



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.	<p>Include new chapters in Part E:</p> <p>"E3 Delivering Northstowe" to include matters affecting delivery and a housing trajectory.</p> <p>"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.</p>

Representations

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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.

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 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. 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 DPD**

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 Plan Committee	Support	Longstanton Parish Plan Committee supports this policy	
8590 - Longstanton Parish Plan Committee	Support	Agree	
7863 - Longstanton Parish Council			
8806			
			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.
		Support noted.	
		Support noted.	

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. (e) 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.

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

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.

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

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.	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.	No change.
		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.	

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

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

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."

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

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>	

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

Representations	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 it's 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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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."
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8619 - Longstanton Parish Plan Committee

Support

Longstanton Parish Plan Committee strongly supports this principle

Support noted.

8

8620 - Longstanton Parish Plan Committee

Support

Longstanton Parish Plan Committee strongly supports this principle

Support noted.

9

8931 - 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.

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. Support noted.

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	Support	Welcome provision of a high quality network of footpaths, bridleways and cycleways.	Support noted.	
8927 - The Fairfield Partnership	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	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	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.	

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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.	

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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;"

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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

Support noted.

27

8662 - Longstanton Parish Plan Committee

Support

Support noted.

Longstanton Parish Plan Committee strongly supports this principle

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8513 - 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."
8663 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
B.3				
8665 - Longstanton Parish Plan Committee	Support	Longstanton Parish Plan Committee strongly supports this principle	Support noted.	
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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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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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 its 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.

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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.	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 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 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 change.
8520 - Gallagher Longstanton Ltd.	Object	Objections have been recommended in respect of these objections which would need to be shown on the Concept Diagram. 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.
		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 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.

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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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Chapter C THE SITE AND ITS SETTING

Objectives

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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 Michaelis has been put forward in full knowledge of the proposed site for Northstowe and the Conservation Area at the northern end of Longstanton

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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.

No change.

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.

No change.

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.

Object C The Site and its Setting Objectives 2 Green Belt C2/a, C2/b and C2/c - Please see my objection 1 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.

Object 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

C1/a

9491 - The Fairfield Partnership

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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.
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.
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).

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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.	
C3/c				
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.

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

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.
<p>C3/d</p> <p>8722 - Longstanton Parish Plan Committee</p>	<p>Support</p> <p>Longstanton Parish Plan Committee supports this policy</p>	<p>Support noted.</p>	
<p>NS/3 The Site For Northstowe</p> <p>8036</p>	<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.

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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.	

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10193 - 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. 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)	Object	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.	Object	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 opt Northstowe) and NS/28 (strategic landscaping).	No change.

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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.

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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. 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.	Support noted.	
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.	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.	No change.

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

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.

C1.1

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.

No change.

C1.2

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.

No change.

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 its 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	9063 - The Fairfield Partnership	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	8038	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	8037	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.

No change.
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.

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

No change.
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.

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

No change.
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.

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 by 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 DPD****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 DPD****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 a 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.

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.

No change.

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.	No change.
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.	No change.
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.	No change.

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.	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.	(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.
		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.	

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

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	Rampton Parish Council supports the greenbelt proposal between Rampton and Northstowe.	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 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 Grove 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 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 uttons 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	9557 - 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****Councils' Assessment****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 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.

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

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.	

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.	We agree that the green areas should be physically connected for the benefit of wildlife.	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.
e	7867 - Longstanton Parish Council	Support		We agree that the green areas should be physically connected for the benefit of wildlife.	Support noted.	
	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).
f	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.	
	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 DPD****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 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.
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.

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

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 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 Micahel's church includes St Michels 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.

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

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.

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

10500 - Cambridgeshire County Council
 10915 - Ely Diocesan Board
 10885 - Taylor Woodrow Developments Ltd
 8538 - Gallagher Longstanton Ltd.
 8555 - Gallagher Longstanton Ltd.

Object
 (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.

No change.

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.

11052 - Longstanton Parish Plan Committee

Object
 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.

No change.

(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 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.

9264

Object
 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).

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)."

Agreed, the existing character of the countryside adjoining the villages includes the existing tree cover which may require long term management.

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

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.	

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

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	Support	Support this policy.	Support noted.	
8414				
9313				
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.

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

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.	

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

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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 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.	

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

8754 - Longstanton Parish Plan Committee	Support	Longstanton parish Plan Committee supports this policy	Support noted.	
5				
8884	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.	Add the following to the end of policy NS/6 (1): "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."
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.	No change.
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.	
C4.1				
9165 - The Fairfield Partnership	Object	TFP agree with and support the AAP analysis of the character of the Conservation Area 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.	No change.
C4.2				
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.	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)."
8818				

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

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.

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	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.
8547	Gallagher Longstanton Ltd. Object			

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

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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.

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

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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..."
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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..."
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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 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.
 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.

No change.

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.	No change.	
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
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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.
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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.

Policy NS/27 requires the location of sites accesses and haul roads to minimise their impact on existing residents and businesses. Paragraph E.1.3 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.

No change.

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 DPD**

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.	Agrees 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***

8900 - 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.
8984 - 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.	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, to 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.
7			
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 DPD**

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 8826	Support	We agree	Support noted.
D2.4 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.
D2.5 7980 - Longstanton Parish Council 8829	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.	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.

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 DPD****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 DPD****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.

It is agreed that this objective does not reflect Policy NS/9. As construction of each neighbourhood should coincide with construction of its local centre, development of more than one local centre will need to commence early if development begins in more than one location. The objective should be amended.

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.

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.

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

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

Support noted.

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**

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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 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.	No change.
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**

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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**

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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.

No change.
 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.

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.

No change.
 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.

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 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:

- At least 40% of homes with 1 or 2 bedrooms; and
- Approximately 30% of homes with 3 bedrooms; and
- 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**

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. □ 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."
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.	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.	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.

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

9244 - English Partnerships	Object	<p>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.</p>	<p>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.</p>	No change.
10390 - Gallagher Longstanton Ltd	Object	<p>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.</p>	<p>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.</p>	
10387 - Gallagher Longstanton Ltd	Support	<p>The recognition that the tenure mix should not be prescribed in policy and should be flexible over time is welcomed.</p>	<p>Support noted.</p>	

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

11147 - Cambridgeshire County Council Support 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.

No change.

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.

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.

No change.

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.

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 can be amended to 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.	
7896 - The Fairfield Partnership	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*

8595 - 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.
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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.
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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 DPD****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

8616 - 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....."

9873

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

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	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.
8175 - Cambridge City Council	Object	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."

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.

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.

Insert new policy paragraph after NS/12:

"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**

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	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.	

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

5

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, cinemas, 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 reasonably 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.'
10 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 prejudice 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****Councils' Assessment****Change to Draft DPD****7th Bullet**

9440 - 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 funding 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):</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>
9778 - Diocese of Ely	<p>Support</p> <p>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.</p>	<p>Support for its inclusion in the list of facilities being investigated noted.</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****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**

11

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 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.'
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 Cambridge & West Suffolk
 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 Plan Committee
 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.

No change.

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.

11150 - 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 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 DPD**

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'.

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/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	Object 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.	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 '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."
9001 - The Fairfield Partnership	Object In NS/13-2 replace 8,000 with 'up to 10,000' to reflect TFP's proposals.	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**

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	<p>Object</p> <p>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.</p>	<p>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.</p>	No change.
11232 -	Cambourne Parish Council	<p>Object</p> <p>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.</p>	<p>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.</p>

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

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.

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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.	
<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.

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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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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
 Support

Support noted.

8

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.

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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

10520 - Cambridgeshire County Council 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

10522 - 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. 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 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.

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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.	No change.
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.	No change.
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 D7.23. In addition, Policy TR/3 in the Development Control Policies DPD requires the provision of a Travel Plan.	No change.

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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	Cambridgeshire	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.

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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."

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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.	
9478 - English Partnerships	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."

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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 (GGB) is on course to open around the same time as the first occupancies at Northstowe. However, agree the provision of the GGB 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 GGB 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 GGB.

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.

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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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: vi 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 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.

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.

No change.

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.

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.

No change.

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.

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 may be 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.

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.

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.

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****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.	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.
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."	Agree there is a contradiction and paragraph D7.12 should be amended.	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."
D7.13	Object	There will be no road access from within Northstowe to the Park and Ride facility planned for the north of the town.	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.	No change.

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'.

No change.
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.

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.

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.

No change.
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.

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

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.	

h

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

Support noted.

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 composes 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	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.	No change.
7846 - Rampton Parish Council 8813 - Longstanton Parish Plan Committee 7898 - Longstanton Parish Council 8844	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	Nature Representation Summary	Councils' Assessment	Change to Draft DPD
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	8674 - 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 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.

7900 - Longstanton Parish Council
 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.

No change.

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.

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'.

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.

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

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 8853	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.'
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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.
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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.	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".
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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.	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.	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."
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	8640 - 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) (n) 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 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.	The AAP makes clear that groups of pitches and facilities provide benefits in terms of management, but must not be of such a scale to be detrimental to the design of the town. It is agreed that paragraph 11.7 could be clarified.	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.

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****NS/23 Countryside Recreation**

10539 - Cambridgeshire Council	County	Object	<p>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.</p> <p>Amend Policy NS/23 (1) to read:</p> <p>1. Two country parks will be provided:</p> <p>a) in the Green separation between Oakington and Northstowe.</p> <p>b) At a location following further assessment.</p>
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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 DPD**

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 DPD**

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	<p>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.</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 included 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 give rise to a requirement for 97 hectares. The proposed Country Park west of Stiston 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>

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.
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."

a

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 NS/23 (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 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.	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 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 DPD**

9339 - The Fairfield Partnership 8851 - Longstanton Parish Plan Committee 7982 - Longstanton Parish Council	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.	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.
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.	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.
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.	Support noted.
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..."	This would be a useful clarification of the wider characteristics of a 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..."

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 set 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.

D11.297919 - 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.

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 8009 - Longstanton Parish Council	Object	Objective D12/c must be changed to state that current flood risk must be mitigated in both Oakington and Longstanton.	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 DPD**

8860	Object	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: -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.	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.	Delete NS24 (3), and replace with: Mitigating Flood Risk All flood mitigation measures should make allowance for the forecast effects of climate change.
7906 - Longstanton Parish Council	Object	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.	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.	
9145 - English Partnerships	Object	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.	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.	No change.
7850 - Rampton Parish Council	Object	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.	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.	
11090 - Environment Agency 7853 - Rampton Parish Council	Support	Support the integrated water strategy for the area. A drainage strategy and mitigation measures have been provisionally agreed by the Agency.	Support noted.	

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

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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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2

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 Anglican 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 Anglican 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 D12a, 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 though 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 Support 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**

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.

Councils' Assessment

(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.

Change to Draft DPD

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**

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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.	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.	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.	

Representations**Nature Representation Summary****Councils' Assessment****Change to Draft DPD****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 DPD****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. 8862

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.

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.

No change.

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.

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.

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.

No change.

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.

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'.	No change.
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7851 - Rampton Parish Council	Support	Rampton Parish Council supports the emphasis on providing an exemplar of sustainability.	Support noted.
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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.	No change.
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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'.	No change.
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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.

Object

No change.

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.

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.

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.

E1.1

11210 - Cambridgeshire County Council

Object
Development to start on site is not possible in 2006.

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.

Support noted.

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

10609 - Cambridgeshire County Council	Object	<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.</p> <p>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:</p> <p>Construction Methods</p> <p>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 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.
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.

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."

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 traffic, 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.

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.

7854 - Rampton Parish Council Support Rampton Parish Council supports the re-use wherever suitable of existing buildings on site, and the use of mineral and other resources already there.

2

8880 - 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.

7912 - Longstanton Parish Council
8054
8870
8420
9296

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.

An amendment is proposed to policy NS/27 to reflect the need for construction waste management facilities on site.

Support noted.

It is agreed that a change to the plan is required to reflect the outcome of consideration of representations at the preferred options stage. Given the location of the materials to be recycled; the runway, perimeter road, and any remaining hard standing areas, it will be necessary for the crusher to be located on the Barracks, situated towards the outer edge. In addition, through granting planning permission, the Council can require additional noise attenuation measures and screening, and will limit the operating hours.

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."

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.

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.

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
9737
Object
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 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
Committee
7913 - Longstanton Parish Council
8872
Support
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
Committee
Support
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
Committee
Support
Longstanton Parish Plan Committee support this policy

Support noted.

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

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.

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.

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 DPD**

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 DPDs. 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 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>
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>	<p>Include new chapter "E3: Delivering Northstowe" to include matters affecting delivery and a housing trajectory.</p>

Objectives

11212 - Cambridgeshire County Council	<p>Object 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>
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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:

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.

E2.4

11211 - Cambridgeshire County Council Object Development to start on site is not possible in 2006.

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.</p> <p>Amend list of obligations in paragraph E2.5 to read:</p> <p>(3) Social Services</p> <ul style="list-style-type: none"> - Services for older people, to include extra care housing and nursing home provision - 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. 	Agree, as they reflect changes proposed elsewhere in the AAP.	<p>Amend list of obligations in paragraph E2.5:</p> <p>Add additional Bullet point to (3) Social Services:</p> <ul style="list-style-type: none"> - Services for older people, to include extra care housing and nursing home provision.
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:</p> <ul style="list-style-type: none"> - Temporary Major Waste Management Facilities, available for the duration of the construction phase.

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

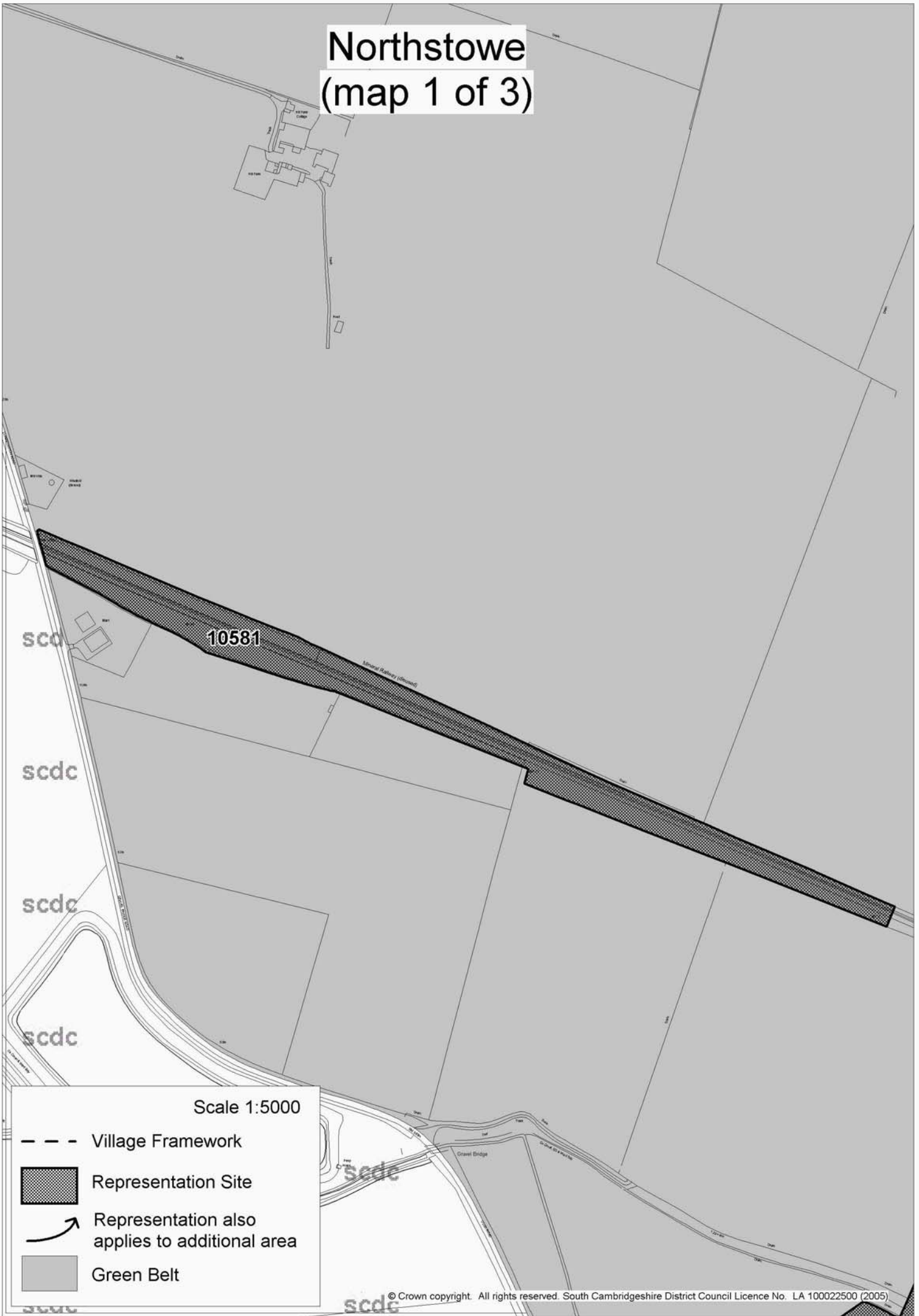
22nd Bullet

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.

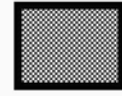
Northstowe (map 1 of 3)



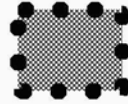
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- Village Framework
-  Representation Site
-  Representation also applies to additional area
-  Green Belt

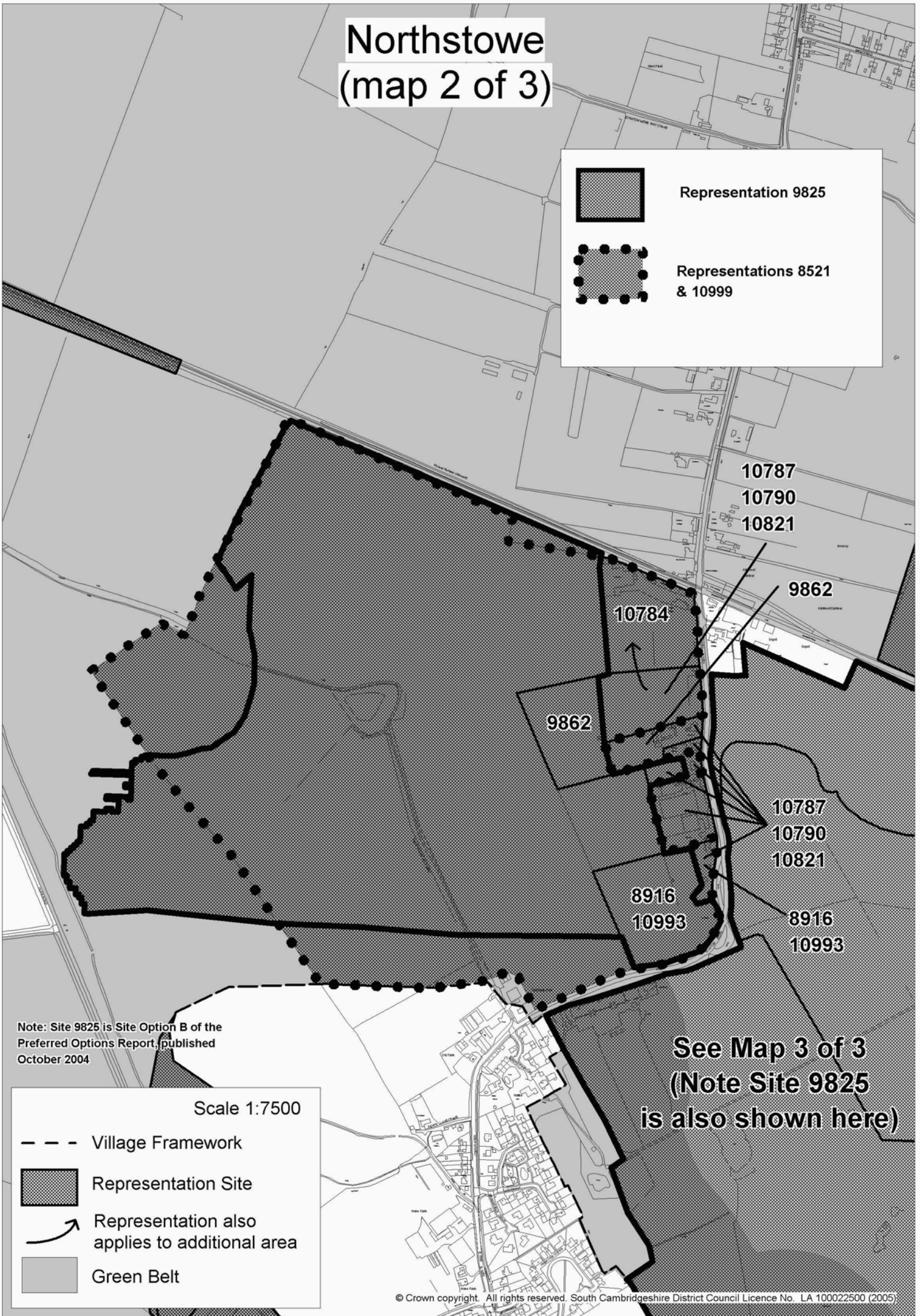
Northstowe (map 2 of 3)



Representation 9825



Representations 8521
& 10999





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

Scale 1:7500

--- Village Framework

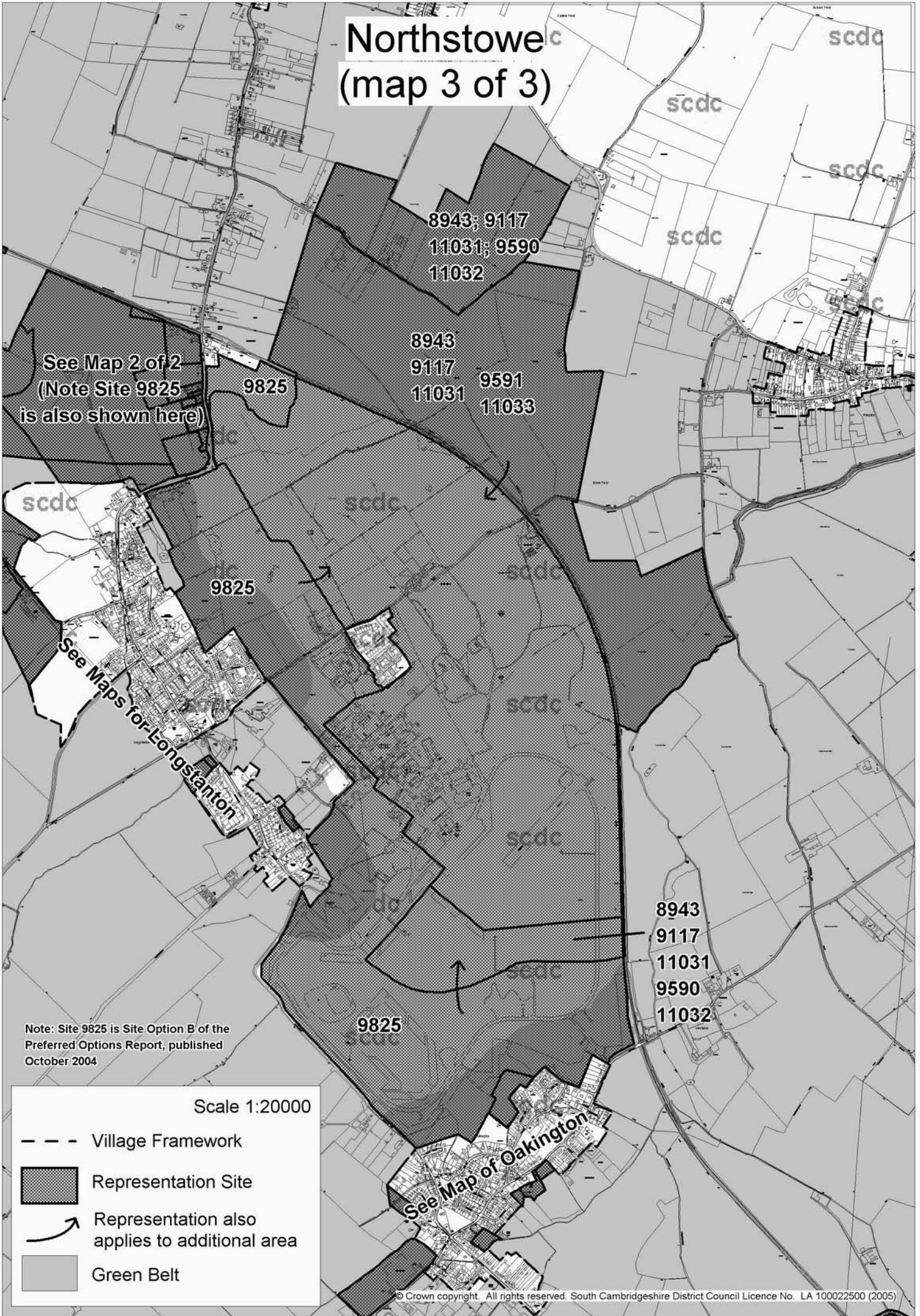
 Representation Site

 Representation also applies to additional area

 Green Belt

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

Northstowe^c (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

<i>Representations</i>	<i>Nature</i>	<i>Representation Summary</i>	<i>Councils' Assessment</i>	<i>Change to Draft DPD</i>
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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.

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.
<i>1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings</i>			
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.
<i>1.2 Reduce the use of non-renewable resources, including energy sources</i>			
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 Cambs 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

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.

Councils' Assessment

Change to Draft DPD

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.

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.