

## **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 urban design with the best traditions of a fen edge Cambridgeshire market town.**

- 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**

- a) **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**

- b) **As a town of 8,000 dwellings (6,000 dwellings by 2016) with appropriate employment, services, facilities and infrastructure;**

#### **The Setting of Northstowe**

- c) **Surrounded by an extension of the Cambridge Green Belt which will constrain further growth;**
- d) **Physically separate from surrounding villages including the closest villages of Longstanton and Oakington where there will be Green Separation which will maintain village character;**
- e) **As an attractive and interesting feature in the landscape with which it is well integrated through a variety of edge treatments;**
- f) **With a landscaped setting which respects and reinforces local landscape character;**

### **The Character and Design of Northstowe**

- g) A distinctive town character which takes its cues from other Cambridgeshire market towns but also reflects innovative urban design and which engenders an inclusive, vibrant and diverse community spirit with a strong sense of local identity;**
- h) With well designed and landscaped urban and residential areas to create neighbourhoods with their own character and legibility;**
- i) 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;**
- j) 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;**
- k) Where people can live a healthy lifestyle in a safe environment and where most of their learning needs are met;**
- l) Reinforcing its individual identity and sense of place by incorporating specially commissioned public art;**
- m) With a net increase in biodiversity across the site;**
- n) With Green Corridors running through the town which connect with other open spaces within and around the town and the wider countryside beyond;**

### **Transport**

- o) As a town which is highly accessible and permeable to all its residents on foot, by cycle and High Quality Public Transport;**
- p) 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;**
- q) With High Quality Public Transport links to Cambridge as the sub-regional centre and focus of employment;**

### **Supporting Services and Facilities**

- r) A town centre which meets most of the needs of its 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 and other points of interest, including public art, to create a legible sense of place;**
- s) 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;**

- t) **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,**
- u) **With an appropriate mix of jobs whilst providing for the continuing needs of the high technology research and development industry;**
- v) **With an appropriate level of services and facilities including those for art and culture, education, sport and recreation;**
- w) **With the developers of the town providing necessary services, infrastructure and facilities, including provision for long-term management and maintenance;**
- x) **Which includes opportunities for residents of nearby existing communities to access its services and facilities;**

#### **Land Drainage**

- y) **With appropriate measures to minimise flood risk to the development and other communities;**

#### **Implementation and Phasing**

- z) **Phased to ensure that the necessary services, facilities, landscaping and infrastructure are provided from the start and in step with development and the needs of the community;**
- aa) **Minimising the impact of development during construction on both the existing and new communities.**
- cc) **With Local Masterplans, Design Guides and Design Codes for each phase of development, submitted to and approved by the Local Planning Authority prior to the granting of any planning permission.**

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.