- b. Ensure a high degree of connectivity between green areas within the town;
- c. Create a network of green spaces within the town which are pleasant and attractive and contribute to legibility;
- d. Enable the landscaped areas within the town to provide an environment suitable to mitigate against any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity;
- e. Enable the landscaped areas to contribute to the recreational needs of the town;
- f. Make best use of the existing tree resource on the site, sensitively integrate open spaces and areas of built form;
- g. Ensure that any alterations to topography within the town are appropriate to local landscape character;
- h. Include appropriate management systems to ensure high quality, robust and effective maintenance of the landscape areas.

Treatment of Construction Spoil

2. ~~A Strategy for Construction Spoil will be required as part of a Design Guide and Masterplan which will need to be approved by the District Council prior to the granting of any planning permission. The Strategy will ensure that~~ Construction ~~spoil is~~ retained on site must be in a manner appropriate to the local topography and landscape character.

Water as a defining feature in the landscape

3. Water in the form of lakes and watercourses will be a defining characteristic of Northstowe.

Existing Landscape Features

4. In order to assist the creation of a mature landscape within the town at an early stage in the development, Existing landscape features on the Northstowe site will be retained where they can make a significant contribution to the urban environment ~~in order~~

to assist the creation of a mature landscape within the town at an early stage in its development.

Landscape Strategy

- D8.1 It will be important for the landscape within the built-up area of Northstowe to be determined at an early stage in the planning process in order to guide the development of the town and to allow structural planting and landscaping to be implemented at the earliest opportunity. The Landscape Strategy will assist in delivering a quality environment to meet the needs of residents and visitors. Connections between the landscaped open spaces will add to their overall value for both people and wildlife. There is a considerable existing tree and shrub cover on the site which can be incorporated into the overall design of the town. Effective maintenance and management is essential to the long-term strategy. The level of detail required in a Landscape Strategy will be different at the outline and detailed planning application stages, with a strategy at the outline stage being more strategic in nature.
- D8.2 In general, the structural landscaping areas and Green Corridors which are created should be characteristic of the locality in terms of drainage, topography and species and habitats and thus, by virtue of their semi-natural nature, be robust and require minimum maintenance.

Construction Spoil

- D8.3 There will be a significant amount of construction spoil generated by the development of buildings and roads. Only a limited amount can be used to form new ground features as these would be an alien feature in the otherwise flat or gently contoured landscape. Construction spoil should therefore be distributed over a wide area within the site such that new ground levels do not adversely affect water tables, visual amenity or the landscape character of the area. It would not be sustainable to transport construction spoil away from the site.

Water as a defining feature in the landscape

- D8.4 Water is a key element in the landscape of the fens and fen edges. It is also an important feature in Cambridge and in many Cambridgeshire market towns. The use of water as an urban feature in this new fen-edge town therefore would be consistent with these characteristics and would enliven and enhance the built environment. In some cases water features will form extensive areas in the form of lakes and ponds, but there is also the opportunity for the green corridors to include linear features reflecting the canals, dykes or lodes in the Cambridgeshire fenland tradition. To be

effective water features they will need to contain water permanently rather than only in certain seasonal conditions. There will be a variety of treatments for water features depending on their location. Within the urban fabric a more formal approach may be appropriate whilst in other areas such as on the edges of the town an informal and naturalistic approach may be appropriate.

Existing Landscape Features

- D8.5 Within the built-up area there will be opportunities to incorporate existing tree belts, groups, individual trees and hedges and lakes and ponds where such features can make a significant contribution to the urban environment. The design of the town should therefore be guided by the need to incorporate this important resource. In the exceptional circumstances where this is not possible, every effort will be made to transplant existing trees to new locations within the development. This will apply particularly to the oak trees currently growing on the MoD site. This will allow a more mature landscape to emerge within the town at an early stage in the development.

Management Strategy

- D8.6 The landscaping of Northstowe will not be effective if it is not managed to the highest standards. In order to achieve this, it will be necessary for all landscaped areas to be maintained by the same organisation. This will need to take into account the varying requirements of the different functions which open space has to perform. It will only be successful if the local communities using this open space recognise its needs and are fully involved in its development and maintenance as key stakeholders. There will therefore be the need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

LANDSCAPE TREATMENT ON THE EDGES OF NORTHSTOWE

POLICY NS/16 Landscape Treatment of the Edges of Northstowe

The Eastern Water Park

- 1. A landscaped linear water park with appropriate planting and footpaths will be provided on the outer edge of Northstowe to the east along the St Ives railway ~~which will require an area in the order of 100m in width~~. The water park will provide an attractive amenity for the town and also a landscape buffer to the open countryside. It will also provide opportunities to create wildlife**

habitats and thus increase biodiversity. There will be a series of balancing lakes which will contain water under all conditions and may be joined together at times of greater rainfall.

Airfield road between Longstanton and Oakington

2. The tree belt along the airfield road between Longstanton and Oakington will be retained and enhanced with additional planting to provide a strategic landscape boundary to the new town. An overall belt 50m in depth will be provided for and protected for this purpose, which will also provide a buffer to existing properties on Longstanton Road, Oakington which lie outside the village framework.

Sporadic linear development on the B1050 Station Road, Longstanton

3. A landscaping zone of 40m of woodland planting will be provided to the east of the B1050 Station Road, Longstanton to protect the amenity of properties along that stretch of the road between Longstanton village and the former St Ives railway from development of the new town.

D8.7 The landscaping of the edges of Northstowe will be addressed through a variety of measures to integrate the town into its surroundings and also to protect the amenity of existing residents surrounding the site and the new community of Northstowe. The landscape treatment of the areas of Green Separation between Northstowe and the villages of Longstanton and Oakington to maintain the character of those villages will also provide an attractive setting to the town. On the northern outer edge of the town, the proposed Water Park following the line of the former St Ives railway will also provide the opportunity to create an attractive landscape treatment along that edge of the town.

D8.8 There are also two other boundaries to the town which also require a suitable edge treatment: on the airfield road between Longstanton and Oakington and on the B1050 Station Road Longstanton. Both these areas also include areas of housing outside the village frameworks of Longstanton and Oakington, which are physically detached from the villages. Specific landscape treatments are proposed to provide appropriate edges to the town and protect the amenity of those existing properties.

The Eastern Water Park

D8.9 Most of the site for Northstowe drains to the north-east and there is a need to attenuate surface water as part of the drainage strategy. This offers the opportunity to create a water park along the boundary of Northstowe where

it meets the Guided Bus route along the former St Ives railway. This will have a number of functions, as well as drainage, as a landscape resource, for informal recreation and for improvements in biodiversity. Although the width of the water park will vary, it will need to be in the order of 100m to create an appropriate landscape character, capable of fulfilling its functions for recreation and biodiversity, as well as drainage. There will be a series of balancing lakes which will contain water under all conditions to enhance their landscape and biodiversity value and which may be joined together at times of greater rainfall. The extent and depth of water will vary according to rainfall and the time of year.

Airfield road between Longstanton and Oakington

- D8.10 Along the airfield road between Oakington and Longstanton St Michael's an existing tree belt screens the southern part of the Airfield and forms a major feature in the landscape. However, the opportunity needs to be taken to enhance this feature to make a more positive contribution to the landscape, given the changes which will occur as a result of the development of Northstowe.

Sporadic linear development on the B1050 Station Road, Longstanton

- D8.11 There is sporadic linear development on the B1050 north of Longstanton both north and south of the railway line. This is separate from and outside the village framework. South of the disused railway line, the majority of properties lie on the west side of this busy through route to the fens. The amenity of these properties can best be protected by a narrow woodland belt of 40m on the western edge of Northstowe where it adjoins the B1050.

LANDSCAPING WITHIN NORTHSTOWE

POLICY NS/17 Landscaping within Northstowe

Green Corridors

- 1. A series of Green Corridors will be created into and through the urban area, which may be based on:

 - a. Drainage infrastructure;**
 - b. Existing landscape features;**
 - c. New landscape character areas.****
- 2. Water will be a central feature in many of these Green Corridors.**

3. They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking, cycling and horse riding.
4. Road and bus crossings through the Green Corridors will be designed to limit any safety implications for people and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate

Rampton Drift

5. Sensitive integration of Rampton Drift into Northstowe will be achieved through a variety of appropriate landscape treatments which will include additional planting to supplement the existing nearby mature trees.

The Landscaping of the Built Environment

6. The built environment will be landscaped with high quality design, materials and planting; this will be addressed in ~~the~~ Design Guide which must be submitted to and approved by the District Council which will need to be approved by the District Council prior to the granting of any planning permission by the local planning authority prior to the approval of any reserved matters applications or detailed planning consents.

The Town Park

7. Pursuant to Policy NS/21 (Recreation) the Town Park will need to bring forward a high quality landscape which will enhance the setting of the Town Centre.

The Landscaping of Open Spaces

8. Open spaces which have a recreational or utility function will be landscaped to the highest quality and be sympathetic to the distinctive character of Northstowe and local landscape character.

Green Corridors

- D8.12 A number of Green Corridors will penetrate into and through the urban area, drawing upon the character of Cambridge, and based on drainage

infrastructure, existing landscape features and the opportunities to create new landscaped character areas. As well as having a visual amenity, these will offer varied recreational opportunities and will also act as wildlife corridors. For all these functions it is important that they connect to other key internal open spaces within the town and to the larger 'green' areas on the periphery and the surrounding countryside. Water will be a central feature of these green corridors thus enhancing this aspect of the character of the new town.

- D8.13 These Green Corridors will offer landscape and biodiversity value as well as recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, verges, planting and water/drainage features to around 100m of informal open space, recreation and children's play areas. There may be potential for the wider areas of the corridors to accommodate some formal sports provision without detracting from their overall landscape and biodiversity role.
- D8.14 The Green Corridors will be accessed from areas of built development by public rights of way including footpaths and cycleways and connect to each other, to the Green Separation with neighbouring villages and with the surrounding countryside in order to maximise their value in creating a complete network. They will also link to other neighbourhood community facilities, and in particular the primary schools, offering recreational amenity for children and parents between home and school. In addition they can offer sustainable access links to areas of formal sports pitches and facilities.
- D8.15 In order that the Green Corridors can safely fulfil their landscape, recreational and biodiversity functions for both people and wildlife, the number of road crossings of these will be limited. Any crossings must be well designed and complement the local landscape character.

Rampton Drift

- D8.16 Rampton Drift is an area that will effectively lie within Northstowe and will therefore be surrounded by urban uses. It will need a specific treatment which allows it to be sensitively integrated into the town whilst ensuring that an adequate buffer is provided in order to maintain its residential amenity.

The Landscaping of the Built Environment

- D8.17 Within the urban area high quality streetscapes should be created through the use of attractive, durable materials which reflect the character of the locality and include sufficient practical space to incorporate green landscape elements, such as avenues and formal ornamental planting primarily in the public areas to create a varied and legible environment.

The Town Park

- D8.18 Although primarily a recreational resource, the Town Park will be a crucial element in the design and setting of the Town Centre. The Town Centre will be the focus of the highest densities of development and therefore this open space will be one of the most defining features of Northstowe and it will have an important amenity value for those living or working in or visiting the Town Centre.

The Landscaping of Open Spaces

- D8.19 Open spaces such as playing fields, play areas, burial grounds and allotments will need to be designed and landscaped to a high standard and link to and integrate with other landscaped and amenity areas so that they contribute to the overall quality of the setting for the urban fabric of Northstowe.

LINKING NORTHSTOWE TO ITS SURROUNDINGS**POLICY NS/18 Linking Northstowe to its Surroundings**Access Roads

- 1. New roads linking the town to the existing network will require landscaping which is consistent with local landscape character and which mitigates any adverse impact on the landscape. This will need more substantial planted areas in blocks beyond the highway boundary and in association with balancing ponds as well as planting trees and hedgerows along the highway boundary.**

Connecting to the Wider Landscape

- 2. The landscaped areas and Green Corridors within Northstowe will be designed to connect to each other and to the green areas on the periphery of the town including the country parks and the wider countryside beyond to create a comprehensive green and landscaped network.**

Access Roads

- D8.20 It will be important to minimise any adverse landscape and visual impacts of the highway infrastructure and associated drainage areas including

balancing lakes by means of appropriate tree and shrub planting and unobtrusive earth shaping. The new roads linking Northstowe to the existing network should be appropriately landscaped consistent with the existing landscape character so that the roads and their landscaping do not appear as alien features.

Connecting to the Wider Landscape

- D8.21 The value of the landscaped areas within the town will be enhanced by linking them together to form a network with the landscapes created on the periphery of the town, in the country parks and through to the wider countryside. Such landscaping should respect local landscape character.

D9 BIODIVERSITY

OBJECTIVES

- D9/a To achieve and maintain a thorough understanding of the existing biodiversity of the Plan area before, during and after construction.
- D9/b To minimise any adverse impact on the existing species and habitats of particular biodiversity importance that may arise as a result of development.
- D9/c To maximise the biodiversity value of the green spaces that either remain or are created as a result of development, in balance with other functions for these areas.
- D9/d To maximise the biodiversity of the urban areas.
- D9/e To establish awareness within the local population of the biodiversity within and beyond the town and thus encourage its protection and enhancement.
- D9/f To establish a high degree of connectivity between 'green' areas associated with the development of the town and the wider countryside, balanced with a need to minimise the adverse impacts to the surrounding ecology that might arise due to the substantial population increase in the area.
- D9/g To ensure the maintenance and funding of the resources for biodiversity including the habitats and flora and fauna of merit.
- D9/h To make use of existing features of ecological value to contribute to the creation and retention of key habitats within the new development.
- D9/i To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption, **monitoring** and maintenance of the biodiversity areas.

INTRODUCTION

- D9.1 The Area Action Plan lies within a mainly arable farmland landscape that supports few hedgerows, copses, woodlands, major water courses or water bodies. This has led to the biodiversity of the area being relatively poor by national and regional standards. There is no land within the Area Action Plan that is statutorily designated for wildlife protection.

- D9.2 However, the site itself includes as well as arable land, rough grassland on the disused airfield with associated hedgerows and woodland plantation, Oakington and Longstanton Brooks, a network of ponds and a disused railway embankment. These key habitat areas provide good shelter, food and commuting resources for a range of protected species known to be within the area. The key protected species recorded within the Area Action Plan are badgers, bats, amphibians, reptiles, birds, water vole, otter and brown hare. The key principle will be to achieve a net increase in biodiversity.

EXISTING BIODIVERSITY FEATURES

POLICY NS/19 Existing Biodiversity Features

Biodiversity Surveys

- 1. The developer will be required to undertake a full programme of ecological survey and monitoring before, during and after construction to establish which areas of biodiversity need protecting and enhancing. The surveys should conclude by proposing strategies for the protection and enhancement of biodiversity.**

Management Strategy

- 2. The developer will be required to develop a management strategy to ensure high quality, robust and effective implementation, adoption and maintenance of the biodiversity areas.**

Retention of Existing Features

- 3. Existing features including trees, tree plantations and the lake in the southern section of the airfield and the existing ponds in the golf course will be retained as biodiversity and landscape features.**

Biodiversity Surveys

- D9.3 In order to protect and enhance the biodiversity of the area it will be essential to undertake full programmes for ecological survey and monitoring before, during and after construction. This will identify key areas of value to inform the design process and to develop strategies for:
- Key species, particularly badger, bat, great crested newt, barn owl, common lizard, grass snake, invertebrates, water vole and brown hare; and

- Key habitats, including woodland, individual trees of merit, open water, mosaics of grassland, hedgerow and associated ditches.

D9.4 It will be important to draw up strategies for the creation, retention and management of key habitats important for foraging and shelter, and mitigation for protected species to ensure and encourage their continued presence within the new development.

Management Strategy

D9.5 As with landscape, a Biodiversity Management Strategy will be needed to maintain and fund biodiversity (see NS14 - Landscape: Management Strategy). The landownership structure of public open space should be as simple as possible and subject to a single agreed management strategy in order to be comprehensive and all embracing. It will be important that any biodiversity management strategy receives the full support of the local communities who should be involved in creation and care of habitats. This can be achieved by informing the residents of the town about the biodiversity of the area through community / wildlife groups, on-site information boards and local newsletters.

Retention of Existing Features

D9.6 Existing biodiversity features will be incorporated into a green network to facilitate the movement of people and wildlife between them and prevent them becoming isolated.

D9.7 The existing features are mature and support a relatively rich range of wildlife for the area. It is important to retain these habitats where possible. The Biodiversity and Landscape Management Strategies will consider how to enhance this resource through extensive woodland management including thinning, replanting and establishment of a diverse scrub and herb under-storey.

NEW BIODIVERSITY FEATURES

POLICY NS/20 New Biodiversity Features

Eastern Water Park

1. **AThe -water park along the eastern boundary of the town and west of the disused ~~St Ives~~-railway, ~~line~~ which will be created to provide for the attenuation of surface water flows, will be managed to enhance the biodiversity of Northstowe by**

~~providing created with~~ an extensive wetland habitat and ~~managed~~ to maximise its value to key species.

Southern Parkland Country Park

2. A Country Park with a parkland landscape will be created between Northstowe and Oakington to provide a substantial resource of trees, grassland and other areas of semi-natural vegetation.

The Northern Country Park

3. The Northern Country Park to the west of Station Road, Longstanton will offer a major opportunity to create a substantial area of semi-natural fen-edge landscape with appropriate wildlife habitats incorporating existing features such as the copse and pond at its heart.

Green Corridors Through and Beyond the Town

4. Green Corridors will be established through and beyond the town to provide links to larger scale wildlife habitats further afield such as Fen Drayton Pits and Needingworth Quarry.

Creating Habitats Within the Urban Area

5. Every opportunity will be taken to incorporate features within the urban fabric, through urban design and through the use of sympathetic materials to create wildlife habitats.

New Biodiversity Features

- D9.8 A landscape strategy is being developed for Northstowe (see Landscape section) which envisages the creation of a water park along the boundaries of the new town where it meets the Guided Bus route, and the creation of two Country Parks, between Northstowe and Oakington and to the north-west of the town to the west of Station Road (the B1050). The Country Parks offer significant opportunities to create wildlife habitats over a wider area.
- D9.9 The landscape strategy suggests that green corridors would penetrate into and through the urban area, based on drainage infrastructure, and existing landscape features will also act as wildlife corridors. For biodiversity it is the connectivity between these open areas and the links to the larger green areas on the periphery and thence into the open countryside which will enable wildlife to spread and flourish.

Creating Habitats Within the Urban Area

- D9.10 There are a number of ways in which biodiversity can be maximised within urban areas, such as by incorporating green roofs, erection of bat bricks and boxes, bird nest boxes, installation of mammal tunnels and other means of crossing points along severed routes. All of these will need to be designed and installed at appropriate locations to gain maximum net gains. The urban design and landscaping of the town can also contribute through the establishment of a network of open spaces planted with indigenous species which will support a wide range of wildlife.

D10 ARCHAEOLOGY AND HERITAGE**OBJECTIVES**

- D10/a** To develop an appropriate archaeological strategy which mitigates any adverse effects of the new settlement on the archaeological resource.
- D10/b** To minimise any adverse impacts on the setting and character of Listed Buildings and Conservation Areas in the surrounding area.
- D10/c** To develop an appropriate strategy which mitigates any effects of the new settlement on unlisted structures of historic interest within the RAF airfield.
- D10/d** 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.

POLICY NS/21 Use of Existing Buildings

The developer will be required to ~~undertake~~ prepare a comprehensive strategy for buildings and structures of historic interest to be submitted and approved prior to the granting of planning permission. It will include a site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent of their settings. The ~~survey strategy~~ should conclude by proposing suitable long-term uses for identified heritage assets. Structures, such as the pillboxes, identified to be retained for their heritage value will be retained and maintained as features or points of interest in the landscape.

- D10.1** Whilst there are no Scheduled Ancient Monuments at Northstowe, the site contains a rich buried archaeological resource. Several archaeological sites are identified on the Cambridgeshire County Council Sites and Monuments Record including large cropmark complexes of Iron Age / Roman /Anglo-Saxon date. Other buried archaeological sites may also await detection, in accordance with Development Control Policy CH/2.
- D10.2** At Oakington Barracks / Airfield there are a number of World War II buildings and structures of historical military interest including the Officers' Mess and a number of pillboxes, for which sustainable uses will be sought.
- D10.3** The built heritage in areas which will lie close to Northstowe is also significant and consists of a number of Listed Buildings in surrounding

villages (some of which provide landmark buildings in the wider landscape) and Conservation Areas:

- At Longstanton based on All Saints Church and The Manor together with important village setting between Longstanton All Saints and Longstanton St Michael's;
- At Longstanton St Michael's based on its church;
- In Oakington village;
- At Westwick including the parkland setting of Westwick Hall.

D11 MEETING RECREATIONAL NEEDS**OBJECTIVES**

- D11/a To provide adequate sports facilities.
- D11/b To ensure adequate public open space for play and informal leisure.
- D11/c To create a town park to serve as a focus for the town's outdoor activities.
- D11/d To provide opportunities to access and enjoy the surrounding countryside.

URBAN RECREATION**POLICY NS/22 Public Open Space and Sports Provision****Formal Sports Provision**

1. A Strategy for Formal Sports Provision must be prepared, for the approval of the Local Planning Authority. It will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. ~~It will include an audit of existing facilities in the Cambridge Sub-Region and the impact of Northstowe on those facilities.~~
2. The requirements of the strategy for formal sports provision which are directly related to the needs of the future residents of Northstowe will be ~~funded~~ met in full by the development.
3. The following is an indicative (but not exclusive) list of facilities to be explored by the Strategy:
 - a. 25 m indoor swimming pool;
 - b. 8 court sports hall;
 - c. Fitness suite;
 - d. Squash courts;
 - e. Floodlit artificial turf pitches for hockey and football;
 - f. Multi-use games areas for training and five-a-side football;
 - g. Tennis courts;
 - h. Outdoor bowls green;
 - i. Indoor bowls facility;
 - j. Athletics track;
 - k. Grass pitches and ancillary for a range of sports and age groups;

- l. Golf facilities;
- m. Cricket pitches.

Location of Sports Facilities

- 4. The main public indoor sports facility will be based at the secondary school. This will be a dual use facility used by both school and community. Grass pitches required to meet the needs of the secondary and primary schools will not count towards the provision of the required public open space.
- 5. Large outdoor sports areas offering a combination of grass pitches, and ancillary changing and storage facilities, and social facilities will be provided. Such areas must not be of such a scale as to be detrimental to character and amenity of the town. One such area will be located adjacent to the secondary school.
- 6. ~~Additionally, outdoor facilities including an athletics track, tennis courts and floodlit artificial turf pitches will be required to be located near to the secondary school for dual use, either located within the school grounds, or at the outdoor sports area adjacent.~~ The Formal Sports Strategy will identify those outdoor sports facilities and their locations which can be provided for dual use.

Accessibility to Outdoor Sport Pitch Provision

- 7. All homes in Northstowe will be within 1,000m of Outdoor Sport provision. Formal sports facilities attracting large numbers of visitors must be located close to the high quality public transport route through the town.

Location of Children's Play Areas and Youth Facilities

- 8. A Play Strategy will be required for Northstowe which will include a mixture of formal and informal provision.
 - n. No home will be more than ~~60m~~ 100m from a Local Area for Play (LAP).
 - o. No home will be more than 240m from a Local Equipped Area for Play (LEAP).
 - p. No home should be more than 600m from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).

Town Park

9. A town park of at least 3 ha. will be developed within or adjoining the town centre. It will be connected to the adjoining green ways and residential areas by high quality footpaths and cycle links. It will include some appropriate Outdoor Sports provision, such as tennis courts and bowling greens, and appropriate ancillary facilities. As a Town Centre facility this will not contribute to public open space standards, with the exception of any Outdoor Sports provision.

Green Corridors

10. As well as landscaping and biodiversity value (Policies NS/16 and NS/19), the Green Corridors will also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking, cycling and horse riding.

Water Features

11. The surface water drainage network for Northstowe will be based on a fen-edge landscape and offer an aesthetic and visual benefit to the town as well as a recreation facility.

Phasing of the Delivery of Open Space

12. Recreational facilities and landscaping will be delivered early within the development.

- D11.1 Northstowe's residents should be able to find that their sport, leisure and recreational needs are met locally so that they can lead a healthy lifestyle and enjoy a high quality of life and leisure time. Whilst some higher order and commercial leisure activities can only be met in Cambridge as the sub-regional centre, every opportunity should be taken to allow people from Northstowe and the surrounding villages to meet as many of their needs as possible without the need to travel further afield.

Public Open Space and Sports Provision

- D11.2 A high standard of public open space provision will be required in Northstowe consistent with its role as a town of significant size. Policy SF/13 in the Development Control Policies DPD sets a minimum standard for outdoor play space and informal open space in the District. This standard will apply to Northstowe. The standard comprises:

- Outdoor Sport – 1.6 ha. per 1000 people;
- Children’s Playspace – 0.8 ha. per 1000 people;
- Informal Open Space – 0.4. ha per 1000 people.

Strategy for Formal Sports Provision

- D11.3 A Strategy for Formal Sport will enable comprehensive planning of facilities at Northstowe, taking account of the needs of the Cambridge Sub Region. The Strategy will be completed in partnership with Cambridgeshire Horizons along with other partner organisations and professional bodies such as Sport England and the Governing Bodies of Sport. It must also include an assessment of local and national sporting trends.

Location of Formal Sport

- D11.4 Cambridgeshire has a well developed network of community colleges and village colleges which provide “Dual Use” sports facilities for both school and community use. This works well in South Cambridgeshire where the existing policy is to base its main indoor sports centres and swimming pools at secondary schools managed under a service level agreement with the school. This offers a good value approach and ensures that all people have access to good quality, local sports facilities. It also encourages greater after-school sport for young people and gives priority to community use in the evenings and weekends.
- D11.5 The service level agreements include all indoor sports facilities plus outdoor tennis courts and multi-use games areas. They do not include grass pitches as this leads to over use of school pitches and regular access cannot always be guaranteed by the schools. Grass pitches located close by can, however, offer some joint usage.
- D11.6 Dual Use sports facilities also work well in neighbouring local authority areas where they are located in more urban environments including Huntingdonshire and East Cambridgeshire.
- D11.7 The location of one cluster of outdoor pitches ~~in a cluster and~~ supported by appropriate ancillary facilities, adjacent to the secondary school, will allow for flexibility of use by the school and community. Any group of pitches must not be of such a scale that it is detrimental to the design of the town. It is therefore likely that an area of more than eight pitches will not be suitable. Grass pitches at the secondary and primary schools will not be included as part of the community provision. However, artificial turf pitches and courts that are subject to a Dual Use Agreement can be counted as both community and school provision.

Accessibility to Outdoor Sport Pitch Provision

D11.8 Planning Policy Guidance Note 17 Paragraph 7 states that local standards should include consideration of accessibility. Whilst in the majority of South Cambridgeshire villages provision of formal sport pitches is at a single location, for a settlement the size of Northstowe this could make access to formal sports facilities difficult. A minimum accessibility standard for formal sport is required. 1000m is the equivalent of 10 - 15 minutes walking time.

Location of Children's Play Areas

D11.9 A Play Strategy will be produced for Northstowe which will include a mixture of formal and informal provision. Formal provision will include:

- LAPs - Local Areas for Play;
- LEAPs - Local Equipped Areas for Play;
- NEAPs - Neighbourhood Equipped Areas for Play; and
- SIPs - Spaces for Imaginative Play.

D11.10 The total land space required will be based on the Council's proposed standard for inclusion in the Core Strategy of 0.8 hectares per 1000 population of which up to 50% will be in the form of LAPs LEAPs, NEAPs and SIPs. However the distribution of play spaces is also important if they are to properly serve local needs.

D11.11 LAPs will not be formally equipped but will provide soft and hard landscaping to provide a natural meeting place and play space for children and adults. The National Playing Fields Association recommends that no home should be more than 60m from a LAP.

D11.12 LEAPs offer formal equipment for children up to 8 years. They should incorporate at least 8 pieces of equipment including a minimum of 3 pieces suitable for toddlers. The National Playing Fields Association recommends that no home should be more than 240m from a LEAP. LEAPs should be located close to local centres and en route between primary school and residential areas.

D11.13 NEAPs will cater for unaccompanied 8 – 14 year olds and will include equipped play areas and youth sports facilities including informal multi-use areas and provision for a range of wheeled sports areas. SIPs are more natural areas using local features. The National Playing Fields Association recommends that no home should be more than 600m from a NEAP or SIP.

Town Park

- D11.14 A formal town park will be provided in the town centre where the highest densities will be developed and which will be a focus for activity. This will be a town centre use, serving a wider function than meeting the needs of the residential development. Therefore a town park does not fit into the definition of types of open space required in policy SF/13 of the Development Control Policies DPD.
- D11.15 The town park will ensure that those living in, working in and visiting these areas have easy access to high quality open space, and it will act as a peaceful / vibrant area close to the centre of activities. It will also offer the opportunity to provide an outdoor venue for entertainment such as concerts and fetes close to the heart of the town thus contributing to its community development. To fulfil this function it is important that it is one continuous space rather than a series of interlinking green areas around the town centre which would not provide the same focus, attraction and opportunities for community events as a single larger high quality park.

Green Corridors

- D11.16 The landscape strategy being developed for Northstowe includes a series of Green Corridors connecting the surrounding countryside with the town and penetrating into and through the urban fabric. These Green Corridors have potential for recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, bridleways, verges, planting and water / drainage features to around 100m of informal open space, recreation and children's play areas. There may be potential for some formal sports provision to be provided alongside the Green Corridors which would have the effect of widening them, thus increasing their value.

Water Features

- D11.17 To meet the objective of water forming an integral part of the design of the town, advantage should be taken of the need for substantial surface water drainage and incorporate this as an amenity. The layout of this water based amenity will take a number of different forms ranging from a linear canal type feature akin to the lodes which are a drainage feature typical of the fens landscape, to a number of linked small linear lakes.
- D11.18 A linear water formation forming part of the surface water attenuation measures for Northstowe will be located adjoining the Guided Busway which could take the form of a water park providing a recreation and

amenity feature and which could link with other open areas. This will offer the greatest overall community benefit to the new population of Northstowe.

Phasing of the Delivery of Open Space

- D11.19 It will be important for the new residents to have access to both recreational facilities and informal open space to meet their needs at a very early stage. Phasing is particularly relevant to the provision of sports pitches as they need to be established for up to 2 years before they can be used. The early implementation of these areas should therefore be conditions of any planning permission.

Management of Public Open Space

- D11.20 With a wide variety of public open space and facilities being planned for Northstowe, it is important that appropriate long-term management arrangements are planned and implemented at an early stage. This includes ensuring that parcels of land are not fragmented and that it is clear which body is responsible for their maintenance and care. This is particularly the case for incidental open space within housing development and roadside verges. Appropriate management systems will be required to ensure high quality, robust and effective maintenance of open space. This is dealt with in the Phasing and Implementation policies.

COUNTRYSIDE RECREATION

POLICY NS/23 Countryside Recreation

Country Parks

- 1. Two country parks will be provided:**
 - a. In the Green Separation between Oakington and Northstowe;**
 - b. West of Station Road, Longstanton.**
- 2. These will be linked, both to provide a circular route via the Green Separation and the Water Park and to connect via the Green Corridors through the town with the wider countryside.**
- 3. Only if these areas are demonstrated to be in excess of what is required to meet the needs of Northstowe itself, will a proportion of the Country Park west of Station Road be funded by means other than developer contributions from Northstowe.**

Access to the Countryside

4. **A strategy will be developed to link all parts of the town to the wider countryside including the Green Separation between Northstowe and the villages of Longstanton and Oakington through an enhanced network of footpaths and bridleways. Public access within the Conservation Area will need to be carefully managed.**

Golf Provision

5. **The existing golf course will be replaced by a suitable alternative in the immediate vicinity that will make available affordable golf for existing users and the new residents of Northstowe. Planning permission will be granted for a suitable replacement golf course.**

Country Parks

- D11.21 As a town with a considerable population living at densities which overall are higher than in the existing market towns, it will be important that residents have the opportunity to connect with the surrounding countryside. One advantage of Northstowe being developed in a compact form will be that the countryside is never far away and should be reachable on foot and certainly by bicycle. However, the intensively farmed nature of the countryside around Northstowe means that the opportunities for informal recreation are limited.
- D11.22 The County Council, in partnership with the District Councils, has undertaken a study of "Strategic Open Space". This is a higher order facility which serves a wider catchment and different purpose to local public open space as it has more than local significance. A standard will be identified for Strategic Open Space, and also the appropriate contribution towards additional Strategic Open Space that should come forward from developments, including Northstowe. This will be detailed in the Planning Obligations Development Plan Document. **(TO BE UPDATED FOR CONSISTENCY WITH CORE STRATEGY.)**
- D11.23 It is generally recognised that Cambridgeshire is deficient in this type of open space. As a major new community, Northstowe will itself create a need for a Strategic Open Space facility and it will be important to ensure that its substantial population has good access to the countryside.
- D11.24 Strategic Open Space could consist of recreational parks and gardens, natural and semi-natural green spaces and strategic green corridors. They would be expected to be accessible to significant numbers of people.

- D11.25 At Northstowe, this is translated into a need for areas of open access, accessible by foot, cycle and public transport from Northstowe, where people could find the facilities which would enable them to experience informal countryside leisure activities. Such facilities could include a visitors' centre, areas for picnicking, barbeques, kick about areas, kite flying and so on, as well as supporting facilities such as car and cycle parking, toilets, etc. Such areas are normally defined as country parks. In addition, country parks will also provide publicly accessible wildlife areas and habitats, and areas solely for nature conservation. If it is intended to meet an existing deficit in this part of the district, it would not be appropriate for the entire burden of a new facility to fall on the developers of Northstowe.
- D11.26 The Green Separation between Northstowe and Oakington is a suitable location to form the focus of a small country park. This should include managing an area adjacent to Oakington village for wildlife with less public access in order to maintain its rural village character and protect residential amenity. The development of a small country park in this location would be well related to the southern part of the town and would have the potential to connect with the Water Park and the Green Separation between Northstowe and Longstanton.
- D11.27 To the west of Station Road another country park is proposed. It would be well related to the northern part of the town and to Longstanton, particularly the new development at Home Farm on the west side of the village. It would also have the advantage of being accessible to the wider area through the access road to the A14 and proximity to the stops on the Guided Bus route and the Local Bus Loop. Station Road would need to have some form of safe crossing for cyclists and pedestrians, and horse riders if required as part of a bridleway.
- D11.28 With the location of country parks at both ends of the town, there is potential to connect these facilities by providing links via the Green Separation, Green Corridors and the Water Park to provide a countryside experience encircling Northstowe. Making use of green routes to link countryside open spaces is an effective way of maximising the countryside experience without needing vast areas of dedicated open space.

Access to the Countryside

- D11.29 There will also be a need to develop a strategy whereby there would be improved access from Northstowe into the wider countryside through footpaths, cycleways and bridleways, connecting wherever possible to other areas of Strategic Open Space

|
Golf

- D11.30 The existing Cambridge Golf Course is a low budget 18 hole facility with driving range which will be lost as part of the development. A more detailed assessment will be made of the need to replace this facility to serve the new town and the local area. Sport England advice indicates that a town the size of Northstowe will support a golf course.

D12 AN INTEGRATED WATER STRATEGY

OBJECTIVES

- D12/a 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 including the forecast effects of climate change.
- D12/b Not to increase the flood risk to surrounding properties and communities, particularly Oakington and Longstanton, or downstream areas.
- D12/c To mitigate current flood risks affecting Oakington village.
- D12/d To maintain where possible, practicable and sustainable the natural catchment areas.
- D12/e 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.
- D12/f To suggest an appropriate foul water drainage system and disposal method for the site.
- D12/g To develop appropriate strategies for the management and maintenance of all water bodies and watercourses.
- D12/h To determine the scope for water minimisation, conservation and recycling within the development, through layout and building design.
- D12/i If the Northstowe development could have a direct impact on flooding at Longstanton, it will be required to mitigate existing flooding problems in the village.
- D12/j To incorporate the principles of sustainable drainage systems within the development.

LAND DRAINAGE, WATER CONSERVATION, FOUL DRAINAGE AND SEWAGE DISPOSAL

POLICY NS/24 Land Drainage, Water Conservation, Foul Drainage And Sewage Disposal

Surface Water Drainage

1. Surface water drainage will be by means of a sustainable drainage system to drain the town. This will comprise a series of channels within green corridors through the town which will drain naturally to a main water holding area which will be developed as a linear feature of connected lakes along the western boundary of the disused St. Ives railway line. This will create a water park which will have a series of lakes and contain water at all times of the year. The surface water drainage system for Northstowe will only release surface water run-off into the water courses surrounding Northstowe at least at a rate no greater than if the site was undeveloped, and to a more demanding standard if this is feasible.

Foul Drainage and Sewage Disposal

2. The foul drainage and sewage disposal system for Northstowe will be designed to ensure that:
 - a. Sufficient sewage treatment capacity exists before the occupation of any phase of development;
 - b. Any receiving sewage treatment works has sufficient capacity to ensure that untreated sewage is not discharged into any new or existing land drains, rivers or other water courses; and
 - c. Treated water leaving any sewage treatment works will not at any time exacerbate flood risk in any receiving water course.

Mitigating Flood Risk ~~at Oakington~~

3. All flood mitigation measures should make Making allowance in Oakington for the forecast effects of climate change.

Mitigating Flood Risk at Oakington

4. Flooding of Oakington will be mitigated by:

- d. A balancing pond, or series of ponds, for Oakington Brook which would intercept potential flood water and surface water from the southernmost access road before it reaches Oakington village; and
- e. If proven practicable, support for an Environment Agency promoted scheme to create, at an early stage in the development of Northstowe, a new channel between Oakington and Northstowe which will divert flood water away from Oakington Brook and Oakington village.

Mitigating Flood Risk at Longstanton

~~5.5. Flooding at Longstanton will be mitigated by a balancing pond for the Longstanton Brook upstream of the village. A balancing pond, or series of ponds, associated with the access roads serving Northstowe will be designed to provide flood control for Longstanton Brook.~~

~~6.6. A new relief channel for the Longstanton Brook which follows the line of the Longstanton Bypass.~~

Management and Maintenance of Watercourses

~~7.7. All water bodies and water courses require to serve the development will be maintained and managed by ~~a single organisation which will be~~ one or more publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding to ensure that:~~

- f. Flooding does not occur within ~~the site of~~ Northstowe;
 - g. No additional discharge is made into surrounding water courses or onto surrounding land ~~to than~~ that naturally discharging from the site in its current undeveloped form;
 - h. Water quality and levels are maintained within Northstowe's and receiving surface water drainage systems sufficient to support and encourage ~~a natural fenland~~ habitats;
 - i. The managing organisation will be funded in perpetuity ~~at the cost of the development.~~
8. No development shall ~~be occupied~~ commence until the written agreement of the local planning authority has been secured that ~~a body organisations~~ with sufficient powers, funding, resources, ~~and~~ expertise and integrated management have legally

committed to maintain and manage surface water drainage systems has legally committed to maintain and manage ~~the all~~ **all** surface water ~~drainage~~ systems for Northstowe in perpetuity.

Water Conservation

9. All development in Northstowe will incorporate water conservation measures, including water saving devices, rainwater harvesting and greywater recycling. ~~No dwelling shall be occupied until the local planning authority has agreed a strategy which will secure at least a 25% reduction in the use of piped water compared to the average water consumption for a development, at the time that planning permission is granted, which does not have water conservation measures whilst~~ managing the recycling of water to ensure no adverse impact on the water environment and biodiversity.

Surface Water Drainage

- D12.1 The majority of the site drains naturally north-eastwards as ground levels fall towards the Fens. Draining Northstowe will be by means of a sustainable drainage system comprising a network of piped drains and open watercourses (greenways) taking surface water eastwards to a series of balancing lakes or lagoons parallel to the former St. Ives railway line to hold any surface water run-off within the site of Northstowe so that discharge into existing watercourses will be controlled at a rate no greater than if the site was undeveloped. This will include a robust worst case scenario to determine the size of balancing ponds and could include swales, reed beds and other forms of filtration drainage within the development where practical.
- D12.2 An extensive, multi-functional linear water park will be created at the eastern edge of the town as a foil to the built development, the character of which will both reflect the fen-edge location and complement the built form. This water park will also allow the creation of a diverse environment to provide both a visual and recreation amenity for the residents of the new town and surrounding villages as well as opportunities for biodiversity.

Foul Drainage and Sewage Disposal

- D12.3 Anglian Water has advised that the flows from the development could be treated at Uttons Drove Sewage Treatment Works (STW) which would require upgrading. In addition during times of heavy rainfall there are existing problems draining into the River Great Ouse. Anglian Water is currently undertaking a study to investigate outfall options with a view to agreeing suitable outfall arrangements with the Environment Agency,

Internal Drainage Board and the District Council. The foul drainage and sewage disposal systems for Northstowe must be available at all times to ensure that there is foul drainage and sewage disposal capacity to permit the continued development of Northstowe at a rate of 650 houses per year together with associated employment, recreation, community services, facilities and all other development required for this new town.

Mitigating Flood Risk at Oakington

- D12.4 The Structure Plan requires that the development of Northstowe provides mitigation of flood risk to Oakington and should not exacerbate the existing flood conditions in Longstanton or any other part of the catchment area serving Northstowe. At Oakington the Beck Brook has been liable to flood and parts of the village have flooded as a consequence.
- D12.5 The preferred approach is to manage existing flows in Oakington Brook by using a large balancing pond, or series of ponds, between the A14 and Oakington village which will be oversized significantly beyond that required to accommodate surface water from the new roads providing access to Northstowe. In addition, the Environment Agency is investigating the provision of a bypass channel to the north of Oakington village. If proven practicable, the development of Northstowe will contribute to the cost of any Environment Agency promoted scheme.

Mitigating flood risk at Longstanton

- D12.6 The Structure Plan also requires that any additional flood risk elsewhere is avoided. For Longstanton this can be achieved by the surface water attenuation ponds and the creation of a new channel for the Longstanton Brook alongside the Longstanton Bypass. Policies concerning foul drainage will ensure that flood risk from sewage treatment is avoided.

Management and Maintenance of Watercourses

- D12.7 Northstowe's surface water drainage systems must be managed and maintained in perpetuity, during and beyond the lifetime of construction. The options for this responsibility are:
- The District Council;
 - A water company;
 - A publicly accountable trust.

- D12.8 It is important to ensure that the body made responsible has adequate expertise and is financially stable in perpetuity. It will be the responsibility of the promoter of Northstowe to secure and fund a suitable management and maintenance body.

Water Conservation

- D12.9 East Anglia is the United Kingdom's driest but fastest growing region and the Cambridge Sub-Region will be the fastest growing part. Even allowing for the impact of climate change, careful husbandry of water resources will be crucial if the economic potential of the sub-region is to continue to be realised. The development of an entirely new town with a completely new infrastructure provides an almost unique opportunity to design water conservation measures into the infrastructure and buildings of the whole town in order to reduce the overall demand for water. This important issue should be considered as part of the Northstowe proposals.

~~D12.10—Domestic water consumption alone offers significant opportunities for water conservation and an overall target of 25% reduction as compared to development for which there are no water conservation measures should be capable of being achieved. (Water metering alone can save up to 20% of domestic water use and water efficiency measures including greywater recycling and rainwater harvesting will make a target of 25% achievable, for example, average domestic water consumption: WC=30%, bath=24%, kitchen sink=12%, kitchen appliances=22%, hand basin=12%. Source: Building Research Establishment, March 2001).~~

~~D12.11—Not all rainwater can be harvested from development otherwise the natural environment will suffer drought conditions and therefore it is necessary to strike an appropriate balance between water conservation and supporting the biodiversity at Northstowe. A strategy will be prepared and agreed by the local planning authority which will demonstrate how the dual objectives of water conservation and encouraging biodiversity at Northstowe will be met.~~

D13 TELECOMMUNICATIONS

OBJECTIVES

D13/a To provide an effective telecommunications infrastructure, including provision for broadband.

D13/b To be capable of responding to changes in technology requirements over the period of the development.

POLICY NS/25 Telecommunications Infrastructure

All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development. Provision for broadband should be designed and installed as an integral part of the development, which minimises visual impact and future disturbance during maintenance.

- D13.1 Effective telecommunications are of great benefit to both the economy and the community, and the technology is developing rapidly. It is closely related to information technology, where broadband access is becoming increasingly important to businesses, as well as enabling home working which can contribute to reducing the need to travel. It is important that infrastructure can respond to changes in technology over the period of the development.
- D13.2 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. This is in addition to the requirements of all developments as set out in the Development Control Policies DPD.
- D13.3 In terms of underground cables, these should be provided as part of the development of the town and located to ensure ease of future maintenance with minimum disruption, including to landscaping.
- D13.4 For surface infrastructure, the scope to share existing telecommunications masts should be maximised and potential to utilise existing buildings should also be explored to help minimise visual impact, in accordance with Policy SF/8 in the Development Control Policies DPD.

D14 AN EXEMPLAR IN SUSTAINABILITY**OBJECTIVES**

- D14/a To include within Northstowe, projects which are an exemplar in terms of the use of the earth's resources, including energy, water and materials.**
- D14/b To minimise energy use in new development and reduce CO₂ and other greenhouse gas emissions which contribute to climate change.**
- D14/c To use energy efficiently.**
- D14/d To make greater use of renewable energy sources.**

POLICY NS/26 An Exemplar in Sustainability

Northstowe will include within the development exemplar projects in sustainable development, including energy efficient measures. This could be achieved by:

- 1. Providing an increased level of sustainability across the development as a whole above current requirements to a material extent;**
- 2. Building a proportion of the development to advanced practice which fully addresses sustainability issues and minimises any environmental impact by pushing at the boundaries of the proven technology available at the time of the development.**

Exemplar Projects

- D14.1** In addition to the application of the district wide policy at Northstowe, the Area Action Plan also requires the provision of exemplar developments at Northstowe which respond to the Structure Plan requirement that the development “will be an example of excellence in the creation of a sustainable settlement ... and will promote the Sub-Region as a leader in technological innovation...”.
- D14.2** This aspiration could be met in various ways. It could be achieved by a proportion of the development being built to advanced practice and pushing at the boundaries of technology. Alternatively, and potentially bringing a greater level of overall sustainability benefit, an increased level of sustainability above current requirements could be provided across the whole development. This would need to be at a level that was materially

higher than could normally be required of the development. This approach would have the advantage of bringing benefits to a wider number of people and promote more effectively the principles of sustainable development.

Energy Provision

- D14.3 The Structure Plan envisages that Northstowe will be an “example of excellence in the creation of a sustainable settlement” (Policy P9/3).
- D14.4 A major development of the scale of Northstowe, and the fact that it will be a freestanding new settlement, enhances the potential for a comprehensive approach towards the provision of energy. It offers the opportunity for innovative measures, including the use of renewable energy. Policy NE/3 of the Development Control Policies DPD requires the provision of technology for renewable energy to provide at least 10% of predicted energy requirements.
- D14.5 The recent report “Delivering Renewable Energy in the Cambridge Sub-Region 2004” by Energy for Sustainable Development with Global to Local Ltd for Cambridgeshire County Council, Cambridge City Council, and South Cambridgeshire, East Cambridgeshire and Huntingdonshire District Councils assessed the potential and capacity at the major development locations proposed in the Structure Plan to implement renewable energy systems. It identified that Northstowe offers the greatest technical potential for incorporating a range of renewable energy sources, including photovoltaic energy (PV), solar, thermal, biomass and wind. It also suggests that it is likely to have the greatest potential for planned development of infrastructure, such as heat grids and private wire electrical networks needed to provide energy independently of the National Grid.
- D14.6 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. The aim is to achieve a forward thinking approach to maximising renewable energy provision in the new town.

Energy Efficiency and Conservation

- D14.7 Similar considerations apply to energy efficiency and energy conservation as to energy provision. The Development Control Policies DPD includes Policy NE/1 which seeks a high level of energy efficiency and energy conservation measures in all new development. It requires a high degree of measures to increase the energy efficiency of new buildings through, for example, location, layout, orientation, aspect, internal and external design

and the use of improved insulation. It also encourages developers to reduce the amount of CO₂ m² / year emitted by 10% compared with the minimum Building Regulation requirement. Applying this policy at the new town will help ensure that the performance of Northstowe over the long period of its implementation will always remain challenging and forward thinking.

Water Conservation

- D14.8 Policy NS/23 in the Land Drainage and Water chapter seeks at least a 25% reduction in the use of piped water compared to the average water consumption for development which does not have water conservation measures whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity. Within Northstowe there will be exemplar projects in sustainable development in response to the Structure Plan policy. Improvements upon the standards for water conservation would contribute towards such exemplar projects. (TO BE UPDATED FOR CONSISTENCY WITH WATER CONSERVAITON POLICY.)

Materials

- D14.9 The Development Control Policies DPD Policy DP/1 criterion 5 suggests, where practicable, the use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and the inclusion of a Travel Plan to address the needs of labour during construction. Making these matters integral to the development would contribute towards exemplar projects.

D15 WASTE

- D15.1 It is not the role of the Area Action Plan to include policies for waste. Waste policies are contained in the Structure Plan and the Waste Local Plan. These plans form part of the development plan for South Cambridgeshire and will need to be read alongside the Area Action Plan for Northstowe.
- D15.2 The Cambridgeshire Structure Plan 2003 says that Northstowe should include an appropriate waste management facility and that the town will include social infrastructure and local facilities to meet the needs of the settlement and the immediate surrounding area rather than the wider Sub-Region.
- D15.3 The Waste Local Plan 2003, prepared by Cambridgeshire County Council as the waste planning authority, identifies Northstowe as a suitable location for a major waste management facility and a household waste recycling centre.
- D15.4 Whilst the Area Action Plan cannot make policies for waste, waste uses can be suitable on industrial estates. The Employment chapter suggests that the employment area adjacent to the Park & Ride site off Station Road, Longstanton, which provides for a wider mix of employment uses to serve the needs of the town, would be a suitable location for a Household Waste Recycling Centre.
- D15.5 The masterplanning process for Northstowe will need to take account of all components of the development plan, and will be the vehicle for bringing together the overall policy framework for the new town.

E DELIVERING NORTHSTOWE**E1 ~~PHASING AND~~ IMPLEMENTATION****OBJECTIVES**

E1/a 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.

E1/b To ensure the early provision and implementation of a landscaping strategy for Northstowe.

E1/c To ensure that Northstowe is developed using sustainable construction methods and principles.

E1/d To ensure that the annual rate of house-building at Northstowe meets the required development rate to deliver 6,000 dwellings by 2016.

~~**E1/e 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.**~~

~~**E1.1** — The new town of Northstowe is an important part of the development strategy for the Cambridge Sub-Region. The Cambridgeshire Structure Plan expects 6,000 dwellings to have been constructed or to be under construction by 2016, going up to at least 8,000 dwellings beyond 2016. Not only is that a challenging target for housebuilders, it is also a challenging target for the providers of the services, facilities, infrastructure and jobs that a small town of approximately 20,000 people will have. Whilst construction is envisaged to start on-site in 2006 as required by the Structure Plan, the construction of houses at Northstowe is not likely to start until 2007. In order to achieve 6,000 dwellings by 2016, the anticipated rate of development at Northstowe is likely to be a minimum of 650 dwellings each year. This rate of development will also depend upon the delivery of key infrastructure such as the A14 road corridor improvements.~~

CONSTRUCTION STRATEGY

POLICY NS/27 Construction Strategy

- 0. A comprehensive construction strategy will be required for all phases of development.**

Site Accesses and Haul Roads

1. The location of the site accesses for construction vehicles will avoid all villages in the locality and ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Northstowe. **They should also avoid adverse effects on the environmental amenities of biodiversity, rights of way and green spaces.** Traffic flows will be monitored to ensure that the public have a mechanism to feedback any concerns that arise during development.

Storage Compounds, Plant and Machinery

2. Any storage compounds, plant and machinery will 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.

Construction Activities

3. Contractors at Northstowe will be required to be bound by the requirements of the 'Considerate Contractors Scheme'. **Construction Methods Development at Northstowe will be required to recycle construction waste within the site during construction and in the long term. Exceptions would include waste having potentially hazardous properties and any other materials where off-site treatment would be more appropriate. A 'Resource Re-use and Recycling Scheme' will be needed to address treatment of all waste arising during the development.**

Construction Spoil

4. 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. A strategy to demonstrate how this is to be addressed will be required to be prepared and approved before development commences.

Development Starting on Site

- 5. In the event that development commences at more than one location, all phases of development will be connected to each other and to any services and facilities by public transport, cycle and pedestrian routes through the site.**

Site Accesses

- E1.2 Northstowe will be under construction for a very long period of time and the construction process will need careful management in order that disruption to the surrounding villages as well as to the already built parts of Northstowe is avoided. Avoidance of impact will be the objective, but where this is not possible, disruption will be kept to a minimum both in magnitude and duration. Realistically it will not be possible to avoid any impact when development is being undertaken immediately adjoining existing areas but measures should be taken to reduce that impact as far as possible. Forecasts of the development traffic should be taken into account in planning for construction traffic.
- E1.3 Northstowe will be developed close to the two villages of Longstanton and Oakington. The principal road accesses for construction vehicles will be from the A14 to the southwest of Longstanton and Oakington. However, it is possible that the sand and gravel works north of Willingham may be called upon to provide sand and gravel for this major construction project. In all cases, it will be necessary to ensure that disruption to existing residents is avoided wherever practicable and otherwise minimised in effect and duration.

Storage Compounds, Plant and Machinery

- E1.4 As part of an overall strategy to minimise the impact of construction activity. Storage compounds, plant and machinery must be located where they will have least impact on the amenity of existing businesses and residents of Longstanton and Oakington villages and the residents of Station Road, Longstanton, Toads Acre and Rampton Drift as well as the new residents and businesses at Northstowe.

Construction Activities

- E1.5 Cambridge City Council, in association with the Cambridge Forum for the Construction Industry, runs a 'Considerate Contractors Scheme' designed to ensure that construction activities do not make life unpleasant for people who live and work nearby. [South Cambridgeshire District Council is developing a similar scheme.](#)

- E1.6 The 'Considerate Contractors Scheme' requires that all contractors, sub contractors, suppliers and others working on a project:
- Have **consideration** for neighbouring uses to minimise disturbance;
 - Keep **noise** to a minimum and in particular that there are no works that are audible at the site boundary outside permitted working hours;
 - Keep all adjacent areas **clean** including from dust and smoke;
 - Keep each development site **tidy**;
 - Ensure that all activities, vehicle movements etc are carried out **safely** for workers and the general public.
- E1.7 Adopting this scheme will go a long way to minimising disruption from this long term development project.

E1.7A A temporary processing plant could be located on the site to treat the waste construction material. Any application would be dealt with by Cambridgeshire County Council as the waste planning authority. Exceptions to on-site treatment would include hazardous materials and any other materials where off-site treatment would be more appropriate.' 'A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.

Construction Spoil

- E1.8 Development on the scale and density proposed will lead to a very significant amount of material being dug out which will form construction spoil. Experience elsewhere in the District in the development of the new village of Cambourne has shown that accommodating this material requires a careful strategy if it is not to have an adverse impact on amenity and the landscape.
- E1.9 It would not be appropriate to transport such spoil over considerable distances as this would be unsustainable and simply transfer the problem to elsewhere and the principle should be for construction spoil to be utilised on site. However, it would not be acceptable to alter the land forms locally by concentrating the spoil into one or more large mounds as this would introduce an alien character into this area of gentle relief. There may be some earth bunding which might be acceptable as part of the landscaping of the access roads where it could act as barriers to road traffic noise. It will

be important to ensure that drainage modelling takes account of any proposals for ground level raising on the site of the new town.

Development Starting on Site

- E1.10 In the event that development commences at more than one location, all phases of development will be connected from the outset by public transport, cycle and pedestrian routes through the site.
- E1.11 As part of creating an identity for Northstowe and to ensure that all of its residents have access to its services and facilities from the outset of development, all phases of development must be connected to each other and to any of Northstowe's services and facilities without the need to leave the site. This will include providing bus services through the site either on the route of the dedicated busway or on a temporary alignment to access any services and facilities provided in existing buildings.

STRATEGIC LANDSCAPING

POLICY NS/28 Strategic Landscaping

Early delivery of Landscaping

- 1. Strategic landscaping of the new town site is essential for the early establishment of woodland, tree and hedgerow planting together with 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, diseased and dying stock for a period of 10 years and details of long term management thereafter.**

Green Separation

- 2. The whole of the areas of Green Separation for both Longstanton and Oakington as well as the agreed boundary treatment for Rampton Drift will be planted in the first planting season after the grant of outline planning permission for Northstowe.**

Early delivery of Landscaping

- E1.12 Part of the strategy for minimising impacts of the development will involve the landscaping of the new town site as part of the overall development. Landscaping will involve both earth moving and could help with the general

management of spoil which will be created from digging footings, land drains, surface water attenuation lakes etc. Woodlands, individual trees and hedgerows will also be planted during the development of Northstowe. The delivery of an agreed landscape strategy will need to be implemented and managed to ensure that strategic landscaping is carried out prior to each phase of development and maintained closely throughout the construction period.

Green Separation

- E1.13 Crucially, it will be important to ensure that the areas of Green Separation between Northstowe and Longstanton and Oakington are appropriately landscaped at an early stage of the development to ensure that any trees and hedgerows that need to be planted can become established from the outset of the development and will contribute to providing visual separation from an early stage in the development. A similar approach will need to be taken with the countryside edges of the new town site to ensure that the impact on the wider countryside is also limited from the outset.

MAKING USE OF EXISTING BUILDINGS / RESOURCES ON SITE

POLICY NS/29 Making Use of Existing buildings / Resources on Site

Recycling of Building Materials

1. The preferred approach is that any redundant buildings 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.
2. The District Council would 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 ~~not be located closer than 200m from any existing domestic property~~ be located towards the outer edge of the Oakington Barracks.

Use of Raw Materials

3. The use of any raw materials currently available on the site will be maximised during the construction of Northstowe.

Re-Using Existing Building

- 4. The use of existing buildings at Oakington Barracks / Oakington Airfield will be encouraged provided that the buildings:**
- a. Are capable of conversion for the proposed uses;**
 - b. Will not have an adverse effect on the amenity of existing residents or businesses;**
 - c. Are conveniently located for the residents at Northstowe that they are intended to serve;**
 - d. Are served by public transport services, cycling and pedestrian routes passing through the site;**

Recycling of Building Materials

- E1.14 In addition to measures considered above, further minimisation of the impact of the development on existing communities can be achieved by taking a sustainable approach to construction. In order to be truly sustainable, the use of sustainable materials will be essential. Wherever practicable the use of locally sourced materials will minimise the distance travelled, thus reducing the use of energy. Similarly, wherever possible the materials used in construction should be from environmentally friendly sources; this would include timber from managed forests.
- E1.15 Whilst some of the Ministry of Defence buildings at Oakington Airfield may be capable of use within the development, either temporarily or on a more permanent basis, others will not be required and could be recycled during construction reducing the amounts of material which will have to be imported onto the site.

Use of Raw Materials

- E1.16 Buildings are not the only resources available on all of the site options. Sand and gravel are available in quantities which would not be commercially viable for extraction under normal circumstances but which could be extracted and used for the development of Northstowe. The implications of this for other aspects of the development will need further consideration, e.g. any implications for the achievement of sustainable urban drainage systems.
- E1.17 In addition, the Ministry of Defence has undertaken a significant amount of woodland planting for military training purposes. Much of that planting has been to re-create the landscape of northern Germany and is alien to this

fen-edge landscape. Whilst some of the woodland may be retained as part of the development, it will not all be retained and could provide a supply of untreated wood for use at Northstowe.

Re-Using Existing Buildings

- E1.18 The former ministry of defence buildings at Oakington Barracks / Oakington Airfield may be suitable for temporary or even permanent use as part of the development of Northstowe. Provided that they are accessible to the population of Northstowe that they are intended to serve, these buildings could play a useful role in helping with the early establishment of the community of Northstowe. However, they are not in the right location for a number of uses for Northstowe as a whole. In particular, any temporary use must not delay development of the town centre.

MANAGEMENT OF SERVICES, FACILITIES, LANDSCAPE AND INFRASTRUCTURE

POLICY NS/30 Management of Services, Facilities, Landscape and Infrastructure

Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission to ensure high quality, robust and effective implementation, adoption and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated. Management strategies should cover:

- 1. The method of funding of implementation, management and maintenance;**
- 2. The body or trust that will be responsible;**
- 3. Monitoring and review requirements.**

Management strategies will need to demonstrate that it receives the full support of the local communities who must be involved in the development of services, facilities, landscape and infrastructure. They must also build in provision for ongoing consultation with the emerging community.

- E1.19 It is important that not only are the services, facilities, landscape and infrastructure needed by the town provided to a high quality, but also they are properly and effectively implemented, managed and maintained if they are to meet the needs of the community in the long term. There would be advantages in single landownership to avoid fragmentation and assist in effective management. This particularly applies to the open areas for recreation, landscape and biodiversity.
- E1.20 The Area Action Plan is not specific about the number of management strategies. However, there should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages to ensuring a holistic approach to the management of open spaces where the respective needs of the various land uses and functions within those spaces can be addressed and should therefore be investigated

~~ACHIEVING THE BUILD RATE~~

~~POLICY NS/31 Achieving the Build Rate~~

~~In order to ensure that a build rate of 650 dwellings per year is achieved, the master developer/consortium of builders for Northstowe will 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 will be approved and enforced by the District Council.~~

- ~~E1.21 Achieving a build rate of 650 dwellings per year at Northstowe will be very challenging. Evidence presented to the Cambridgeshire Structure Plan Examination in Public in 2002 from the developing communities of Cambourne and Hampton (Peterborough) suggested that this rate is achievable and is influenced by such factors as the number of house-builders active on a site. The rate of development at Northstowe will govern the rate at which services, facilities and infrastructure are provided which will be fundamental to achieving a high quality of town at an early stage. It will have a bearing on the length of the development process and the duration of any disruption to the locality. It will also be fundamental to achieving the Sub-Regional target of 2,800 dwellings per year set in the Cambridgeshire Structure Plan.~~
- ~~E1.22 The rate of development will be influenced by a range of issues, not least the state of the economy and the housing market which will not be constant over the lifetime of the development of Northstowe. There are measures that the developers can themselves take, for example by ensuring that~~

~~sufficient house-builders are represented at Northstowe. In addition, funding for the affordable housing element is uncertain in respect of the timeframe for this development. Currently there is a presumption by central government that affordable housing on Section 46 (previously known as Section 106) sites such as at Northstowe will be funded by planning obligations on the development rather than a combination of serviced land and social housing grant.~~

~~TIMING / ORDER OF SERVICE PROVISION~~

~~POLICY NS/32 Timing / Order of Service Provision~~

~~The master outline planning permission and legal agreement will include a schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Northstowe together with a timetable for their provision during the development of the new town. The guiding principle is that services, facilities and infrastructure will be provided at stages in the development process when the need for them is forecast to arise. These will be delivered according to a set of trigger points tied to numbers of dwellings completed or such other stage of the development as advised by the service / facility / infrastructure providers.~~

~~E1.23 The services, facilities and infrastructure at Northstowe which will be provided by the development are those which are required only and entirely to serve the new town. The principle that development will fund in full the services, facilities and infrastructure that are required to enable the development to proceed and to meet the needs of its residents and other users is enshrined in planning law and government policy. The Area Action Plan therefore includes an indicative and not exhaustive list of services, facilities and infrastructure which will be needed for the development of a sustainable new town at Northstowe and which will be funded by the developers. The providers of services, facilities and infrastructure at Northstowe have not yet determined in full what and how they will make provision.~~

E2 PLANNING OBLIGATIONS & CONDITIONS

OBJECTIVES

- E2/a To ensure that funding of the services, facilities and infrastructure that will be needed for the development of Northstowe is secured through planning obligations and / or conditions as part of the planning permissions for the site, or by taking every opportunity to draw down funds from as many sources as possible.**
- E2/b To require that the services, facilities and infrastructure that will be needed at Northstowe will be provided and funded in full by the development without which they would not otherwise be needed, where fairly and reasonably related to the development.**

PLANNING OBLIGATIONS

- E2.1** Policy DP/4 of the Development Control Policies DPD requires that development proposals make suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms, related to the form of the development and its potential impact upon the surrounding area. The policy includes a list of potential requirements, including affordable housing, education, health care, public open space and recreation, transport infrastructure.
- E2.2** Northstowe will not exist in isolation. Its development will be part of an overall development strategy for the whole of the Cambridge Sub-Region. Services, facilities and infrastructure will be provided elsewhere in the Sub-Region which will be required by the development at Northstowe. The most obvious examples are the Guided Busway and the A14 improvements.
- E2.3** In order to ensure that this sub-regional infrastructure is provided when it is needed, that appropriate levels of funding are secured from the new development and that a consistent approach is taken to securing contributions from individual developments to the service, facilities and infrastructure that will be provided at each development, the planning authorities, service and infrastructure providers have established a delivery vehicle called Cambridgeshire Horizons. This partnership organisation is developing a planning obligation strategy for sub-regional infrastructure which will be incorporated into the planning obligation and conditions strategy for Northstowe.
- E2.4** The Area Action Plan includes policies requiring the provision of services, facilities, infrastructure and other uses such as affordable housing which will be delivered in full or in part by the developers of Northstowe. The-Whilst it

is recognised that the objective to ensure that development starts on site in 2006 is not now achievable, the imperative for development to start on site as soon as possible, now anticipated to be in 2007, together with the scale and magnitude of the proposal and the large number of organisations involved, mean that the full list of services, facilities and infrastructure for Northstowe will not be known until after the Area Action Plan has been submitted to the Secretary of State. Where the local planning authority is aware of planning obligation requirements they have been included in the Area Action Plan otherwise the Development Control Policy for planning obligations provides a framework for gathering contributions for services, facilities and infrastructure which have not yet been determined, including contributions to sub-regional services, facilities and infrastructure which will be provided elsewhere in the Cambridge Sub-Region but which will be in part needed to serve Northstowe.

- E2.5 The following is an indicative (but not exclusive) list of obligations that will be the subject of a Section 46 agreement and / or planning conditions. For all elements the Agreement / conditions will also need to include an appropriate set of trigger points for delivery, together with details of the long term management and maintenance together including the body or trust that will be responsible.

Strategic Masterplan and Strategic Design Guide

- A Strategic Masterplan and Strategic Design Guide will be required prior to the grant of outline planning permission to set out the vision and guiding principles for the creation of a quality environment. For each phase of development, Local Masterplans, Design Guides and Design Codes will be required.

Town Centre Strategy

- To include detailed guidance on the overall size, mix of uses, urban design and measures required to provide early support for the development of the town centre, as well as mechanisms for tying the development of key retail services and other facilities in the town centre to stages in the development of the housing at Northstowe.

Affordable Housing

- A target of 50% of affordable housing with a likely tenure mix of approximately 25% social rented and approximately 25% intermediate housing, including for Key Workers.

Community Facilities

- The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders and other neighbouring local authorities in order that deficiencies and priorities can be identified, which complement existing facilities. Facilities are likely to include:
 1. Education – Primary and Secondary
 - One secondary school with 6th Form provision
 - 5 primary schools
 - Nursery provision
 - Pre-school provision (0-4)
 - Out of school care (0-14 year olds)
 - Special Education
 - Further education in co-operation with the Learning and Skills Council
 2. Lifelong Learning
 - Public Library, information and advice centre, including provision for voluntary sector and with the potential to co-locate a one-stop shop and public sector caller office in the building
 - Adult and Community Learning
 3. Social Services
 - Social services
 - Children and families services
 - Services for older people
 - Mental health services
 - Services for the disabled
 - Family Centre
 - Services for older people, to include extra care housing and nursing home provision.
 4. Fire and Police Services
 - Fire Services
 - Police Services including Police Community Support Officers
 5. Community Facilities
 - Community centres / meeting places
 - Town Council office facility
 - Arts and Cultural Facilities
 - Place of worship (provision for a number of different faiths)
 - Burial ground
 - Allotments

- Youth Centre
- Public Conveniences
- Local recycling centres.
- Informal points and notice boards.

6. Community Development

- Arrangements for involvement of existing local communities and service providers in the design process;
- Plan for community development (residents and workers in the new town) as settlement grows. Interim arrangements for community meeting place;
- Establishment of residents representative group and communication between new residents;
- Arrangements for establishment of town council, and district / county electoral areas review;
- Arrangements for town council administration;
- Arrangements for involvement of residents in management of community facilities, including sports;
- Community Development worker(s) and Youth Workers.

7. Commercial

- Shops – including early support for local shopping provision (including unit shops);
- A market, including provision for locally-based farmers market;
- Pubs / takeaways / cafes / eating places;
- Post Office / banking facilities;
- Leisure e.g. cinema, bowling, fitness.

8. Healthcare

- Care facilities for older people;
- A health campus offering general medical services including GP Practice(s) plus a number of health specialists such as dentists, optometrists, physiotherapists and chiropodists plus dispensary;
- Enhanced services including minor surgery and specialised clinics
- Nurse Practitioners based at each primary school;
- Ambulance facility.

Public Art

- Provision for public art in Northstowe with the preparation of a strategy for public art is to be prepared, with the appointment of (a) lead artist(s) at an early stage in the planning and design of development.

Transport & Travel for Work.

- An improved Hattons Road from the A14 or its parallel distributor road and a new road into the southern end of Northstowe.
- A new access from the proposed Longstanton West Bypass / Station Road, Longstanton into the northern end of Northstowe.
- A new link road from the A14 or its parallel distributor road in the vicinity of the existing Dry Drayton junction into the southern end of Northstowe.
- Financial contributions to the Cambridgeshire Guided Bus – both capital costs and bus service support, taking into account the overall burden on the development.
- A dedicated local busway, linked to the Guided Bus route aligned and with a number of stops to maximise accessibility within Northstowe.
- Traffic management measures to minimise traffic impacts on nearby villages.
- Contributions towards the provision of a Willingham bypass should a bypass be required commensurate with the forecast percentage volume of traffic that will be generated by Northstowe.
- Contributions to the provision of links and improvements to off – site rights of way.
- Car pooling and shared use of parking facilities will be encouraged, particularly on mixed-use sites.
- Green travel plans will be required for employment uses detailing how travel to work by car by employees is to be minimised.
- Contributions towards other public transport services, required from early occupation of dwellings.

Landscape Strategy

- Landscape Strategies for both strategic planting and planting within Northstowe, setting out principles to guide the development of the town and to allow structural planting and landscaping to be implemented at the earliest opportunity. The Landscape Strategy will assist in delivering a quality environment to meet the needs of residents and visitors.

Biodiversity

- A full programme of ecological survey and monitoring before, during and after construction to establish which areas of biodiversity need protecting and enhancing, and strategies for doing so.

Archaeology and Heritage

- A comprehensive site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent of their settings together with details of suitable long-term uses for identified heritage assets.

Recreation

- Strategies for Formal Sports Provision and Play must be prepared, for the approval of the Local Planning Authority. They will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community which are likely to include the following:
 1. 25 m indoor swimming pool;
 2. 8 court sports hall;
 3. Fitness suite;
 4. Squash courts;
 5. Floodlit artificial turf pitches for hockey and football;
 6. Multi use games areas for training and five-a-side football;
 7. Tennis courts;
 8. Outdoor bowls green;
 9. Indoor bowls facility;
 10. Athletics track;
 11. Grass pitches and ancillary for a range of sports and age groups;
 12. Golf facilities.
 13. Town Park and Green Corridors.
 14. Children's Play Areas and informal youth facilities. (e.g. skate park, shelters).
 15. Water Park.
 16. Cricket pitches
 17. Two Country Parks.

Surface Water Drainage

- A strategy for a positive surface and grey-water system, using sustainable drainage systems.

- The foul drainage and sewage disposal systems.
- Measures to mitigate against flood risk to Oakington and measures to ensure that the existing flood conditions in Longstanton should not be exacerbated.

An Exemplar in Sustainability.

- The provision of renewable energy to provide at least 10% of predicted energy requirements of Northstowe.
- Provision of exemplar developments, in sustainable development, including energy efficient measures.
- Support for the provision for the setting up an Energy Supply Company (ESCO) for Northstowe.
- Water conservation measures, which achieve at least a 25% reduction in the use of piped water, compared to the average water consumption for development which does not have water conservation measures.
- The use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials and the inclusion of a Travel Plan to address the needs of labour during construction

Waste

- A Household Waste Recycling Centre (including bulking up/transfer facility) to serve the needs of Northstowe and its immediate hinterland pursuant to Policies within the Cambridgeshire Structure Plan 2003 and Cambridgeshire Waste Local Plan 2003.
- Temporary Waste Management Facilities, available for the duration of the construction phase.

Strategy for Construction Spoil

- A Strategy for Construction Spoil to ensure spoil is retained on-site in a manner appropriate to the local topography and landscape character.

Considerate Contractors Scheme

- A scheme to be agreed that requires that all contractors, sub contractors, suppliers and others working on a project have consideration for neighbouring uses to minimise disturbance; to keep noise to a minimum, to keep all areas adjacent clean including from dust and smoke; to keep each development site tidy; and to ensure that all activities, vehicle movements etc are carried out safely for workers and the general public.

TIMING / ORDER OF SERVICE PROVISIONPOLICY NS/32 Timing / Order of Service Provision

The master outline planning permission and legal agreement will include a schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Northstowe together with a timetable for their provision during the development of the new town. The guiding principle is that services, facilities and infrastructure will be provided at stages in the development process when the need for them is forecast to arise. These will be delivered according to a set of trigger points tied to numbers of dwellings completed or such other stage of the development as advised by the service / facility / infrastructure providers.

E1.23 The services, facilities and infrastructure at Northstowe which will be provided by the development are those which are required only and entirely to serve the new town. The principle that development will fund in full the services, facilities and infrastructure that are required to enable the development to proceed and to meet the needs of its residents and other users is enshrined in planning law and government policy. The Area Action Plan therefore includes an indicative and not exhaustive list of services, facilities and infrastructure which will be needed for the development of a sustainable new town at Northstowe and which will be funded by the developers. The providers of services, facilities and infrastructure at Northstowe have not yet determined in full what and how they will make provision.

E3 DELIVERING NORTHSTOWE

OBJECTIVES

E3/a To ensure appropriate mechanisms are in place to secure the efficient and timely delivery of Northstowe.

E3/b To consider the rate and timing of delivery of housing and associated development at Northstowe.

INTRODUCTION

E3.1 The new town of Northstowe is an important part of the development strategy for the Cambridge Sub-Region. The Cambridgeshire Structure Plan expects 6,000 dwellings to have been constructed or to be under construction by 2016, going up to at least 8,000 dwellings beyond 2016. Not only is that a challenging target for house builders, it is also a challenging target for the providers of the services, facilities, infrastructure and jobs that a small town of approximately 20,000 people will have. Construction is now envisaged to start on site in 2007, a year later than required by the Structure Plan. This reflects the earliest date that planning permission could be granted once the AAP is adopted. In order to achieve in the order of 6,000 dwellings by 2016, the anticipated rate of development at Northstowe is likely to be a minimum of 670 dwellings each year. This rate of development will also depend upon the delivery of key infrastructure such as the A14 road corridor improvements.

DELIVERY MECHANISMS

E3.2 The Area Action Plan has been prepared in consultation with stakeholders at three stages of consultation. The Council is also involved in the preparation of other key strategies and plans such as its Community Strategy and strategies being prepared by others such as the Cambridgeshire Long Term Transport Strategy and Local Transport Plan. Cambridgeshire Horizons is leading on a number of sub regional strategies in which the Council is involved, looking at issues such as formal sports, and green infrastructure.

E3.3 Cambridgeshire Horizons key focus is on the delivery of the development strategy for the Cambridge area. As such, it is assisting the local authorities with mechanisms to ensure prompt and efficient delivery of the major developments. Given the urgency to ensure that plans are in place to bring forward the major developments to meet the needs of the Cambridge Area, the Area Action Plan is inevitably a fairly strategic document which sets out the anticipated key requirements of the development where these are already

known, and identifies where strategies are required to identify all the specific requirements of the development. A Steering Group chaired by Horizons was established in 2003 with a series of topic groups to facilitate further partnership working with the main stakeholders on key issues such as community facilities and drainage. This will help the landowner/developer to develop the plans and strategies required by the Area Action Plan with full and early input from the local authorities and key stakeholders to seek to ensure they are capable of being approved and delivered.

E3.4 Cambridgeshire Horizons will have a key role in helping to draw together the identified requirements of Northstowe as work on a planning application for the new town progresses and in facilitating discussions on a planning obligation agreement. This independent input will assist partnership working between the local authority and the landowner/developer and ensure a realistic approach to negotiations.

DELIVERING HOUSES AT NORTHSTOWE

E3.10 The new plan making system has an increased emphasis on demonstrating how the policies of the plan will be delivered, particularly housing. Planning Policy Statement 12 requires that all plans involving housing include a housing trajectory. This attempts to estimate the start date for housing being delivered on the ground and the build rate per year to test how reasonable it is to rely on polices to deliver the identified housing requirement.

E3.11 In the case of this plan, the 'saved' policies of the Cambridgeshire Structure Plan 2003 provide the detailed housing guidelines for South Cambridgeshire. The statutory requirement is for the district's plans to be in general conformity with RSS6 rather than the Structure Plan. Under the new plan making system it is the RSS and the district LDFs that form the development plan. In practice for South Cambridgeshire District Council, the Structure Plan is still a key material consideration for plan making. The policies of the Structure Plan are 'saved' under transitional arrangements and the plan is in general conformity with the current Regional Spatial Strategy in RSS6. Draft RSS14 broadly carries forward the approach of RSS6 and the Structure Plan as they apply to the Cambridge Sub Region. At the time of writing, there is no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan. It is therefore entirely appropriate and consistent for the Area Action Plan to meet the policy requirements of the Structure Plan, whilst being in general conformity with RSS6.

E3.12 In preparing the housing trajectory for Northstowe, the Council has had regard to a number of factors:

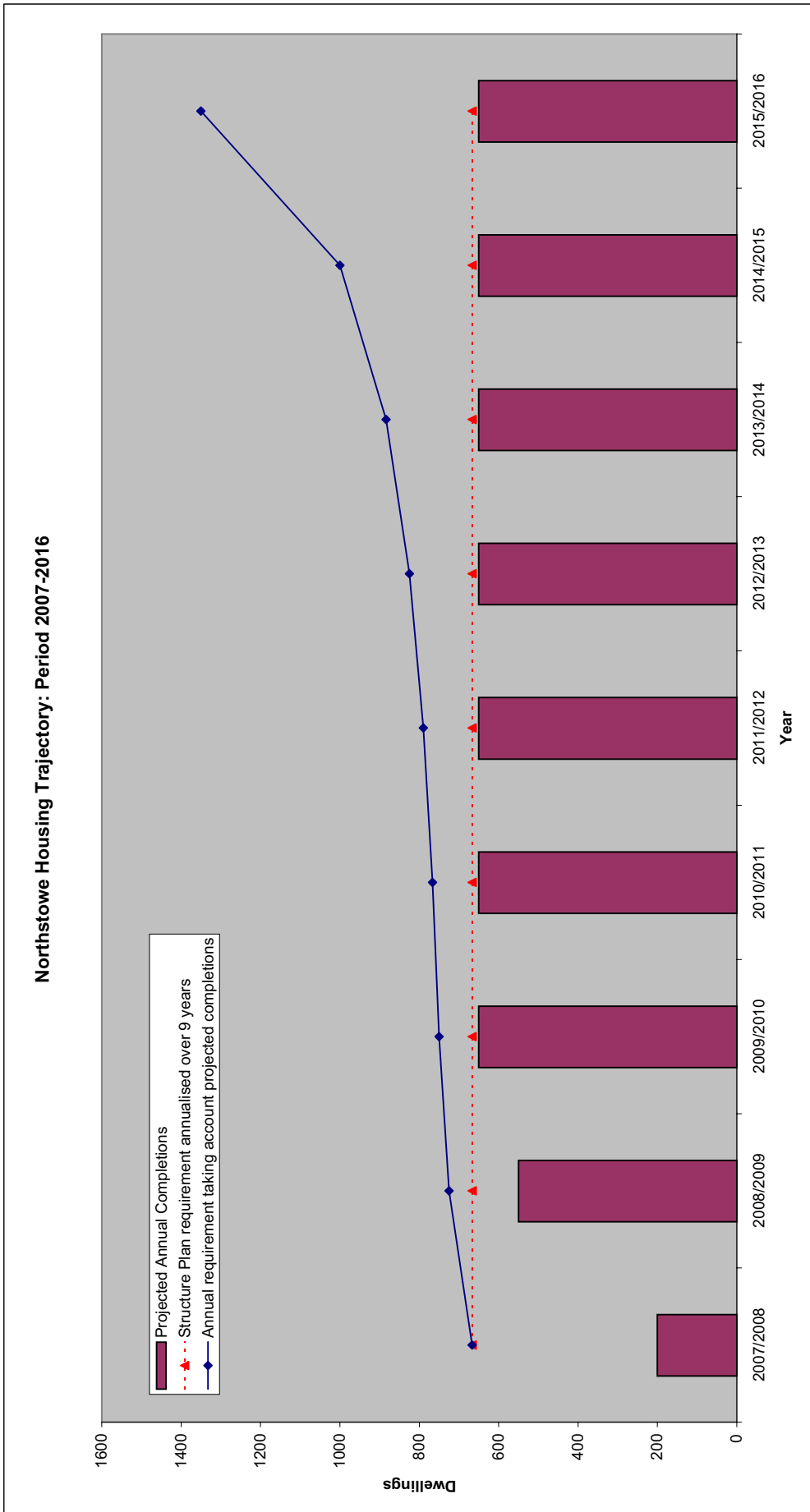
- the anticipated date of adoption of the Area Action Plan, before which no planning permissions could be granted for development
- the submission of planning applications for Northstowe
- a reasonable build rate for the development, agreed with the landowner/developer, based on current expectations of the housing market and the capacity and intensions of the house building industry.

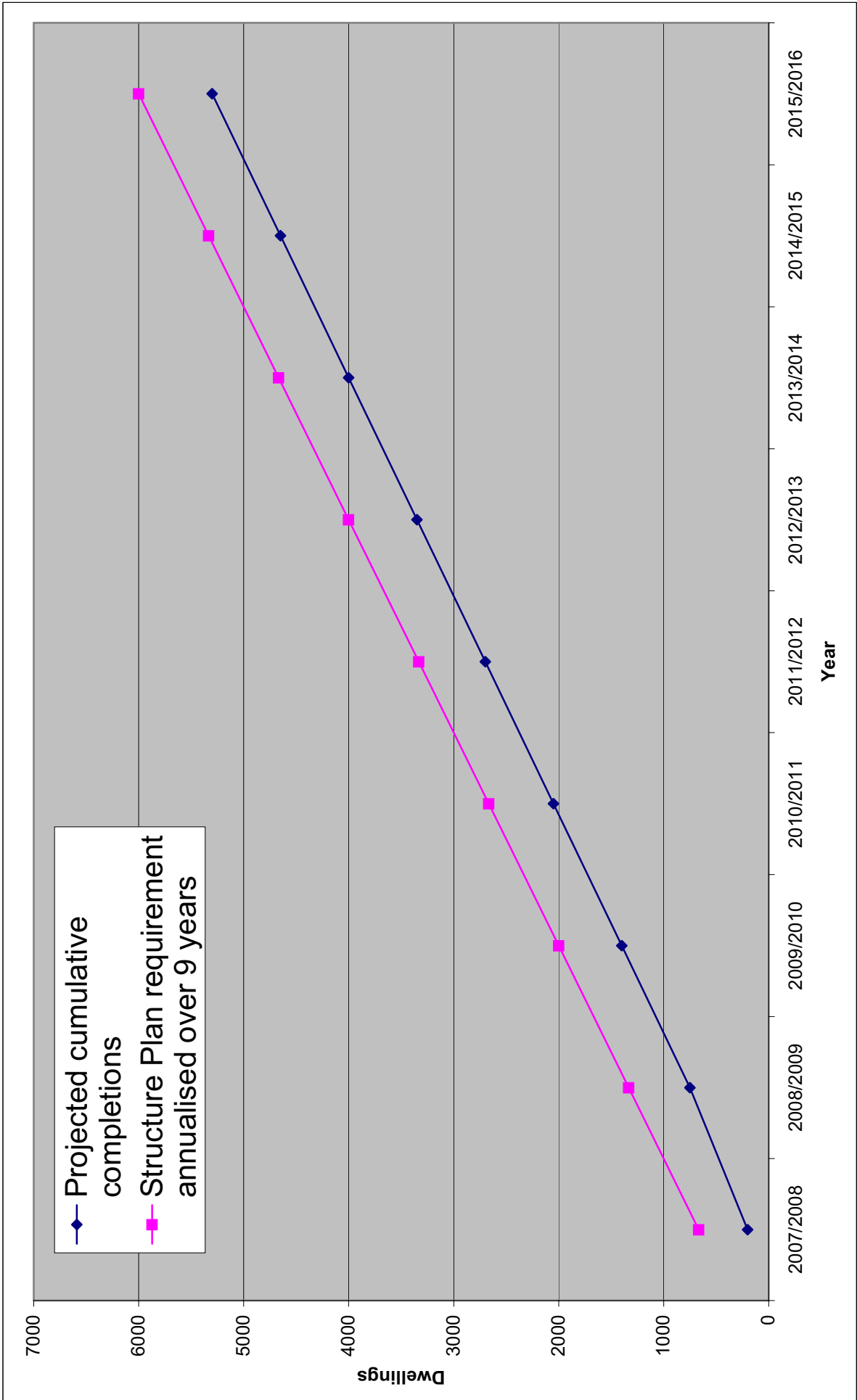
E3.13 However, all these assumptions must be heavily caveated that in the event of any changes, the housing trajectory will not reflect actual delivery. Many of these factors are beyond the control of the local planning authority or the development industry. The role of monitoring will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy. A monitoring strategy for Northstowe is set out in section E4.

Housing Trajectory for Northstowe: 2007-2016

Period 2007 - 2016	PROJECTIONS											Total up to 2016	Post 2016	Total
	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016					
Projected Annual completions*1	200	550	650	650	650	650	650	650	650	650	650	5300	2700	8000
Annual requirement taking account projected completions	667	725	750	767	790	825	883	1000	1350	700				0
Structure Plan requirement annualised over 9 years	667	667	667	667	667	667	667	667	667	667	6000			8000

*1 Gallagher Estates indicates that it is possible that 5300 dwellings may be completed by 2016 rather than the policy target of 6000 dwellings. However, every effort will be made to deliver the full target





ACHIEVING THE BUILD RATE

POLICY NS/31 Achieving the Build Rate

In order to ensure that a build-rate of 670 dwellings per year is achieved, the master developer/consortium of builders for Northstowe will 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 will be approved and enforced by the District Council.

- E1.21 Achieving a build rate of 670 dwellings per year at Northstowe will be very challenging. Evidence presented to the Cambridgeshire Structure Plan Examination in Public in 2002 from the developing communities of Cambourne and Hampton (Peterborough) suggested that this rate is achievable and is influenced by such factors as the number of house-builders active on a site. The rate of development at Northstowe will govern the rate at which services, facilities and infrastructure are provided which will be fundamental to achieving a high quality of town at an early stage. It will have a bearing on the length of the development process and the duration of any disruption to the locality. It will also be fundamental to achieving the Sub-Regional target of 2,800 dwellings per year set in the Cambridgeshire Structure Plan.
- E1.22 The rate of development will be influenced by a range of issues, not least the state of the economy and the housing market which will not be constant over the lifetime of the development of Northstowe. There are measures that the developers can themselves take, for example by ensuring that sufficient house-builders are represented at Northstowe. In addition, funding for the affordable housing element is uncertain in respect of the timeframe for this development. Currently there is a presumption by central government that affordable housing on Section 106 sites such as at Northstowe will be funded by planning obligations on the development rather than a combination of serviced land and social housing grant.

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E4 MONITORING NORTHSTOWE

OBJECTIVES

E4/a To ensure appropriate mechanisms are in place to monitor the efficient and timely delivery of Northstowe.

INTRODUCTION

E4.1 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the local planning authority to assess whether its plans remain sound or whether adjustments need to be made to continue to meet the plan's objectives. The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the Local Development Framework.

ANNUAL MONITORING REPORTS

E4.2 Every local planning authority now has to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This forms part of the overall package of documents making up the Local Development Framework for each district. South Cambridgeshire District Council will have to produce an AMR, which will deal with development at Northstowe, as part of the overall provision of different land uses within the district, eg. district wide housing land supply. However, it is also important to look at the development of Northstowe specifically and test how it is performing overall against key policy requirements of the Area Action Plan.

E4.3 The district wide indicators for South Cambridgeshire are contained in the Core Strategy and Development Control Policies Development Plan Documents. For example, the Council will identify the number of houses completed annually in the district, of which those at Northstowe will form part.

MONITORING NORTHSTOWE

E4.4 A set of indicators has been developed specifically for monitoring the Northstowe Area Action Plan. This includes core indicators similar to those applying across the district but drawing out monitoring of the development of Northstowe specifically. For example, this will provide for monitoring of housing completions against the policy requirements for the development as set out in the Area Action Plan. A number of specific local indicators are also included to enable monitoring of those policies in the Area Action Plan that set specific requirements for the development at Northstowe, eg. housing density and accessibility to public transport. The Council's AMR will include a

section monitoring the Northstowe development against the site specific indicators. These are included at Table E4 at the end of this chapter.

HOUSING TRAJECTORY

E4.5 A housing trajectory for Northstowe is included in section E3 Delivering Northstowe which sets out a policy based assessment of the potential start date and build rate for Northstowe. A separate housing trajectory will be prepared as one of the core output indicators that districts are required to monitor in their Annual Monitoring Reports, as set out in Table E4.

E4.6 The role of the housing trajectory is to integrate the “plan, monitor, manage” approach to housing delivery by showing past performance and estimating future performance. The housing trajectory will illustrate this information in a graphical form. The AMR housing trajectory for Northstowe will compare the levels of actual and projected completions over the period of the plan with the housing trajectory contained in the Area Action Plan. This build rate will then need to be looked at together with other sites across the district as part of the South Cambridgeshire overall housing trajectory.

RESPONDING TO DELIVERY ISSUES

E4.7 In the event that the AMR identifies delivery issues at Northstowe, where key policy targets are not being met, these would need to be assessed as part of the Council’s AMR process and a decision reached on whether any change was required to the Area Action Plan or through other mechanisms.

E4.8 A key aspect of monitoring Northstowe will be the number of homes being built. The number of homes coming forward in the district at a stage towards the top of the development sequence, will need to be assessed in the AMR, and compared with the Structure Plan figure for that stages in the sequence. If there is a significant shortfall or surplus in the level of provision, it may be necessary to review the housing policies for Northstowe to seek to make the necessary adjustment in build rates or provide elsewhere.

E4.9 Whilst it is not anticipated, if the situation were to arise where this could not meet the housing needs of the area, there would be a need to review the development strategy for the Cambridge Sub Region to identify the next most sustainable location for the shortfall in development. This is in the context of a Structure Plan hierarchy which has sites within, and then on the edge of, market towns next in the locational sequence for development. Villages are at the bottom of the sequence and there should be no automatic assumption that any shortfall at Northstowe should be made up in villages in South Cambridgeshire.

Table E4 Northstowe Monitoring Indicators

ST/d To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land.						
<u>Indicator number</u>	<u>Indicator</u>	<u>Type of Indicator</u>	<u>Related Chapter Objectives</u>	<u>Related Draft LDF Policies</u>	<u>Targets</u>	<u>Data Source</u>
NS01	Total Housing Completions / Annual Rate	Core	D4/a	NS/10 Northstowe Housing	6000 by 2016 / 650 per year	Cambridgeshire County Council Annual Monitoring Survey
NS02	Housing Density	Core	D4/b	NS/10 Northstowe Housing	At least 40 dwellings per hectare	Cambridgeshire County Council Annual Monitoring Survey
NS03	Housing Mix	Core	D4/c	NS/10 Northstowe Housing	1) At least 50% of homes with 1 or 2 bedrooms 2) Approximately 25% of home with 3 bedrooms 3) Approximately 25% of homes with 4 or more bedrooms	Cambridgeshire County Council Annual Monitoring Survey
NS04	Employment Land Supply by type	Core	D5/a, D5/b, D5/c, D5/d	NS/11 Northstowe Employment	Provide for the equivalent of 20 hectares of employment land over the AAP period.	Cambridgeshire County Council Annual Monitoring Survey
NS05	Distance to Public Transport	Local	D7/a, D7/b, D7/c, D7/d, D7/e, D7/f, D7/g, D7/h	NS/13 Road Infrastructure, NS14 Alternative Modes	All developed within 600m of a stop on dedicated local busway or 400m of other local bus stops.	Cambridgeshire County Council Annual Monitoring Survey
NS06	Distance to public Open Space	Local	D11/b, D11/c	NS/22 Public Open Space and Sports Provision	Formal sports pitches within 1000m; No home more than 60m from a LAP; No Home more than 240m from a LEAP; No home more than 600m from a NEAP or SIP.	DEVCON/ South Cambs GIS

GLOSSARY OF TERMS

AAP	Area Action Plan	Provides a statutory planning framework for an area of change
AH	Affordable Housing	A wide variety of types and tenures of housing where the common feature is that it is subsidised in some way to make it affordable to those who cannot afford a home on the open market
AOD	Above Ordnance Datum	The Ordnance Datum is the mean sea level at Newlyn in Cornwall calculated between 1915 and 1921, taken as a reference point for the height data on Ordnance Survey maps.
B1(c)	Use Class B1(c)	Light Industry
B2	Use Class B2	General Industry
B8	Use Class B8	Wholesale warehouse, distribution centres and repositories
BAP	Biodiversity Action Plan	Encouraging a wide range of fauna and flora in a locality
BIS	Bus Information Strategy	Part of the Local Transport Plan
	Cambridgeshire and Peterborough Structure Plan	Statutory plan that sets out broad development requirements in the County to 2016 (Prepared by the County Council)
	Car Pooling	Shared use of a car(s) by a group of people
CHP	Combined Heat and Power	Using waste heat from power stations to heat nearby houses
	Country Park	An area of countryside which is landscaped and managed for informal recreation and includes some visitor facilities such as car parking, toilets and an interpretation centre
CPZ	Controlled Parking Zone	An area in which special parking controls are applied
	Community Strategy	Strategy for promoting the economic, environmental and social well-being of the area and contributing to the achievement of District Wide sustainable development
CS	Core Strategy	An element of planning policy within the LDF
CSR	Cambridge Sub-Region	Comprises Cambridge, South Cambridgeshire and the Market Towns
DPD	Development Plan Document	Statutory document having been through Independent Examination
dph	Dwellings per hectare	At least 30 in most circumstances, as required by PPG3: Housing, RPG 6 and Structure Plan
EA	Environment Agency	
EEDA	East of England Development Agency	
EERA	East of England Regional Assembly	
EIA	Environmental Impact Assessment	Considers the potential environmental effects of land use change, enabling decisions on land use change to be taken with full knowledge of the likely environmental consequences

EiP	Examination in Public	Inquiry led by an independent Planning Inspector into proposals for and objections to LDDs
GADG	Growth Area Delivery Grant	Infrastructure funding
GHG	Greenhouse Gases	Carbon Dioxide and other emissions, causing global warming
GO-East	Government Office for the Eastern Region	
GPDO	General Permitted Development Order	Provides permitted development rights which allow certain types of development to proceed without the need for a planning application
GQPT	Good Quality Public Transport	A bus or train at least every 30 minutes
	Green Corridor	Areas of open land which penetrate into an urban area for amenity and recreation
	Green Separation	The area of open land required to keep apart two separate communities and maintain their individual identities
	Greywater	The mildly polluted wastewater from shower / bath, washbasin and washing machine
HNS	Housing Needs Survey	Assessment of housing needs across the whole district
HQPT	High Quality Public Transport	Generally service frequencies of at least a 10 minutes peak / 20 minutes inter-peak. Weekday evening frequencies of ½ hourly until 11pm, Saturday ½ hourly 7am - 6pm, then hourly and Sunday hourly 8am - 11pm. Also provides high quality buses, information and infrastructure.
	Infrastructure Partnership	Responsible for co-ordination of the delivery of housing and infrastructure across the Cambridge Sub-Region
	Key Worker Housing	Discounted market housing targeted at specific groups, including teachers, nurses and others whose role relates to the care and comfort of the community or sustaining the local economy, and who are unable to meet their housing needs on the open market.
LAP	Local Area for Play	
LAPC	Local Authority Pollution Control	
LAPPC	Local Authority Pollution Prevention and Control	
LCA	Landscape Character Assessment	Assessment of the landscapes, wildlife and natural features into distinct character areas
LDD	Local Development Document	Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)
LDF	Local Development Framework	A "folder" containing LDDs, LDS, SCI etc.
LDS	Local Development Scheme	Sets out the LDDs to be produced over the next 3 years

LEAP	Local Equipped Area for Play	
LPA	Local Planning Authority	e.g. South Cambridgeshire District Council
LSP	Local Strategic Partnership	Public service providers, local communities, voluntary, public and private sectors co-ordinate improvements in public services to achieve sustainable economic, social and physical regeneration
LTP	Local Transport Plan Masterplan	Sets out transport strategy for Cambridgeshire Strategic & Local Masterplans
MOD	Ministry of Defence	
MUGA	Multi-Use Games Area	
NEAP	Neighbourhood Equipped Area for Play	
NNR	National Nature Reserve	Protect the important areas of wildlife habitat and geological formations
PENs	Previously Established New Settlements	e.g. Bar Hill
	Parish Plan	A vision of how a town or village should be, addressing social, economic or environmental issues
PPC	Pollution Prevention Control	
PPG	Planning Policy Guidance	National planning guidance
PPS	Planning Policy Statement	New form of national planning guidance replacing PPGs
PV	Photovoltaic Energy	Solar energy from photovoltaic cells
PVAA	Protected Village Amenity Area	Open land protected for its contribution to the character of the village
RPG	Regional Planning Guidance	Planning guidance for the region (See RSS)
RSS	Regional Spatial Strategy	New name for RPG
RTBI	Real Time Bus Information	A display in the bus shelter showing how long until the next bus arrives
RWH	Rainwater Harvesting	Using rainwater for flushing toilets, etc.
SA	Sustainability Appraisal	An appraisal against sustainability criteria of proposals for LDDs by independent consultants
SAP	Standard Assessment Procedure	Assessment procedure for energy rating of dwellings
SCI	Statement of Community Involvement	Shows how the wider community and stakeholders are to be involved in the process of producing a LDF
	Sustainable Development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs
SEA	Strategic Environmental Assessment	Integration of environmental considerations into the preparation and adoption of plans, promoting sustainable development
	Section 106 and Section 46 (S46 is the new name for S106 in the new Planning Act)	Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments
SIP	Space for Imaginative Play	
SOS	Strategic Open Space	Public Open Space of more than local significance such as Country Parks

SPD	Supplementary Planning Document	Informal policy which has been the subject of public participation (the new name for SPG)
SPG	Supplementary Planning Guidance	See SPD
SSSI	Site of Special Scientific Interest	Designated site of national importance to wildlife and/or geology
STW	Sewage Treatment Works	
SUDS	Sustainable Urban Drainage Systems	May take the form of swales, lagoons, permeable paving, green roofs and sensitively re-engineered channels or reed beds
TA	Transport Assessment	Assessment of the expected additional traffic generation (all modes) for new development
TP	Travel Plan	Plan setting out a series of measures to encourage the use of modes other than the private car
UCS	Urban Capacity Study	Assessment of vacant land within built-up areas which could be developed
VDS	Village Design Statement	Produced by communities to show what kind of development they want as part of their settlement

