

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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

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

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

**Officers:**

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

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

### **1. DECLARATIONS OF INTEREST**

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

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

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

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

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

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

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

## **Site of New Settlement**

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

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

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

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

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

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

### **Site B**

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

A vote was taken and Council unanimously

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

### **Site C**

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

Councillors made the following general points:

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

### Secondary Schools

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

### Guided Bus

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

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

### Willingham By-pass

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

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

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

### Site A

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

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

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

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

## Vision

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

### Open Space

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

### Rampton Road

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

### Pedestrian Bridge

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

### Sustainability

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

Council

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

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

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

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

#### Amendments to Appendix 1

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

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

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

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

#### **Green Belt**

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

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

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

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

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

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

Council, with 28 votes in favour and 6 against

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

#### Amendments to Appendix 1

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

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

#### Town Centre

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

#### Commercial Sector

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

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

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

#### Linear Town Centre

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

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

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

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

### Amendments to Appendix 1

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

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

### Housing

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

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

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

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

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

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

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

Council, with 9 votes in favour and 22 against

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

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



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

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

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

Council

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

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

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

### **Employment**

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

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

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

Council **AGREED**

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

Council agreed with the recommendations in Appendix 1.

**Community Services**

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

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

Council

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

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

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

#### Amendments to Appendix 1

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

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

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

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

### Landscape

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

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

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

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

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

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

### St Michael's Mount

Councillor A Riley left the chamber during this discussion.

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

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

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

### Rampton Drift

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

### Access

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

### Playing Fields

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

### Country Parks

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

Council

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

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

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

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

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

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**The Meeting adjourned at 6.20 p.m.**

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