

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.
 - 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.
- 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_s 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.