



Appendix B

South Cambridgeshire Local Development Framework Submission Draft

Northstowe Area Action Plan

Special Council 18 November 2005



CONTENTS

To be updated and inserted into Submission version.

INDEX OF POLICIES

To be updated and inserted into Submission version.

PREFACE - THE SOUTH CAMBRIDGESHIRE LDF

WHAT IS A LOCAL DEVELOPMENT FRAMEWORK?

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

FORM AND STATUS

- 1.5 The LDF for South Cambridgeshire will be made up of a number of Local Development Documents (LDDs):
- Statutory plans (Development Plan Documents or DPDs) which carry the full weight of the development plan:
 - A Core Strategy, Development Control Policies and Site Specific Policies, which apply across the whole of South Cambridgeshire.
 - A number of Area Action Plans which detail proposals for each of the major development areas in the District.
 - Supplementary Planning Documents (SPDs) which, although not statutory, have been consulted upon and will be taken into account (as a material planning consideration) when determining planning applications.
- 1.6 The composition of the Local Development Framework as a series of documents allows it to be kept up to date, as those parts of the plan that require review or replacement can be changed without requiring a review of the entire plan. However, it is important that the documents that make up the Local Development Framework are read alongside each other, for example, the Area Action Plans set out locationally specific issues, whilst the Core Strategy provides district-wide policy.
- 1.7 Details of the Local Development Framework can be found in the South Cambridgeshire Local Development Scheme (LDS). The LDS sets out how the Council will move from the previous development plan system to the new development plan system. It lists current planning policy and guidance documents applicable to development proposals in South Cambridgeshire, and which new local development documents are to be produced and when. It will be reviewed annually to keep it up to date except where it needs to be updated more urgently.
- 1.8 The documents being prepared in an initial tranche are:
- Core Strategy, Development Control Policies, and Site Specific Policies Development Plan Documents (DPDs)
 - Cambridge East Area Action Plan (AAP) (being prepared jointly with Cambridge City Council)
 - Cambridge Southern Fringe AAP
 - Northstowe AAP

CONTEXT

- 1.9 South Cambridgeshire is located centrally in the East of England region at the crossroads of the M11 / A14 roads and with direct rail access to London and to Stansted Airport. It is a largely rural district which surrounds the city of Cambridge and comprises over 100 villages, none currently larger than 8,000 persons. It is surrounded by a ring of market towns just beyond its borders, which are generally 10–15 miles from Cambridge. Together, Cambridge, South Cambridgeshire and the Market Towns form the Cambridge Sub-Region. South Cambridgeshire has long been a fast growing district and in 2003 had a population of over 130,000 persons (bigger than Cambridge itself) and has become home to many of the clusters of high technology research and development in the Cambridge Sub-Region.
- 1.10 The regional context is set out in the Regional Planning Guidance for East Anglia (RPG6), which was approved in November 2000. It aims to focus a higher proportion of Cambridgeshire's growth into the Cambridge Sub-Region and proposes a sequential approach to planning development – with much of the development concentrated into and on the edge of Cambridge (subject to a review of the Cambridge Green Belt), including development in South Cambridgeshire, and into a new town beyond the outer boundary of the Green Belt.
- 1.11 The LDF will enable the step change in growth required in the Regional Spatial Strategy and Structure Plan, particularly in the rate of housing development. South Cambridgeshire will be experiencing an almost 40% increase in housing development between 1999 and 2016. In the past much of the housing development in the Cambridge area has been directed to the villages and towns beyond the city. Whilst there has been employment growth elsewhere, Cambridge has remained the dominant centre of employment. As demand has outstripped the supply of housing close to Cambridge, people have located further from Cambridge increasing commuter flows through the District. Most of the new development in the District (on sites not yet committed) will take place on the edge of Cambridge and in a new town near to Longstanton and Oakington, named Northstowe.
- 1.12 The national context is set out in Planning Policy Statements (the replacement to Planning Policy Guidance Notes), Circulars and other advice from Government. Whilst some of those national policies will require local interpretation, a great number do not. The Local Development Framework will not repeat that advice which must also be taken into account in determining planning applications.
- 1.13 RPG6 informs the strategy in the Cambridgeshire Structure Plan 2003. This will be the last of its kind and will be superseded by a new Regional Spatial Strategy (RSS14). Until it is superseded, the LDF must be in conformity

with the Structure Plan. -The housing requirement set out in the Structure Plan is detailed in the Core Strategy.

COMMUNITY STRATEGY

- 1.14 The Local Development Framework will be a key mechanism for delivering the South Cambridgeshire Community Strategy. All local authorities are required by the Local Government Act 2000 to "prepare a community strategy for promoting the economic, environmental and social well-being of their areas and contributing to the achievement of sustainable development in the UK." A Community Strategy has been prepared for South Cambridgeshire to meet the following three objectives:
- Allow communities to articulate their aspirations, needs and priorities;
 - Co-ordinate the actions of the Council, and of the public, voluntary, community and private sector organisations that operate locally;
 - Focus and shape existing and future activity of those organisations so that they effectively meet community needs and aspirations.
- 1.15 The Community Strategy has four key components:
- A long-term vision for the area focusing on the outcomes that are to be achieved;
 - An action plan identifying shorter-term priorities and activities that will contribute to the achievement of long-term outcomes;
 - A shared commitment to implement the action plan and proposals for doing so;
 - Arrangements for monitoring the implementation of the action plan and for periodically reviewing the community strategy.
- 1.16 The Strategy is the result of a partnership between the district and county councils, working with the health services, the police, parish councils, the business and voluntary sector. These groups have come together in the South Cambridgeshire Strategic Partnership to produce the Community Strategy. The Strategic Partnership will continue to develop a joint approach to the important issues, whenever possible, and will oversee the delivery of the Strategy. The Local Development Framework will be important in securing those parts of the Community Strategy which involve the development or use of land and buildings.

RELATIONSHIP WITH OTHER PLANS AND STRATEGIES

1.16A The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements.

CORNERSTONE OF SUSTAINABILITY

- 1.17 The LDF aims to improve the overall quality of life for residents of South Cambridgeshire in a way which will also benefit future generations. Taking a sustainable approach to economic, social and environmental issues will be at the heart of the plan and will be closely related to the national strategy for sustainable development which has four objectives:
- Social progress which recognises the needs of everyone;
 - Effective protection and enhancement of the environment;
 - Prudent use of natural resources; and
 - Maintenance of high and stable levels of economic growth and employment.
- 1.18 European Directive 2001/42/EC requires an 'environmental assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is commonly known as 'strategic environmental assessment' (SEA), and covers relevant plans and programmes whose formal preparation begins after 21 July 2004. Among the documents to which this requirement will apply are land use plans that cover a wide area, such as the LDF.
- 1.19 The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) of all emerging Development Plan Documents and Supplementary Planning Documents. As the draft guidance explaining this requirement makes clear, SA and SEA are similar processes that involve a comparable series of steps. If there is a difference between them, it lies in the fact that SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters.

- 1.20 A Sustainability Appraisal Scoping Report has been prepared, and been the subject of public participation. This highlights economic, social and environmental issues relevant to the area, and objectives to test the plan against. A Sustainability Report, incorporating an 'Environmental Report' has been prepared to accompany this LDF.

COMMUNITY INVOLVEMENT

- 1.21 South Cambridgeshire District Council will prepare a Statement of Community Involvement. Production is proposed to begin mid 2006. Consistent with Government guidance it will set out how the District Council intends to involve the community in the preparation of Local Development Documents. In the meantime, the plan will be tested against the minimum requirements of the Town & Country Planning (Local Government) (England) Regulations 2004, although the Council has already gone beyond these minimum standards during the plan preparation process to this point.
- 1.22 Consultation with the community on the future planning of South Cambridgeshire began at the end of 2001 with the publication of an Issues Report seeking views on 60 issues covering strategy, the future of the Green Belt, housing, employment, shopping, transport, sports, open space and recreation, environment and conservation, environmental standards and the proposed new town. 3,019 response forms were received by the District Council and were taken into account in preparing the Preferred Options Reports.
- 1.23 During Autumn 2003, a number of workshops took place which included representatives of the communities most affected by the major development proposals for the Cambridge Southern Fringe and the new town of Northstowe. The outcome of those workshops were taken into account in the preparation of the Preferred Options Reports.
- 1.24 A further workshop was held in January 2005 jointly with Cambridge City Council, on the Cambridge East proposals as part of the production process to assist the Councils in deciding the policy approaches for the Area Action Plan.

STATUTORY BODIES CONSULTATION

- 1.25 The Council carried out an initial consultation with statutory bodies, as required under the new system of plan making, to ensure that it was aware at an early stage of any programmes and plans that would affect the LDF. This took place between 14th April and 12th May 2004 under 'jumping the gun' procedures. The responses received were taken into account in the preparation of the Preferred Options Reports.

THE PREFERRED OPTIONS REPORTS

- 1.26 Public participation on preferred options gave people the opportunity to comment on how the local planning authority should approach the preparation of a particular development plan document. The Preferred Options Reports focused on key issues for the DPDs and issues where there were choices to be made on the policy direction. They did not cover all issues to be included in the LDF. For example, there are a number of issues that are consistent with the Structure Plan and PPGs / PPSs, or have been tested historically and have worked well in past Development Plans, and are rolled forward. The Preferred Options Reports were published in October 2004 and were subject to a six-week long public participation period, during which over 5,500 representations were received.
- 1.27 The representations to the Preferred Options were considered at a series of meetings of Council between January and March 2005. The decisions made at these Council meetings have guided the preparation of pre-submission public participation Draft LDF documents. In addition, revisions to Government guidance published after the Preferred Options Reports were prepared have been taken into account in drafting of the Development Plan Documents.

PRE-SUBMISSION PUBLIC PARTICIPATION

- 1.28 The pre-submission draft LDF consists of the following documents:
- Core Strategy, Development Control Policies and Site Specific Policies Development Plan Documents (DPDs)
 - Cambridge East Area Action Plan (AAP) (being prepared jointly with Cambridge City Council)
 - Cambridge Southern Fringe AAP
 - Northstowe AAP
- 1.29 In addition to the Draft LDF documents, the following supporting documents have also been produced, and support the LDF documents:
- Urban Capacity Study;
 - Recreation Study: Audit and Assessment of Need for Outdoor Playspace; and Informal Open Space in South Cambridgeshire;
 - Strategic Flood Risk Assessment;
 - Rural Centres Preferred Options Report;

- Housing Needs Survey;
- Research into Key Worker and Affordable Housing in the Cambridge Area;
- Final Sustainability Appraisal, incorporating the 'Environmental Report' and Sustainability Scoping Report.

THE PUBLIC PARTICIPATION PROCESS – TO BE UPDATED

- 1.30 As part of the pre-submission public participation process, the LDF is now being published for public consultation, providing the opportunity for individuals and organisations to consider the policies and proposals that are put forward.
- 1.31 Representations in support or objecting to the documents are invited during a six-week period running from 17th June to 29th July 2005.
- 1.32 Wherever possible, representations should be made on the Council's website (www.scambs.gov.uk) via the interactive form. This will help to speed up the process of registering representations.
- 1.33 Alternatively representations may be made in writing using the appropriate form and sent to the Council as follows:
- Director of Development Services
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA
- 1.34 The Council must receive representations by noon on 29th July 2005. In addition to the interactive form, copies of the form are available to download from the website, from the District Council's offices at Cambourne and in Cambridge, and from public libraries in the District.
- 1.35 The representations received will be considered by the Council and taken into account in finalising the draft Development Plan Documents that will be submitted to the Secretary of State in early 2006. At that time there will be a formal 6-week period during which representations can be made on the submitted documents.
- 1.36 The new legislation also allows for a further six-week consultation on any alternative sites put forward by objectors. There will then be an

Independent Examination, conducted by an Inspector appointed by the Planning Inspectorate to consider the “soundness” of the plan and objections received during both of the consultation periods, i.e. on the draft plan and objection sites. This independent Inspector will subsequently produce a report which may include changes to the plan to meet objections and other matters. These changes will be binding on the Council who could then proceed to statutory adoption.

A INTRODUCTION

- A.1 The Area Action Plan for Northstowe identifies the site for a sustainable new town of 8,000 dwellings and associated development as well as the off-site infrastructure needed to deliver and serve the town. It establishes an overall vision for the new town including its relationship with surrounding villages and its countryside setting. It also sets out the policies and proposals to guide all the phases of development.
- A.2 The development of Northstowe will take many years to complete and the Area Action Plan provides the basis for the original grant of planning permission and for further detailed planning and approval of individual phases of development.
- A.3 The Area Action Plan comprises policies and plans which will guide development from the overall vision through site identification to setting the policy framework for the development of the town.
- A.4 The Area Action Plan includes plans comprising:
- The **Proposals Map** which proposes the area within which the new town will be developed and shows the proposed extent of the built-up area of the new town, including urban open space together with an extended green belt and the land within which any associated off-site infrastructure development, countryside landscape and recreation areas will be provided. (The Proposals Map is contained in a separate document).
 - A **Concept Plan** which shows in diagrammatic form the structure of the new town which will provide the basis for subsequent Masterplans, design guides and design codes. It shows the distribution of the main uses and their inter-relationships including the transportation networks for the new town. (see page 15).
- A.5 The Area Action Plan provides the basis for granting planning permission for the new town and a context for more detailed plans to be prepared during the course of construction to guide the development of individual phases of construction of Northstowe. The Plans that will be prepared will comprise:
- A Strategic Masterplan to accompany the outline planning application for the new town showing how the Concept Plan will be interpreted. The Strategic Masterplan will show the general disposition of development, roads, services, open space and landscaping.

- A Strategic Design Guide will identify the particular character of Northstowe and set out the general principles for good design of the town as a whole.
- Local Masterplans, Design Guides and Design Codes will be prepared to accompany subsequent planning applications for individual neighbourhoods, the town centre and any major employment areas or areas of strategic recreation / open space. The Local Masterplan will identify on an Ordnance Survey base map the boundaries of individual uses and developments. Design Guides and Design Codes will set more detailed design criteria to create a clear identity for these areas.

A.6 A number of strategies are also required as part of the implementation of development at Northstowe to ensure that it is a high quality development which meets the needs of its residents.

B VISION AND DEVELOPMENT PRINCIPLES

THE VISION FOR NORTHSTOWE

POLICY NS/1 The Vision for Northstowe

Northstowe will be a sustainable and vibrant new community with its own distinctive identity which ~~combines high quality modern and innovative~~ is founded on best practice urban design principles that draw on the ~~with the best~~ traditions of a fen-edge ~~Cambridgeshire~~ market towns and which encourages the innovation that is characteristic of the Cambridge Sub-Region.

- B.1 The Structure Plan requires that Northstowe will be a sustainable high quality settlement which will be an example of excellence in the creation of a sustainable settlement and promote the Cambridge Sub-Region as a leader in technological innovation and high quality built environment (Policy P9/3).
- B.2 It is important that this vision is set out to help develop the town's own identity and to guide the policy framework in the Area Action Plan.

DEVELOPMENT PRINCIPLES

POLICY NS/2 Development Principles

1. A Strategic Masterplan ~~and Strategic Design Guide~~ will need to be submitted to and approved by the Local Planning Authority prior to the granting of any planning permission to ensure that Northstowe will develop:

The Town of Northstowe

2. As a town of approximately 8,000 dwellings (6,000 dwellings by 2016) with appropriate employment, services, facilities and infrastructure;

The Setting of Northstowe

3. Surrounded by an extension of the Cambridge Green Belt which will constrain further growth;
4. Physically separate from surrounding villages including the closest villages of Longstanton and Oakington where there will be Green Separation which will maintain village character;

5. As an attractive and interesting feature in the landscape with which it is well integrated through a variety of edge treatments;
6. With a landscaped setting which respects and reinforces local landscape character;

The Character and Design of Northstowe

7. A distinctive town character which takes its cues from other Cambridgeshire market towns and more recent high quality traditions within the Cambridge Sub-region. but also also It should reflects ~~innovative~~ best practice urban design, encourage innovation and ~~and which~~ engenders an inclusive, vibrant and diverse community spirit with a strong sense of local identity;
8. With well designed and landscaped urban and residential areas to create neighbourhoods with their own character and legibility, and which respect the underlying historic character of the site established by reference to Historic Landscape Character database and archaeological evaluation.;
9. A balanced, viable and socially inclusive community with a good mix of house types, sizes and tenure attractive to, and meeting the needs of all ages and sectors of society including those with disabilities, and which is well designed and of a high quality;
10. A flexible design, energy efficient, built to be an exemplar of sustainable living with low carbon and greenhouse gas emissions and able to accommodate the impacts of climate change;
11. Where people can live a healthy ~~lifestyle in and~~ safe environment, and where most of their learning needs are met;
12. Reinforcing its individual identity and sense of place by incorporating specially commissioned public art;
13. With a net increase in biodiversity across the site;
14. With Green Corridors running through the town which connect with other open spaces within and around the town and the wider countryside beyond;

Transport

15. As a town which is highly accessible and permeable to all its residents on foot, by cycle and High Quality Public Transport;

16. With a high quality network of footpaths, bridleways and cycleways to support sustainable transport, recreation and health, within the town, and an improved network connecting it to neighbouring villages, the open countryside and the wider network;
17. With High Quality Public Transport links, in particular the Cambridgeshire Guided Busway, to Cambridge as the sub-regional centre and focus of employment;

Supporting Services and Facilities

18. A town centre which meets most of the needs of ~~its~~the residents and those of nearby villages for shopping, leisure and entertainment on a scale and with the variety of facilities appropriate to a market town, with landmarks (both built and natural) and other points of interest, including public art, to create a legible sense of place;
19. With local centres to provide a community focus and meet day to day needs with landmarks and other points of interest, including public art, to create a legible sense of place;
20. Sufficient local employment to create a balanced community rather than a dormitory, but which ensures that the current lack of housing close to Cambridge is also addressed;
21. With an appropriate mix of jobs whilst providing for the continuing needs of the high technology research and development industry;
22. With an appropriate level of services and facilities including those for art and culture, education, healthcare, sport and recreation;
23. With the developers of the town providing the majority of the necessary services, infrastructure and facilities, including making provision for long-term management and maintenance;
24. Which includes opportunities for residents of nearby existing communities to access its services and facilities;

Land Drainage

25. With appropriate measures to ~~minimise~~ avoid any flood risk of flooding to the development and others surrounding communities or land, and to mitigate current flood risks affecting Oakington village;

Implementation and Phasing

26. Phased to ensure that the necessary services, facilities, landscaping and infrastructure are provided ~~from the start and~~ in step with the development and the needs of the community;
27. Minimising the impact of development during construction on both the existing and new communities;

27A.A Strategic Design Guide for Northstowe to set out the general principles for good design of the town as a whole to be submitted to and approved by the Local Planning Authority prior to the granting of permission for reserved matters applications.

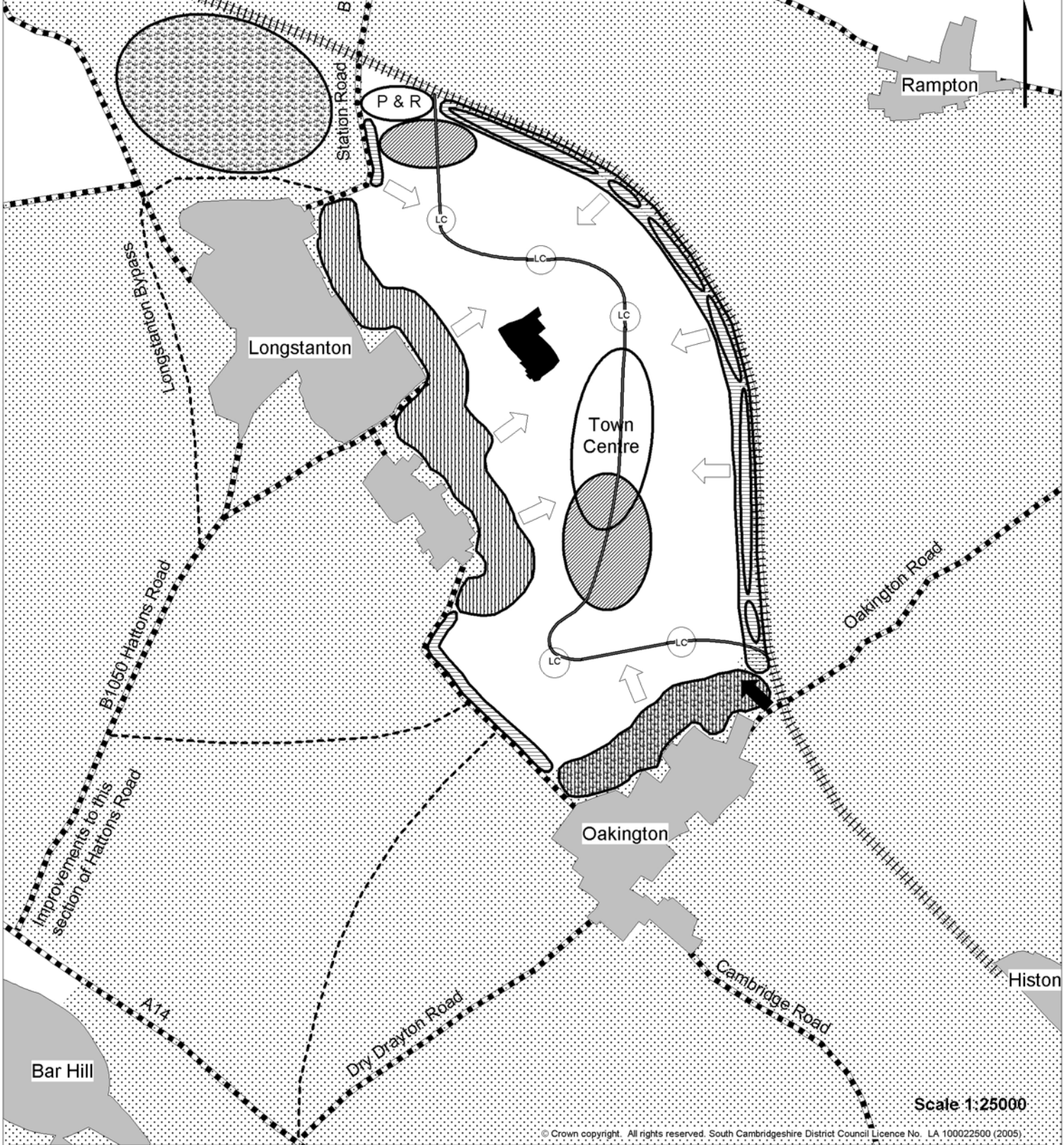
28. ~~With Local Masterplans, Design Guides and Design Codes~~ will be prepared for each phase of development, to be submitted to and approved by the Local Planning Authority, prior to the granting of ~~any planning~~ permission for reserved matters applications.

B.3 Before the District Council can grant any planning permission for Northstowe it will need to ensure that the development will be delivered consistent with the principles set out in the Area Action Plan. A Strategic Masterplan and Design Guide will create the framework within which a quality environment can be achieved.

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Northstowe Area Action Plan: Concept Diagram

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Scale 1:25000

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| | | | | | |
|--|--------------------------------|--|------------------------------|--|-------------------------|
| | Green Belt | | County Park | | Park & Ride |
| | Existing Village | | Rampton Drift | | Green Corridor |
| | Green Separation | | Main Employment Area | | Dedicated Local Busway |
| | Edge Buffer | | Local Centre | | Guided Busway |
| | Existing Road | | Proposed Primary Access Road | | Emergency Vehicles Only |
| | Edge Treatment with Water Park | | | | |

C THE SITE AND ITS SETTING

OBJECTIVES

1. Site

C1/a To meet the requirements of Policy P9/3 of the Structure Plan.

2. Green Belt

For the Cambridge Green Belt to:

C2/a Ensure that the development of Northstowe does not detract from the setting of Cambridge.

C2/b Ensure that Northstowe will not merge with any of the surrounding villages.

C2/c Provide opportunities for outdoor recreation and public access to the open countryside around Northstowe.

3. Landscape

For the countryside in the vicinity of Northstowe to be landscaped and managed to:

C3/a Create an appropriate setting for the new town, minimising any adverse visual or landscape impacts on the surrounding area including the setting and character of the surrounding settlements, in particular the closest villages of Longstanton, Oakington and Westwick and their Conservation Areas as well its more distant neighbours at Rampton, Willingham, Over and Bar Hill.

C3/b Enable the landscape around Northstowe to provide an environment suitable for the mitigation of adverse wildlife impacts and to maximise benefits to wildlife including plants.

C3/c Enable the landscape around Northstowe to contribute to the informal recreation needs of those living, working and visiting the town.

C3/d Develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.

C1 THE SITE FOR NORTHSTOWE

POLICY NS/3 The Site For Northstowe

1. The site for Northstowe of approximately 350 hectares (excluding the minimum amount of land needed for Green Separation to protect the village character of Longstanton and Oakington) will accommodate a new town of 8,000 dwellings (6,000 dwellings by 2016) and associated employment, services, facilities and infrastructure and is located to the east of Longstanton and to the north of Oakington. The site is shown on the Proposals Map and is bounded by:

West

- a. Longstanton Road between Longstanton and Oakington villages;
- b. Green Separation adjacent to Longstanton village;
- c. The B1050 Station Road north of Longstanton as far as the disused St Ives railway line;

North and East

- d. The disused St Ives railway line between Station Road, Longstanton and Station Road, Oakington;

South

- e. The C197 Station Road between Oakington village and the disused St Ives railway line;
- f. Green Separation adjacent to Oakington village.

C1.1 The Regional Planning Guidance for East Anglia (RPG6) identifies the Cambridge Sub-Region as a growth area for the period up to at least 2016 where the intention is to increase the rate of development from about 2,200 dwellings to 2,800 dwellings per year. The development of a new town is a major part of the sub-regional strategy which sets six objectives for selecting the preferred location for the town:

- Close to Cambridge;
- Located on or facilitating the provision of high quality public transport;
- Avoid national nature and historic environmental designations;

- Avoid major groundwater protection areas and floodplains;
- Make best use of previously developed land; and
- As far as possible, avoid the loss to development of high quality agricultural land.

C1.2 These regional objectives have led the County Council to identify Longstanton / Oakington as the preferred location for a new town of 8,000 to 10,000 dwellings in the Cambridgeshire Structure Plan.

C1.3 The Structure Plan sets out a number of policy requirements for locating the new town:

- Be located at Longstanton / Oakington, located to the east of Longstanton and to the north of Oakington;
- Make best use of previously developed land at Oakington Airfield;
- Be well served by a rapid transit system based on the St Ives railway line to provide high quality links to Cambridge and Huntingdon;
- ~~Accommodate approximately~~ An ultimate capacity for 8,000 to 10,000 dwellings in total, with ~~approximately~~ 6,000 by 2016;
- Include an effective and dedicated local busway through the town to maximise the opportunities offered by the Guided Bus route;
- Be a small town with a town centre catering for the town's residents but also the immediate surrounding area;
- Include proposals for Green Separation between the development and existing communities to maintain the village character of Longstanton and Oakington; and
- Be a strategic employment location to provide opportunities for the long term growth of the high technology clusters in the Cambridge Sub-Region as well as provide employment opportunities that serve local needs.

C1.4 As a further steer to the development of the new town, the Structure Plan also requires that provision is made in the Area Action Plan for:

- High Quality Public Transport links to employment and other facilities in Cambridge;
- New or improved road links from the town to the A14;

- Affordable and key worker housing;
- Secondary school and primary schools;
- Health facilities, community and social infrastructure;
- Shopping facilities;
- Recreation, including rights of way within and adjoining the town;
- Appropriate waste management facilities; and
- Flood control and sustainable drainage systems including to avoid any additional risk and to mitigate current flood risks affecting Oakington village.

C1.5 These requirements have provided the basis for the policies and proposals in the Area Action Plan for Northstowe and will be included in the Masterplans, development briefs and planning applications which will follow.

C1.6 The site for Northstowe comprises Oakington Airfield, Oakington Barracks, Longstanton Golf Course and a number of agricultural fields south and west of the disused St Ives railway line.

C1.7 Minimising the need to travel and ensuring that local services and facilities have enough people living nearby to make them economically viable are key planks of government policy and at Northstowe mean developing a compact town at densities which are found locally in the older parts of Cambridge and the market towns – areas which prove to be very popular. To reinforce this approach, Policy P5/3 of the Structure Plan sets a target of an average of at least 40 dwellings per hectare (net) in locations such as the new town. Within the new town, higher densities are encouraged at the town and local centres where there is good access to services and public transport.

C1.8 A new town of 8,000 dwellings is within the range of acceptable town size proposed in the Structure Plan of 8,000 to 10,000 dwellings. This size range was a specific recommendation of the Examination In Public Panel who recommended that the Structure Plan was changed from the draft proposal of "an ultimate size of 10,000 dwellings or thereabouts". In reaching that conclusion, the EIP Panel advised that the principal factors in determining size were likely to be secondary education provision, landscape and design issues and the possible impact on neighbouring communities. The Structure Plan requires that 6,000 dwellings are completed by 2016.

C1.9 Well resourced secondary education at Northstowe will mean one large school rather than two small schools. At 8,000 dwellings Northstowe would support a secondary school with 8 forms of entry. At the top end of the size

range, 10,000 dwellings would support a 10-11 form of entry school. There are only three schools in Cambridgeshire which provide 10 or more forms of entry. Whilst the size of secondary school does not appear to be a limiting factor, the proximity of the site to Longstanton and Oakington villages means that those two villages could be considered for inclusion in the catchment for the Northstowe school which would ensure better integration of Northstowe with existing communities. A site for 8,000 dwellings together with Longstanton and Oakington villages would therefore support a 10-11 form entry secondary school. The provision of a sixth form complex associated with the school site is also being investigated.

- C1.10 This site will have the least impact on the wider landscape by containing Northstowe almost wholly in views from the west by Longstanton village and from the south by Oakington village. Containment by the disused St Ives railway to the east and north will provide the greatest certainty that impact on Willingham and Rampton is minimised.
- C1.11 Given the Structure Plan requirement for the new town to be located at Longstanton / Oakington and make best use of the previously developed land at Oakington Airfield, the impact of Northstowe in such close proximity to these two villages will be minimised by development being at the lower end of the size range. Local impacts can be mitigated further by a number of means but principally:
- The Structure Plan requirement for Green Separation for these two villages which can be supported wherever possible by locating lower intensity uses on the nearest edges of Northstowe; and
 - Ensuring that access roads avoid traffic passing through the two villages or in close proximity to existing properties.
- C1.12 The site has the best fit with the requirement to be east of Longstanton and north of Oakington. The site would be best integrated into the proposed express Guided Bus service running along the disused St Ives railway line by a dedicated local busway (with connections to the Guided Bus route) which can provide a greater frequency of stops through the town. This will provide the opportunity to create a sustainable design of new town with most parts of the town within walking distance of stops on the dedicated busway. This site also minimises the amount of agricultural land (including land of higher quality) that would be taken for development.

C2 THE SETTING OF NORTHSTOWE

POLICY NS/4 Extended Cambridge Green Belt

1. Northstowe is included within an extension of the Cambridge Green Belt which will reach to the closest edge of the villages of Rampton, Willingham, Over and Bar Hill and also includes within it the land providing Green Separation between Northstowe and the villages of Longstanton and Oakington.
2. The purposes of the Green Belt in the vicinity of Northstowe are to:
 - a. Ensure that the development of Northstowe does not detract from the wider setting of Cambridge;
 - b. Ensure that Northstowe will not merge with any of the surrounding villages;
 - c. Create an appropriate setting for the new town, minimising any adverse visual or landscape impacts on the surrounding area including the setting and character of the surrounding settlements, in particular the closest villages of Longstanton, Oakington and Westwick and their Conservation Areas as well its more distant neighbours at Rampton, Willingham, Over and Bar Hill;
 - d. Provide opportunities for outdoor recreation and public access to the open countryside around Northstowe.

C2.1 There has been a Green Belt around Cambridge since the 1960s. The purpose of the Cambridge Green Belt as a whole is to:

- Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
- Maintain and enhance the quality of its setting;
- Prevent communities in the environs of Cambridge from merging into one another and with the city.

C2.2 The Structure Plan proposes that the outer boundary of the Cambridge Green Belt will be reviewed as part of the planning of Northstowe to determine if additional areas can be identified which serve the purposes of the Cambridge Green Belt.

- C2.3 The Cambridge Green Belt is amongst the smallest in the country and varies in width from 5km to 10km. In the vicinity of Northstowe, the Green Belt is at its narrowest and when developed Northstowe will be the largest urban area close to Cambridge and will be in close proximity to four villages (Longstanton, Oakington, Willingham and Rampton).
- C2.4 The Cambridge Green Belt is extended in the vicinity of Northstowe as follows:
- Rampton Road from Cottenham to Rampton
 - The southern edge of Rampton village
 - Rampton Road from Rampton to Willingham
 - The southern edge of Willingham village
 - Willingham Road from Willingham to Over
 - The eastern edge of Over village
 - Longstanton Road from Over as far as Ramper Road
 - Ramper Road as far as Uttons Drove
 - Uttons Drove as far as A14
 - A14 from Uttons Drove to Bar Hill
- C2.5 The site for Northstowe is generally contained by clear physical boundaries as is recommended in government policy for Green Belts – the B1050, the disused St Ives railway line, the C197 and the Airfield Road between Oakington and Longstanton. The villages of Longstanton and Oakington are also clear features adjacent to the town. However, the Structure Plan requires that their village character be maintained by Green Separation. Protecting against coalescence is a key function of the Green Belt and therefore the Green Separation is also defined as Green Belt. The extent of Green Separation is defined in the Area Action Plan by reference to a minimum distance with greater separation in the sensitive areas designated as Conservation Areas, rather than by clear physical features. The Green Belt on the edges of Northstowe closest to Longstanton and Oakington villages is defined by the edges of the Green Separation in this Area Action Plan. The final boundary of the Green Belt will be reviewed once the town is built when it may be appropriate to also include any appropriate open areas on the edge of the town and to reflect features on the ground.

C3 LANDSCAPING THE SETTING OF NORTHSTOWE

POLICY NS/5 Landscaping the Setting of Northstowe

1. A Landscape Strategy for the countryside surrounding Northstowe must be submitted and approved prior to the granting of planning permission. It will be implemented as part of the planning obligation / conditions for the development of the new town. The Landscape Strategy will:
 - a. Create an appropriate setting for the new town, minimising any adverse visual or landscape impacts on the surrounding area including the setting and character of the surrounding settlements, in particular the closest villages of Longstanton, Westwick and Oakington and their Conservation Areas as well its more distant neighbours at Rampton, Willingham, Over and Bar Hill;
 - b. Make the best use of the existing tree resource on site as a setting for the development in long distance views;
 - c. Ensure that any alterations to the topography of the area are appropriate to local landscape character;
 - d. Create a network of green spaces around the town which integrate well with the wider countryside, the town and its green spaces, contribute to legibility, are pleasant, attractive and beneficial for wildlife;
 - e. To ensure a high degree of connectivity between the new town and the wider countryside for wildlife and people, including extending the rights of way network (public footpaths and bridleways);
 - f. Enable landscape areas to provide an environment suitable for the mitigation of adverse wildlife impacts and to maximise benefits to wildlife;
 - g. Enable landscape areas to contribute to the informal recreation needs of those living, working and visiting the town;
 - h. Include appropriate planting alongside all new access roads and the parallel distributor roads alongside the A14 as well as more substantial planted areas in blocks beyond the highway boundary and in association with balancing ponds.

- C3.1 Northstowe will be a major feature in the landscape and it is therefore important that it is designed and landscaped in a way that respects the landscape character of the area and enhances its landscape setting. To ensure that this is achieved, a landscape strategy will be required at an early stage.
- C3.2 Northstowe lies at a point of subtle transition between relatively high ground south east of the A14 (range 20-70mOD) and the virtually level fenlands 5 km to the north (range 1-5mOD). A sparse network of drains and ditches flow north-east to the River Great Ouse. These drains are not prominent landscape features although a few support significant mature trees such as willow and poplars. This contrasts with the more natural watercourses in the area such as Oakington Brook and Beck Brook, which tend to flow in defined shallow valleys and support considerable tree growth.
- C3.3 The area lies within the Bedfordshire and Cambridgeshire Claylands national landscape character area as defined by the Countryside Agency and in Cambridgeshire as the Western Clay lands. They are characterised by:
- Large scale arable farmland with open fields
 - Sparse hedgerows
 - Scattered woodlands
 - Villages with significant tree cover and grass paddocks on village edges - with church spires enlivening the skyline.
- C3.4 The Northstowe area contains features strongly representative of this landscape character. It is a typical clay land open arable landscape of average quality for the region. Longstanton is the most significant landscape feature in the area, appearing as a substantial belt of trees within an otherwise open landscape, but with few buildings visible. The settlement of Bar Hill to the south-west is also prominent by virtue of its elevated position and visible development as is the Haddenham ridge to the north. From within the Area Action Plan area the skyline is enlivened by the spire of All Saints Church in Longstanton and the windmill and telecommunications mast at Over. The mature Lombardy poplars on the airfield are also prominent skyline features but the large hangers are not, being largely screened by trees and topography, except from the north and north-east. A water tower is prominent in many views. Longstanton and Oakington are fen-edge villages with the true fen starting 5 km to the north-east in the vicinity of the River Great Ouse.
- C3.5 Cambridgeshire's villages and towns are important features in the landscape which can be both positive and negative. A characteristic which is common to most which assists with their assimilation into the countryside

is a gradation from the edge of the settlements through lowering densities merging into a network of small fields on the countryside edge which gives way to the larger field structure which is typical of much of South Cambridgeshire. Assimilating Northstowe into its countryside setting will require a similar treatment which can include strengthening existing boundary features along field edges, footpaths, bridleways and roads in the vicinity of the town, including new roads constructed to serve Northstowe.

- C3.6 Appropriate management systems will be required to ensure high quality, robust and effective maintenance of the landscape. This is dealt with in the Phasing and Implementation policies.

C4 MITIGATING THE IMPACT OF NORTHSTOWE ON EXISTING COMMUNITIES

POLICY NS/6 Green Separation from Longstanton and Oakington

1. A minimum of 200m of Green Separation will be provided between the village frameworks of Longstanton and Oakington and the built up area of Northstowe. Additional separation will be provided to protect Conservation Areas which extend beyond the village frameworks. The Green Separation will have a high degree of public access where appropriate to character and amenity, having particular regard to the character of Conservation Areas. It will not contain any urban uses such as playing fields, allotments or cemeteries to ensure effective separation between these communities. Wherever possible, such urban open space uses will be located on the edge of Northstowe in addition to and reinforcing the Green Separation. Where the public has access to land adjoining Oakington and Longstanton, mitigating measures to protect the privacy and amenity of potentially affected properties will be provided.

Extent and Treatment of Green Separation

Longstanton All Saints:

2. The landscape character of a series of paddocks with hedgerows and small copses will be maintained and enhanced adjoining Longstanton All Saints.

Conservation Area, Long Lane, Longstanton St Michael's:

3. In addition to the Conservation Area (included in the Core Strategy) a further 50m beyond Long Lane is included in Green Separation to ~~allow for a substantial area of supplemental planting~~ protect the setting of the Conservation Area and allow for appropriate landscape treatment.

Conservation Area, St Michael's Mount, Longstanton:

4. ~~2300m~~ separation will be provided from the Village Framework boundary of the Conservation Area at St Michael's Mount. The landscape character of a series of hedged paddocks and small copses will be maintained and enhanced adjoining St Michael's Mount.

Oakington:

- 5. The Green Separation on the northern side of Oakington will comprise additional tree planting of individual trees, groups and copses to reinforce the pastoral parkland nature of this local landscape area. Tree groups would be located so as to shield views through the Green Separation but at the same time retain a more open character.**

- C4.1 In order to provide an appropriate landscaped setting for the new town where it is closest to existing villages and to ensure the maintenance of the village character of Longstanton and Oakington as required by the Structure Plan, there will be suitably landscaped Green Separation between them which will continue to form part of the rural setting of these two villages.
- C4.2 The village character of Longstanton and Oakington and the individual landscape character in the areas adjoining them has been taken into account in determining the minimum extent and landscape treatment of the Green Separation. An absolute minimum of 200m between the edge of the built up area of the town and the village frameworks of the two villages is required to allow for either woodland copses which are deep enough to close off views through an area, or a series of paddocks and tree lined hedgerows that provide sufficient depth to filter views. Existing tree cover within the green separation will be maintained or enhanced (in some cases they will require thinning). This should be reinforced wherever possible by locating urban open space uses on the edge of Northstowe closest to Longstanton and Oakington. The Green Belt will be extended to cover these areas to provide the certainty that they will be kept free from inappropriate development.

Longstanton

- C4.3 The predominant historic character of land adjoining Longstanton comprises a series of paddocks with hedgerows and small copses. This landscape character will be used as an appropriate treatment to enhance most of the landscape areas adjoining Longstanton, in particular the golf course and land adjoining Magdalene Close. The paddocks bounded by Mills Lane and St Michael's Lane already exhibit that character.
- C4.4 The Conservation Area at St Michael's includes fields and paddocks adjoining the village, and bounded by the tree lined bridleway of Long Lane which lies further than 200m from the village framework. Historically this is an important area and includes fields which still demonstrate remnants of the early ridge and furrow field system. Long Lane is a long established right of way and its sylvan character is a key part of the setting of Longstanton.

- C4.5 The Conservation Area also includes St Michael's Mount, a substantial property in its own landscaped grounds which although it lies immediately adjacent to the Village Framework is perceived locally as being an integral part of the village. That part of the Green Separation which lies within Oakington Airfield at this point will be landscaped as a series of paddocks with hedgerows as is typical of much of the remaining setting of Longstanton St Michael's.
- C4.6 Toad Acres adjoins Long Lane and will therefore benefit from the proposed 50m strip supplemental planting to the north-east of this historic bridleway which will provide an adequate buffer from the new town.
Oakington
- C4.7 The character of land adjoining Oakington is more consistent along the village edge than at Longstanton, comprising a mixture of small paddocks and larger fields and parts of the Airfield. It has a generally more open aspect than the tightly knit paddocks adjoining Longstanton.

D THE TOWN OF NORTHSTOWE

D1 THE STRUCTURE OF NORTHSTOWE

POLICY NS/7 The Structure of Northstowe

Northstowe will develop:

Main Land Uses

1. High quality housing accessible to services and facilities;
2. A linear Town Centre, located at the heart of the town;
3. Five distinct Local Centres each forming a neighbourhood focus;
4. A main high density B1 employment area adjoining and wrapping round the southern end of the Town Centre and located on a stop on the dedicated busway;
5. A second employment area for a wider range of employment (including B2 and B8 uses to serve the town) adjoining the Park & Ride site off Station Road, Longstanton;
6. Small scale local B1 employment at each of the five Local Centres.

Other Services, Facilities and Infrastructure

7. Community services and facilities, **including education and healthcare**, leisure, art and culture focused in the Town and Local Centres compatible with the role or function of those centres;
8. Sports and recreation facilities to serve the needs of the town, including a Town Park close to the Town Centre and local facilities to serve neighbourhoods;
9. With two landscaped Country Parks within walking distance of the town, providing for informal countryside recreation whilst also providing for wildlife and biodiversity;
10. **Flooding management** infrastructure, including mitigation of flooding of the Beck Brook by a new balancing pond south of Oakington village and a new channel between Oakington and Northstowe and the Longstanton Brook by a new balancing pond upstream of the village;

Transport

11. High quality infrastructure for non-car modes to encourage sustainable travel;
12. A compact linear form with a High Quality Public Transport system based on a dedicated local busway through the town from the Guided Busway running along the former St Ives railway line;
13. A high quality network of footpaths, bridleways and cycleways;
14. With more than one road access from the A14, located and designed to integrate into the landscape and which minimise impact on, and minimise additional traffic through, the surrounding communities;

Character, Design and Landscape

15. With Green Corridors penetrating the town and connecting it to the network of open spaces and the surrounding open countryside;
16. With water integral to the design of the town and its open spaces in the “fenland lode” tradition;
17. Integrating Rampton Drift sensitively into the new town to preserve residential amenity;
18. Retaining and incorporating buildings and features that have an archaeological, historic or architectural interest particularly those reflecting its aviation history.

- D1.1 Northstowe will be one of Cambridgeshire's largest towns. Apart from Cambridge the towns are relatively small market towns – St Neots, Huntingdon, St Ives, Ely, March, Whittlesey and Wisbech. Northstowe will be Cambridgeshire's first new town since medieval times. It should be planned in this context rather than as a detached suburb of Cambridge.
- D1.2 As a new market town, Northstowe should be planned to have a town centre with a vibrant shopping and commercial centre at its heart, located where it will be most accessible to all its residents.
- D1.3 With 8,000 dwellings (6,000 of which will be built by 2016) it will need a secondary school and five primary schools. The schools will be the focus for neighbourhood centres which will provide very local services and facilities within easy walking distance of all homes.

- D1.4 The need to use cars for journeys within Northstowe will be minimised by the provision of a high quality dedicated public transport route through the town and local centres which will be taken off the Guided Busway along the St Ives railway line, which is programmed to be opened in 2007. The aim is for the majority of the town's residents to be within 400 m of a bus stop (i.e. 5 minutes' walk). Northstowe will be approximately 1 km wide for most of its length, so this objective should be capable of being met. The town will also have a network of pedestrian and cycle routes designed to maximise accessibility by the shortest distances to the town centre and all its local centres. This will encourage a high proportion of all journeys to be undertaken by modes other than the car, making Northstowe the most sustainable town in Cambridgeshire.
- D1.5 Northstowe will have its own employment – in the services and facilities in the town and local centres - as well as more substantial business areas which will be located in, close to and around the town centre where workers will be able to contribute to its vitality and viability. Other employment will be catered for in a smaller area in the north of the town close to the Park and Ride site which will provide a wider range of employment facilities to serve the needs of the town.
- D1.6 Northstowe must be interesting and attractive if it is to be a successful place in which to live and work. It will need a good range of shopping and all the other services and facilities of a town such as restaurants, cafes, pubs and bars, a library, cinema, faith centres, health centres, police and fire station, sports halls, swimming pool, community centres and meeting rooms.
- D1.7 It will need to have sufficient variety in its built form to create a sense of different places within the town with landmark places and buildings to reinforce the identity of the town and its constituent parts. This can include larger buildings and structures which will help to create an attractive skyline within the town – making the town a positive feature in the landscape.
- D1.8 The need to manage surface water in an area where nearby water courses are prone to flooding provides an opportunity to create a true fen-edge town where water management in the form of Lodes, Dykes or Canals within the urban fabric of the town will help to give Northstowe its distinctive character. Elsewhere, surface water attenuation lakes will help to create a fenland landscape on the lower parts of the site to which water will naturally drain. Water can be stored here if necessary before being released at a controlled rate into water courses which will take it to the river.
- D1.9 Planning a sustainable new town is not just about the location of homes, jobs and shops and the transport networks which connect them. Development of housing at overall net densities of at least 40 dwellings per hectare (average) and higher in the town and local centres, and stops on the dedicated busway, will ensure that shops and other facilities including public transport will have enough people living nearby to make them

commercially viable. The buildings themselves will also need to be sustainable – planned to take advantage of natural sunlight and manage internal temperatures, incorporating a high degree of energy efficiency. Opportunities for generating some of the town’s own energy needs will need to be investigated to meet the requirement that 10% of energy should be from renewable sources.

- D1.10 The character of the town will also be defined by the open spaces, sports and recreation facilities provided for its residents. Areas of Green Separation between Northstowe and the villages of Longstanton (St Michael’s and All Saints) and Oakington will protect the character of those villages, while allowing access by foot and cycle to Northstowe’s facilities to benefit village residents. Appropriate landscaping and public access will enhance this open space for use by the residents of Northstowe and these villages but care will need to be taken to protect the character of Conservation Areas or other areas of interest. With a population ultimately approaching 20,000, Northstowe will need to have good access to the surrounding countryside. In part this will be achieved by the creation of two country parks, one between Northstowe and Oakington and one west of Station Road to the north-west of Northstowe.
- D1.11 The greatest potential impact on nearby villages is the traffic that Northstowe will generate, including construction traffic whilst it is being built. The A14 is proposed to be upgraded. The former St Ives railway line will be in use providing a high quality Guided Bus service between Huntingdon and Cambridge in 2007. Neither of these projects is dependent upon the development of the new town and both will be publicly funded. However, Northstowe will clearly benefit from these two projects and its developers will make an appropriate contribution to their costs. This could include funding the advance provision of the parallel distributor roads which are proposed as part of the upgrading of the A14 - to remove local traffic from the A14 itself which will have fewer junctions than at present.
- D1.12 Whilst the proposed frequency of public transport along the guided busway will mean that significantly more people than is usual in Cambridgeshire will find public transport attractive, Northstowe will still generate a very large number of journeys by road. New roads will be provided from Hattons Road and Dry Drayton Road to take Northstowe traffic directly into the town without passing through either of the villages. To the north of Longstanton, the Longstanton By-Pass will provide a third route into Northstowe.
- D1.13 Rampton Road which passes between Longstanton All Saints and Longstanton St Michael’s will remain a cul-de-sac and be closed in the vicinity of Magdalene Close. Beyond that, Rampton Road would become a footpath / cycleway / bridleway. Rampton Drift will take its vehicular access from the new road network within Northstowe. The airfield road between Longstanton and Oakington will remain closed to through traffic, and become a footpath / cycleway / bridleway. Design and traffic management

measures, will facilitate movement by pedestrians, cyclists and equestrians and ensure that no motorised vehicular traffic, other than that for essential access, can use this route.

- D1.14 The link roads to the A14 (or their routes before they are built) will also take construction traffic to Northstowe. Within the site, haul roads for construction traffic will be planned to minimise impact on Longstanton or Oakington. It will not be possible to guarantee that there will be no impact until the development closest to each village has been completed in order to provide a screen between the town and the villages. The phasing of development will assist with this. Initial phases of the development would commence with the construction of a local centre at the north and south of Northstowe and the neighbourhoods which surround them. These will be located on the route of the dedicated local busway through Northstowe. Housing construction is anticipated to be approximately 650 dwellings per year – within 5 years Northstowe will be the size of Sawston which supports a thriving shopping and commercial centre.

D2 THE TOWN CENTRE

OBJECTIVES

- D2/a** To provide a vibrant town centre which is located at the heart of Northstowe where it will be as accessible to all of the town's population as is possible by walking, cycling and public transport.
- D2/b** To maximise accessibility and usability within the town centre.
- D2/c** To provide a town centre with shops, services, cultural, leisure and community facilities to serve the needs of Northstowe and the immediately surrounding area which will not undermine the vitality and viability of nearby market towns or compete with Cambridge.
- D2/d** To provide a town centre with a large number and range of comparison and convenience shops and other units and spaces which will create an attractive urban environment at the heart of Northstowe.
- D2/e** To ensure that no single store sells such a range of comparison and convenience goods that it would threaten the development of the remainder of the town centre.
- D2/f** To create a high quality and varied built and open space environment where people will wish to shop and find their services and facilities, both day and evening.
- D2/g** To support the success of the town centre by locating uses which will generate additional custom and activity in and around the centre including employment, housing and other services and facilities which will provide the opportunity to combine trips.
- D2/h** To provide access to the wider road network for visitors to the town centre and car parking of a scale appropriate to a modest sized town with a limited catchment area.
- D2/i** To secure an early start to the development of the town centre to help create an identity for Northstowe at the earliest opportunity.

POLICY NS/8 The Town Centre

Town Centre Location

1. The detailed location of the town centre at Northstowe will be determined as part of the Masterplan to be approved by the local planning authority and will be:
 - a. Close to the geographical centre of the town where it will be most accessible to the population of Northstowe as a whole;
 - b. Within rather than on the edge of Northstowe, somewhat to the east of Rampton Drift; and
 - c. On the dedicated local busway route through the town in order to maximise accessibility to all of the town's residents.

Town Centre Form

2. The town centre will make provision for such a range of shops, services, cultural, leisure and community facilities that will serve the needs of Northstowe and the immediately surrounding area without undermining the vitality and viability of nearby village centres and market towns or compete with Cambridge.
3. The town centre will be developed in the format of a linear market town high street, reflecting the traditional form of Cambridgeshire market towns, with a water feature at its heart, which is part of the town's surface water drainage system.
4. The town centre will be designed and laid out to provide squares and other meeting places to which the public has unconstrained access and which will provide opportunities for Northstowe's residents to socialise as well as to shop. It will also have good accessibility to the town park.
5. Car parking provision will be included in the form of public car parks for the town centre of a size consistent with its role as a small market town.

Vitality and viability

6. A Town Centre Strategy for Northstowe must be submitted and approved prior to the granting of planning permission. It will be implemented as part of the planning obligation for the development of the new town. The Town Centre Strategy will provide detailed guidance on the overall size, mix of uses, urban

design and measures required to provide early support for the development of the town centre. The Strategy will include tying the development of key retail, services and other facilities in the town centre to stages in the development of the housing at Northstowe.

7. Development of the town centre will begin no later than 3 years after the commencement of development of Northstowe.

Location

- D2.1 In most towns, the town centre is to be found where the town was originally established. Where there have been no geographical constraints to development, many town centres are still to be found in the middle of the towns that have grown up around them. Sometimes, geography intervenes and towns such as St Ives have their centre to one side of the town because the original settlement was based on the river crossing.
- D2.2 At Northstowe the town centre will be located broadly in the geographical centre of the site to ensure that its shops, services and facilities are as accessible as possible to the maximum number of its residents. Developed as a compact town, most parts of Northstowe will be relatively close to the town centre which will help to ensure the success of the town centre and allow a sustainable town to be developed with the car as least preferred mode of transport – i.e. maximise access by walking, cycle and public transport.
- D2.3 Placing the town centre on the dedicated local busway through Northstowe will increase accessibility to those parts of the town furthest from the centre. The town centre will also provide shops and facilities not found in surrounding villages and therefore access by road to car parks to the north and south of the town centre will also be important, and by footpaths and cycleways linking across the areas of Green Separation.
- D2.4 The centre of Northstowe will lie close to the main building complex at Oakington Barracks. Some of the present buildings may be capable of being incorporated into the development and others may have potential to be used on an interim basis by service providers and could even be converted to provide some local shopping during the early phases of development. However, a long-term view needs to be taken of the development of Northstowe. Once established, like any town Northstowe will be home to generations of residents. It is therefore important to ensure that the best possible plan is produced to ensure that it serves its residents as well as is possible.
- D2.5 The presence of the existing housing at Rampton Drift will have a bearing on the location of the town centre as these houses are relatively centrally

located within the site. The impact of the town centre on this local community will be minimised by the town centre being located somewhat to the east and separate from Rampton Drift.

Town Centre Form and Uses

- D2.6 Creating an attractive and successful town centre for Northstowe will be challenging. The centres of Cambridgeshire's market towns have grown up over many centuries and their variety and number of shops and commercial premises owes much to the age of both the businesses and the buildings in which they are located. Without intervention, the commercial sector is likely to provide a few large retail units which are highly efficient for shopping but create very poor town centre environments.
- D2.7 The town centre will be THE main defining feature of Northstowe by which it will be judged by its residents and visitors. It will be crucial to create a town centre where people want to be even when the shops are shut because it has the best environment in the whole town and provides a range of opportunities to socialise into the evening. It is also important that it offers locations and facilities to hold community events. The mix of uses will be crucial to this as will be creating a town centre where people live and will help support many of its facilities. Creating attractive landmark buildings and spaces will also be vital in order that Northstowe town centre will be a place worthy of its residents.
- D2.8 Town centre uses will include shops, restaurants, public houses / bars commercial services (such as banks, building societies, post office) commercial leisure uses such as a cinema, library and lifelong learning centre, health facilities, cultural facilities, places of worship and public services including the administrative buildings for Northstowe (a Town Council will be needed) (see also chapter on Community Facilities, Leisure, Art and Culture including Community Development). Locating employment at the southern end of the town centre on the approach roads from the A14 will ensure that people working in Northstowe will have safe and convenient access to its shops and facilities and help support a viable and vital town centre (see also Employment chapter).
- D2.9 The District Council will co-sponsor a study to establish how much shopping floor area should be located in the town centre and the types and mix of uses which will help to secure a successful and vibrant town centre. This study will lead to the production of a Town Centre Strategy which will be implemented as part of the planning obligation for the development of the new town and help in the determining of planning applications to ensure the staged development of the town centre as a whole, and in particular the early start to the development of the town centre in order to provide a heart to Northstowe as early as possible. An early start on the development of the town centre at Northstowe will be important not only to give Northstowe

an identity but also to ensure that the rapid build up of population has available to it the services and facilities that its residents would expect to find in a growing town. After 3 years of development, Northstowe will have in the region of 2,000 dwellings and a population of some 5,000 persons.

- D2.10 The form of the town centre will be crucial to its success in terms of achieving a place that is attractive and convenient as a destination for shopping and leisure. This will take the form of a market town high street, the typical form and character of Cambridgeshire's market towns, and will include a market square. The generally elongated site for Northstowe lends itself to developing such a linear 'High Street' form of development. This could include a more concentrated centre that clusters around a town centre stop on the dedicated public transport route. It will have a larger town square as a key focal point for entertainment and gathering. The town centre will have water at its heart which is a typical feature of Cambridgeshire market towns and a very popular focus for activity.

Vitality and viability

- D2.11 The vitality and viability of the town centre is likely to need support to ensure that sufficient custom is offered to retailers and service providers, particularly during the early years of development. In addition to the resident population of Northstowe as a whole, this can be assisted by:
- The town centre also being home to many of the town's residents – for example living above its shops, services and facilities;
 - Mixing retailing with services and facilities such that undertaking one trip provides the opportunity to combine the journey with another purpose;
 - Locating uses which can generate business activity in addition to the people normally living in Northstowe, most importantly locating the town business district in or adjacent to the centre will generate a significant amount of extra business during the working day.
- D2.12 It is expected that residents of Longstanton and Oakington will find the town centre of Northstowe particularly attractive for its shops and services. In addition to the opportunity to visit the town centre by car, the cycle and footpath network in Northstowe will be extended to serve these two villages.
- D2.13 It will be important to ensure that Northstowe's town centre is not so large that it threatens the viability of nearby towns and villages although it is inevitable that some changes elsewhere will occur. It is important that any such consequences are identified in advance and that change is managed. The study referred to above will also address these issues.

D3 LOCAL CENTRES

OBJECTIVES

- D3/a To provide 5 local centres developed around Northstowe's network of schools.
- D3/b To locate the local centres at a stop on the dedicated local busway through the town.
- D3/c To ensure that all residents of Northstowe are within 400 m (5 minutes) walk of a local centre or the town centre.
- D3/d To ensure that local centres provide for the day-to-day needs of local residents for convenience shopping and service provision.
- D3/e To act as a focus for small-scale local employment.
- D3/f To ensure that early provision of ~~at least one~~ local centres is achieved to help create community identity from the outset.

POLICY NS/9 Local Centres

1. The development of Northstowe will make provision for 5 local centres which will all:
 - a. Be located on the dedicated local busway through the town at spacings of approximately 800m to ensure that all of the residents of Northstowe are within 600m walk of the town centre or a local centre and that the majority are within 400m distance;
 - b. Include a primary school and provide for the day-to-day needs of local residents for convenience shopping and service provision;
 - ~~c. Provide small scale local employment in the use classes B1(a) offices and B1(b) research & development which would be appropriate within such a centre;~~
2. The local centres will be the focus for 5 neighbourhoods within Northstowe. The development of each neighbourhood will coincide with the construction of its local centre to help create community identity from the outset of each phase of development.

3. The secondary school will be located at one of the local centres and will provide the opportunity for a “local plus” centre with a higher order of facilities, although not such that it would perform the role of a district centre.

- D3.1 Local centres will have only modest shopping facilities and will be developed around the primary schools which will be developed across the town. A town of 8,000 dwellings will need 5 primary schools. These primary schools will be located at the heart of their local catchment areas and provide the basis for small local centres which will include local shops meeting day-to-day needs such as a newsagent, hot food takeaway or a small convenience store typical of many local centres in Cambridgeshire’s market towns. Some will also contain local services and facilities such as health care. These local centres will be located at stops on the dedicated local busway through Northstowe which will generate trade for the centres, be safe places to wait for a bus and be accessible for the greatest number of people. The development of each local centre will begin as soon as practicable after the first houses are available for occupation and completed well in advance of the completion of development of each neighbourhood in the town in order to ensure from the early stages of development that local services and facilities are available within walking distance of all homes. It will be especially important for community development to provide a local centre for the first neighbourhood (or each neighbourhood if the first phase of development covers two neighbourhoods).
- D3.2 The secondary school will be located at one of these local centres. It is likely that having this type of facility with its wider community role attached to a local centre would generate a higher order of facilities and a wider range than would be supported at other local centres. However, it is unlikely to have significantly wider range of retailing facilities, and would not take on the role of a typical district centre. In this case it could be regarded as a “local plus” centre.
- D3.3 In order to ensure that Northstowe provides for a mix of uses which will ensure that services, facilities and some employment is locally at hand, the local centres will also provide an opportunity for small scale office and other employment uses appropriate to a generally residential area. [This is addressed by Policy NS/11.](#)

Location of Services and Facilities

- D3.4 Local centres should be located within walking distance of all homes. Each Local Centre is likely to offer different facilities and co-location with other service providers will also be explored. Each local centre is anticipated to include:

- Primary School, with community space associated mainly with pre and post school provision and also nurse practitioner services;
- Local commercial facilities, including convenience shopping, a nursery and café / takeaways;
- Flexible meeting space(s) probably adjacent to the primary school for a range of community activities;
- Children's play area;
- Neighbourhood recycling point;
- Car and cycle parking;
- Information access point.

D3.5 The other facilities will be located to serve the whole population of Northstowe, generally within the town centre area, enabling interaction between the users of the different services. The secondary school ~~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 HOUSING

OBJECTIVES

- D4/a To provide an adequate and continuous supply of land for housing to meet the strategic requirement for 6,000 dwellings at Northstowe by 2016.
- D4/b To provide high quality housing that makes best use of land with higher densities in locations close to a good range of services and facilities and public transport stops.
- D4/c To ensure the provision of a **range well integrated mix** of housing types, **tenures** and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers.

POLICY NS/10 Northstowe Housing

Housing Supply

1. Northstowe will provide an adequate and continuous supply of land for housing to meet the strategic requirement for 6,000 dwellings at Northstowe by 2016.

Density

2. Northstowe will achieve an average net housing density of at least 40 dwellings per hectare across the town as a whole. A range of densities will be provided following a design-led approach, including higher densities in and around the town centre, local centres and at public transport stops, and lower densities on sensitive edges of the town.

House Types and Quality

3. The Strategic Design Guide will ensure that there will be variety in the housing types provided at Northstowe to offer choice. It will require imaginative and high quality developments which include apartments in the more accessible locations and close to services and facilities, town houses, terraced housing and family housing in forms which embrace the move towards more sustainable ways of living.

3A. Market properties should provide:

- a. At least 40% of homes with 1 or 2 bedrooms; and**

- b. Approximately 30% of homes with 3 bedrooms; and**
c. Approximately 30% of homes with 4 or more bedrooms;

unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs.

Affordable Housing Funding

- 4. Pursuant to Policy HG/4 of the Core Strategy and Development Control Policies, in exceptional circumstances, where it can be demonstrated that there are insurmountable subsidy issues for the provision of affordable housing at the time of a detailed application, the Council may negotiate a lower proportion of built affordable housing to be provided on site. This will not apply at the outline planning application stage. Contributions for off-site provision will not be appropriate.**

Housing Supply

- D4.1 Northstowe will provide an adequate and continuous supply of land for housing to meet the strategic requirement for 6,000 dwellings at Northstowe by 2016.

Housing Density

- D4.2 Creating a town which minimises the amount of land that will need to be taken for development and which provides a basis for sustainable living where services and facilities are nearby for most of its residents means development at densities of at least 40 dwellings per hectare. The approach should be design-led and seek to make the most effective and efficient use of land across the development.
- D4.3 Higher densities will be appropriate in the town and local centres and around public transport stops where increased density and scale of buildings will also contribute to the design quality of Northstowe by providing opportunities for landmark buildings and different character areas.
- D4.4 There will be some small areas that are less accessible and where lower densities may be more appropriate and also to provide variety in character and more typical family housing. Those housing areas which border the countryside between Northstowe and the villages of Longstanton and Oakington should also generally be developed at densities lower than 40 dwellings per hectare in order to help the area of Green Separation maintain the village character of these two villages

House Types and Quality

- D4.5 One of the keys to the success of Northstowe will be as much the quality of what is provided as the nature of the uses, services and facilities themselves. Densities of 40 dwellings per hectare or more are quite normal in most towns and do not mean sacrificing quality. A high quality of design in both the buildings and the wider environment will be required at Northstowe, and the Strategic Design Guide that will be required will be a key tool in ensuring that high quality is delivered on the ground.
- D4.6 In order to meet the need for smaller dwellings in the area and to respond to the density requirements for the town, a variety in dwelling types will need to be provided. This will also help provide interest in the character and design of the town. This will include modern apartments in the town centre and close to services and facilities and public transport nodes, imaginative use of town houses, terraces and other forms of high quality but higher density housing types. In the interests of providing a range of housing at Northstowe, it would also be desirable for land to be made available within the town for an element of self-build projects.

Housing Mix

- D4.7 ~~Policy HG/2 of the Development Control Policies Development Plan Document sets out The~~ targets for housing mix ~~that seek to ensure that developments Northstowe provides~~ a mix of housing sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years, the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The ~~district wide~~ targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities. ~~It proposes that affordable housing should be of an appropriate mix to respond to identified needs at the time of the development, in accordance with HG/3. Market properties should provide:~~
- ~~1. At least 50% of homes with 1 or 2 bedrooms; and~~
 - ~~2. Approximately 25% of homes with 3 bedrooms; and~~
 - ~~3. Approximately 25% of homes with 4 or more bedrooms;~~
- ~~unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs. As a key component of the housing strategy for South Cambridgeshire, the district wide policy will apply to Northstowe.~~

Affordable Housing

- D4.8 A key driver behind the growth area strategy for the Cambridge Sub-Region is to help provide more affordable housing in and close to Cambridge. The issue of affordable housing is addressed in the Housing section of the Core Strategy, which sets out affordable housing policy district wide, having regard to the findings of the Council's 2002 Housing Needs Survey (Final Report June 2003), carried out by Fordham Research. Policy HG/3 requires approximately 50% of the dwellings for which planning permission may be given to be affordable. The strategic developments are key to addressing the affordable housing requirements in the area and, logically, the district wide targets, and therefore Policy HG/3, apply to Northstowe.
- D4.9 The District Council is mindful of the significant infrastructure requirements of building a new town. If there is an issue about whether the development will stand the affordable housing target, that is a matter that needs to be addressed through the planning application process where all the policy calls on the development, together with other development related requirements, can be looked at comprehensively and relative priorities determined.
- D4.10 The other factor particular to Northstowe is that it is an entirely new freestanding settlement. It is not an addition to an existing settlement where the wider housing mix will be relevant in addition to that within the development itself. Here, it will be a new community and it is important that it achieves a balanced and sustainable community profile. In order to ensure this, it is important that the right tenure mix within the affordable housing is secured. It will be important to ensure the provision of social rented housing in recognition of the high level of need for this type of housing. However, it will also be appropriate to have a significant proportion of intermediate housing to ensure that all sectors of the population are able to live in the town. It is envisaged that a different tenure mix is likely to be appropriate for Northstowe, with:
1. Approximately 25% social rented; and
 2. Approximately 25% intermediate housing, including for Key Workers;
- giving a total of 50% affordable housing, unless it can be demonstrated to the satisfaction of the District Council that the local circumstances suggest a different mix would better meet local needs.
- D4.11 In order to ensure that Northstowe develops as a sustainable community, affordable housing will be distributed through the development in small groups or clusters, with the appropriate cluster size being determined having regard to the location within the development e.g. town centre and residential neighborhoods.

- D4.12 Policy HG/4 of the Development Control Policies DPD provides for alternative approaches to the provision of affordable housing in the exceptional circumstances of insurmountable subsidy issues. It is appropriate at Northstowe to allow for the provision of a lower proportion of built units on site if exceptional circumstances were demonstrated by way of very clear evidence to the satisfaction of the Local Planning Authority. However, having particular regard to the long period over which the town will be built, such evidence can only be provided at the time a detailed planning application comes forward in the light of circumstances pertaining at that time. This policy approach will therefore not apply at the outline planning stage when setting the overall affordable housing requirement. Policy NS/9 will apply to Northstowe. In view of the scale of the development and the importance of achieving a sustainable and balanced community, the provision in Policy HG/4 for making contributions for off-site provision of affordable housing will not apply to Northstowe.
- D4.13 The District Council will prepare a Travellers' Policy Development Plan Document which will include policies and proposals for the needs of travellers, including site requirements, which may include provision at Northstowe. It will be informed by a Sub-Regional Travellers' needs survey. The Document is provided for in the Council's Local Development Scheme.

D5 EMPLOYMENT

OBJECTIVES

- D5/a To provide a part of the labour force for Cambridge and its locality as well as enabling people who live in Northstowe to work in the town.
- D5/b To encourage the development of a mixed economy to provide a range of employment to support the development of a socially inclusive community.
- D5/c To provide for the development of a significant high technology research and development business district located close to the town centre and linked to the main focus of research activity in and on the edge of Cambridge by guided bus.
- D5/d Only to provide for firms that need to be located close to Cambridge.

POLICY NS/11 Northstowe Employment

1. Northstowe will provide the equivalent of a total of 20 hectares of employment land throughout the town comprising:
 - a. A high density B1 employment area adjoining and wrapping round the southern end of the town centre located on a stop on the dedicated busway loop providing a significant high technology research and development business district;
 - b. Small scale local B1 employment at each of the five local centres; of an appropriate scale to a generally residential area; and
 - c. An employment area of 5 hectares for B2 and B8 employment of a scale serving the needs of Northstowe adjoining the Park & Ride site on Station Road, Longstanton.
2. Planning applications will need to demonstrate how employment development proposals will encourage the development of a mixed economy to provide a range of employment to support the development of a socially inclusive community comprising:
 - d. High technology research and development;

- e. **Research and educational institutes;**
- f. **Service industries for the research sector;**
- g. **Some office employment providing a sub-regional service;**
- h. **Light industry;**
- i. **Town centre employment in shops, restaurants, bars etc;**
- j. **Employment in the various town services e.g. schools, healthcare, sport and community facilities.**

- D5.1 Northstowe must be a place where people work as well as live if it is not just to become a dormitory town that generates large amounts of daily traffic. However, Northstowe is also a crucial part of the Regional Planning Guidance Note 6 and Structure Plan 2003 strategies to address the shortage of housing in relation to the number of jobs in and close to Cambridge, and as a result it is not intended to match the number of jobs in the town with the number of residents. This will ensure that people working in or close to Cambridge will also have the opportunity to live in Northstowe, served by high quality public transport links with the city.
- D5.2 Employment development at Northstowe will be subject to Policy ET/1 of the Development Control Policies DPD, that reserves employment land for development that can demonstrate a clear need to be located in the area, to serve local needs, or contribute to the continued success of the Cambridge Sub-Region as a centre of high technology and research.
- D5.3 The Structure Plan identifies Northstowe as being a Strategic Employment Location which will provide a key opportunity for new employment associated with high technology clusters in the Cambridge Sub-Region. Development will include a high technology, research and development business district located close to the town centre and linked to the main focus of research activity in and on the edge of Cambridge, Cambridge City Centre, and Addenbrooke's by guided bus. Its location will ensure support for the town centre and be convenient for its employees, whilst maintaining separation from existing communities. Some activities such as bio-technology research may need more land and a more peripheral location that is well located to the surrounding road network and to the guided busway.
- D5.4 The equivalent of 20 hectares of employment land will be provided at Northstowe. However, the crucial factor is numbers of jobs as opposed to land provision. There will be opportunities to provide employment at higher densities in this urban area, making more efficient use of land than on traditional low-density business parks.

- D5.5 Northstowe, like all established towns, must be socially inclusive and offer a range of employment opportunities. Whilst the Cambridge research sector is not dependent upon any one technology and has proven itself to be resilient to change, it does require a highly trained workforce. To ensure that there is a balance of employment in Northstowe which will ensure that everyone living in the new town has the opportunity of finding employment, it will be necessary to plan for light industry and local services. An area for general industrial (B2) (including small scale pilot manufacturing), storage and distribution (B8) is also needed, serving a local function for Northstowe and its immediate hinterland and there will also be a need to take account of the potential for live-work units for small business owners. This location may also be suitable for a Household Waste Recycling Centre and associated bulking up and transfer facility for business and commercial waste to serve the needs of Northstowe and its immediate hinterland pursuant to Policy WLP20 of Cambridgeshire County Council's Waste Local Plan 2003.
- D5.6 Employers in Northstowe will be required to prepare green travel plans to show how they intend to ensure that travel to work by car by their employees is not encouraged.

D6 COMMUNITY FACILITIES, LEISURE, ART AND CULTURE INCLUDING COMMUNITY DEVELOPMENT

OBJECTIVES

- D6/a To support the early establishment of a successful new community at Northstowe.
- D6/b To establish a strong feeling of community ownership of facilities and community space.
- D6/c To ensure provision of appropriate high quality community services and facilities of a high standard of design, which would reasonably be expected to be found in a small market town of ~~20,000 to 24,000~~ approximately 19,000 people with a small catchment of surrounding villages.
- D6/d To secure the provision of high quality leisure and cultural facilities of a high standard of design, which would reasonably be expected to be found in a small market town of ~~20,000 to 24,000~~ approximately 19,000 people with a small catchment of surrounding villages.
- D6/e To ensure the provision of public art.
- D6/f To develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of community facilities, leisure, art and culture.

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

Publicly Provided Services and Facilities

1. Northstowe will provide a full range of publicly provided services and facilities, (e.g. schools, community uses, health facilities), funded in full ~~either where appropriate and reasonable~~ by the development, or by taking every opportunity to draw down funds from as many sources as possible.
2. The development will provide for innovative means of provision, including opportunities for joint provision and co-location to provide services which best meet people's needs, are accessible to all and which are cost efficient to service and facility providers.

3. The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, prepared in consultation with service providers and stakeholders.
4. Any planning permission granted for the development of Northstowe will include a planning obligation requiring the phased delivery of publicly provided community services, facilities, leisure, art and culture, of a high standard of design, with the provision of key services and facilities for early phases of the development, including the provision of Community Development Workers.

Commercially Provided Services and Facilities

5. The development will make provision for all the commercial services and facilities of a high standard of design that a town with a population of ~~20,000 to 24,000~~ approximately 19,000 people will require, e.g. health and fitness clubs, cinemas, tenpin bowling, golf courses, etc.
6. The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders and other neighbouring local authorities in order that deficiencies and priorities can be identified, and provided for such that they complement existing facilities.
7. During the negotiations over the granting of planning permission, those commercial services and facilities which are essential to the successful establishment of a new sustainable community will be identified and any planning permission granted for the development of Northstowe will include a planning obligation requiring their phased delivery.
8. Providers of commercial leisure facilities will be proactively encouraged in accordance with agreed priorities including the provision of key services and facilities for early phases of the development.

Location of Services and Facilities

9. Services and facilities should be provided in accessible locations. This will normally be either in the Town Centre area where they serve the whole population of Northstowe, or in Local Centres where they have a more local function.

Public Art

10. Provision should be made for public art in Northstowe to help provide a sense of place and distinctiveness. A strategy for public art is to be prepared, with the appointment of (a) lead artist(s) at an early stage in the planning and design of development.

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

Publicly Provided Community Services, Facilities, Leisure, Arts and Culture

D6.1 The development of Northstowe provides the opportunity for community services and facilities providers to take advantage of emerging best practice in order to ensure that the new residents of Northstowe and the surrounding villages secure the greatest benefit from living in and close to the new town.

D6.1A Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision.

D6.1B The principles that will guide the location of services and facilities in Northstowe are:

- **Accessibility** to the people who will be seeking services and facilities;
- **Combining** or linking services and facilities which will be mutually supportive and convenient for the public;
- **Concentrating** services and facilities in a few locations in order to ensure that a journey for one purpose provides the opportunity to serve another purpose, reducing the number of journeys, and providing opportunities for community interaction.

D6.2 The town and local centres will be the focus of services and facilities at Northstowe and will be linked together by the dedicated busway through the town as well as by the footpath and cycleway network which will provide safe and convenient public access.

D6.3 The service providers are investigating opportunities for closer integration of their services to offer a better overall service to the public and to make the best use of land, buildings and other resources. Co-location can provide substantial savings, operational efficiency and better customer service. This would be achieved by sharing buildings, car parks and other facilities such as receptions. Examples of shared provision which are being investigated are:

- A combined library, information and learning centre;
- Making the secondary school a focus of community activities including lifelong learning, a sports centre and swimming pool;
- Children's services being provided at primary schools along with nurse practitioner health care;
- Local centres providing multi-purpose facilities offering flexible space for a range of community facilities;
- Care facilities and services for older people could be integrated within the wider community and health care provision and linked to a range of housing options;
- A health campus comprising a number of GPs and other health specialists such as dentists, optometrists, physiotherapists, chiropodists sharing support facilities to provide a better service to the public;
- The faith needs of Northstowe are also still being investigated but could be met through an ecumenical centre for the Christian denominations but the needs of other faiths will also need to be considered – traditionally places of worship have provided important landmark buildings;
- A combined youth and community centre offering a wide range of uses for all ages.

D6.4 Before planning permission could be granted for Northstowe, the needs of the development must be determined in accordance with detailed assessments, prepared in consultation with service providers. Some of this work will be carried out in partnership with Cambridgeshire Horizons. This will lead to the preparation of strategies setting out the services and facilities required of the development and a phasing plan for the timely delivery of publicly provided community services, facilities, leisure, art and culture, including the provision of key services and facilities for early phases of the development. This will form the basis of a planning obligation.

- D6.5 In addition to the provision of services and facilities, provision will be needed for professional Community Development Workers to help establish a vibrant and sustainable community from the outset of development and also to provide support mechanisms in response to local need. This will involve a Community Development Strategy outlining roles, partnership working and the professional people needed to help establish the new community. This work will include support to help establish good communication and information for new residents, establishment of new groups, support mechanisms, sports clubs and community events. The needs of young people should be considered at the earliest stage of development, including the employment of youth workers. Early and ongoing development work can help establish a strong feeling of community ownership of facilities and community space.

Commercially Provided Services, Facilities, Leisure, Arts and Culture

- D6.6 Not all services and facilities will be provided by the public sector. A large number of facilities at Northstowe will be provided commercially e.g. health and fitness clubs, cinemas, tenpin bowling, golf course, etc. Some of these are considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided, and sustained long term. This will be particularly important in the early phases of development in order to ensure that Northstowe has a basic range of services and facilities which will help attract its first residents. Retail and related facilities e.g. restaurants and cafes are addressed in the Town and Local Centres chapters.
- D6.7 The priorities for commercial leisure provision (for example, cinema, ten pin bowling, health and fitness clubs, golf facilities, snooker and pool rooms, public houses and a market) will be considered in consultation with potential service providers and other neighbouring local authorities in order that deficiencies and priorities can be identified. The needs of the development will be identified as part of the assessment and strategy referred to above for publicly provided services and facilities.

The Range of Services, Facilities, Leisure and Community Infrastructure

- D6.8 The range of services and facilities and community infrastructure that will need to be provided at Northstowe is still being investigated by the service providers, but for a town of 8,000 dwellings, the following is an indicative but not exclusive list of services and facilities to be explored:
1. Education – Primary and Secondary
 - One secondary school, with 6th Form provision
 - 5 primary schools
 - Nursery provision

- Pre-school provision (0-4)
 - Out of school care (0-14 year olds)
 - Special Education
 - Further education in co-operation with the Learning and Skills Council
2. Lifelong Learning
- Public Library, information and advice centre, including provision for voluntary sector and with the potential to co-locate a one-stop shop and public sector caller office in the building
 - Adult and Community Learning
3. Social Services
- Social services
 - Children and families services
 - Services for older people
 - Mental health services
 - Services for the disabled
 - Family Centre
 - Extra Care Housing
 - Nursing Home provision
4. Fire Services
- Fire Services
5. Police
- Police Services including Police Community Support Officers
6. Community Facilities
- Community centres / meeting places
 - Town Council office facility
 - Arts and Cultural Facilities
 - Place of worship (provision for a number of different faiths)
 - Burial ground
 - Allotments
 - Youth Centre
 - Public Conveniences
 - Neighbourhood recycling centres
 - Information points / notice boards
7. Community Development
- Arrangements for involvement of existing local communities and service providers in the design process;
 - Plan for community development (residents and workers in the new town) as settlement grows. Interim arrangements for community meeting place;
 - Establishment of residents representative group and communication between new residents;

- Arrangements for establishment of town council, and district / county electoral areas review;
 - Arrangements for town council administration;
 - Arrangements for involvement of residents in management of community facilities, including sports;
 - Community Development Worker(s) and Youth Workers.
8. Recreation Facilities (see Recreation chapter)
- Swimming pool and leisure centre
 - Dedicated children's play areas
 - Outdoor sports facilities including tennis courts, bowls greens and artificial turf pitches
 - Informal youth facilities (e.g. skateboard parks, youth shelters)
9. Commercial
- Shops – including early support for local shopping provision (including unit shops);
 - A market, including provision for a locally-based farmers' market;
 - Pubs / takeaways / cafes / eating places;
 - Post Office / banking facilities;
 - Leisure e.g. cinema, bowling, fitness.
10. Healthcare
- Care facilities for older people;
 - A health campus offering general medical services including GP Practice(s) plus a number of health specialists such as dentists, optometrists, physiotherapists and chiropodists plus dispensary;
 - Enhanced services including minor surgery and specialised clinics;
 - Nurse Practitioners based at each primary school;
 - Ambulance facility.
11. Faith
- An ecumenical centre for the Christian denominations, including worship space, administrative office, meeting room(s), prayer space, catering and support facilities, and accommodation for a minister. The needs of other faiths will also need to be considered, possibly using facilities in other buildings.
12. Waste
- Temporary inert waste management facilities to deal with construction waste during the development of the new town.

Location of Services and Facilities

- D6.9 Services and facilities will generally be located at the town centre and local centres. This is addressed at those individual chapters.

Management of Community Services and Facilities

- D6.10 It is important that not only are the community services and facilities needed by the town provided, but that they are properly and effectively managed and maintained if they are to provide high quality facilities for the community in the long term. It is also important that a feeling of community ownership is developed for all community facilities and that they are managed to ensure accessibility by all. The strategies for both publicly and commercially provided community services and facilities will therefore need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

Public Art

- D6.11 Provision should be made for public art in Northstowe to help provide a sense of place and distinctiveness. Policy SF/8 of the Development Control Policies DPD sets out the Council's policy to see the provision of public art in larger developments. The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental, educational and economic benefits, both to the new development and the community at large. It is considered particularly important that public art is integrated into the overall design of the town including landmark works such as sculpture as well as functional elements e.g. lighting, landscape, street furniture, floor designs and signage.
- D6.12 The District Council has adopted a Public Art policy that provides guidance for developers implementing large-scale developments, including residential and commercial. It encourages developers to allocate a proportion of the budget for the implementation of a carefully considered public art scheme.
- D6.13 Whilst public art is normally sought through negotiation rather than being a requirement of development, in view of the scale of Northstowe and that it will be an entirely new community, the provision of public art as an integral part of the development will be a key part of ensuring the creation of a high quality and distinctive new town. Whilst the Area Action Plan does not prescribe a level of public art provision, it does require that a strategy for public art is prepared, with the appointment of (a) lead artist(s) at an early stage in the planning and design of development and a significant level of provision for public art will be required as part of any proposals.

D7 TRANSPORT

OBJECTIVES

- D7/a To develop an improved rights of way network to support sustainable transport, recreation and health, and to connect the town to neighbouring villages and the open countryside.
- D7/b To provide attractive, direct, safe and convenient walking routes within the town linking homes to public transport and the main areas of activity such as the Town Centre, schools and employment areas.
- D7/c To provide a highly accessible network of safe and convenient cycleways, segregated from other modes where appropriate, and to ensure covered, secure cycle parking facilities for homes, workplaces, the Town Centre, Local Centres and other places.
- D7/d To create an effective and dedicated local busway through the town to maximise the opportunities offered by the Guided Bus route and to ensure that all dwellings are within easy walking distance of a bus stop.
- D7/e To secure the vitality of the Town Centre by ensuring adequate access for the residents of the town and surrounding villages, with a focus on the dedicated local busway, but covering all modes and including an appropriate level of car parking.
- D7/f To develop a network of safe streets which connect the principal land uses.
- D7/g To link Northstowe to the main road network whilst minimising the impact of traffic generation on surrounding communities.
- D7/h To identify the appropriate stages in the development when public transport services and transport infrastructure will need to be provided.

INTRODUCTION

- D7.1 For Northstowe to be a truly sustainable place it will be important to ensure that the transport infrastructure encourages the use of more sustainable forms of travel – public transport, cycling and walking. The compact, higher density form of development proposed will also favour journeys to be made

by these modes. At the same time provision will have to be made for cars and goods vehicles. It will be important to integrate the various modes, providing interchanges to encourage maximum use of the sustainable modes.

ROAD INFRASTRUCTURE

POLICY NS/13 Road Infrastructure

1. Adequate highway capacity will be required to serve all stages of development.

A14 Improvements

~~2.Planning permission for Northstowe will include suitable conditions (which may include 'Grampian' style conditions*) which will link the start and phased development of the new town to improvements to the A14 road corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of 8,000 dwellings.~~

~~3.Development of the new town will not be permitted until appropriate improvements to the A14 have been implemented.~~

2. Planning permission for Northstowe will include conditions to ensure that development of the new town will not be permitted until appropriate improvements to the A14 road corridor have been implemented. Such conditions (which may include 'Grampian' style conditions) will link the start and phased development of the new town to any necessary improvements to the A14 road corridor between Bar Hill and Cambridge, such that it will be capable of carrying the additional traffic from a new town of 8,000 dwellings.

Primary Road Access

4. Northstowe will be accessed by the following new and existing roads:
 - a. An improved Hattons Road from the A14 or its parallel distributor road and a new road into the southern end of Northstowe;
 - b. A new access from the proposed Longstanton West Bypass / Station Road, Longstanton into the northern end of Northstowe;

c. **A new road from the A14 or its parallel distributor road in the vicinity of the existing Dry Drayton junction into the southern end of Northstowe.**

5. **All roads will be designed and located to minimise and where possible avoid any adverse impacts on the landscape and existing residential properties.**

Emergency Access

6. **An emergency access into Northstowe will be provided from the direction of Cottenham.**

Mitigating Traffic Impact

7. **Traffic management measures will be funded by the development to minimise traffic impacts on nearby villages.**

Willingham Bypass

8. **If at the time of grant of outline planning permission a Willingham By-pass is required by the County Council, the developers of Northstowe will be required to make a contribution towards construction related to the forecast percentage volume of traffic that will be generated by Northstowe.**

NOTE:

- * Grampian Regional Council v. Aberdeen DC (1984) JPL 590 H.L: conditions restricting development unless and until an event had occurred which was not within the power of the applicant to bring about may be valid if reasonable and not otherwise ultra vires.

A14 Improvements

D7.2 The A14 is proposed to be improved to a dual three-lane carriageway, with associated parallel local roads. The Highways Agency consulted on a proposed scheme during Spring 2005, with a view to the Secretary of State announcing the Preferred Route early in 2006. The improvements should be completed in the period 2011-2015.

D7.3 Development of Northstowe needs to be carefully phased to ensure adequate infrastructure improvements along the A14 road corridor are in place in order to avoid exacerbating the existing congestion and safety problems, **and that local highway conditions are not materially worsened.** This may include the ~~early~~ provision of **interim measures such as the early provision of** parallel local distributor roads.

Primary Road Access

- D7.4 Links from an improved Hattons Road and from Dry Drayton Road will provide access onto the A14 / parallel distributor roads so as not to increase traffic passing through local villages.
- D7.5 A link to the Longstanton West By-pass / Station Road, Longstanton junction will provide additional access onto the local road network to the north, allowing adjoining villages to access the facilities and services at Northstowe.

Local Road Access

- D7.6 There is a need for emergency vehicles to gain access into Northstowe from the Cottenham Fire Station. There are a number of ways this could be provided. Access could be from Station Road, Oakington or Cottenham Road, Westwick or Longstanton road, Oakington. For the first two of these options, it may well be able to make use of the maintenance track of the Guided Busway, linking into the town via the dedicated busway within the town. The route of this access will be determined through Masterplanning. If it makes use of Longstanton Road, Oakington, design and traffic management measures, will facilitate movement by pedestrians, cyclists and equestrians and ensure that no motorised vehicular traffic, other than that for essential access, can use this route. Any solution will pay particular regard to the need to ensure that the Green Separation between Oakington and Northstowe is not fragmented or otherwise adversely affected.

Mitigating Traffic Impact

- D7.7 Careful consideration will need to be given to the design of access roads and junction layouts to minimise their impact on local residents, for example noise, and ensure there will be no resultant rat-running in the villages. Consideration will also need to be given to the adequacy of existing traffic calming measures to deal with the impact of additional traffic. This should be informed through the use of before and after traffic studies and where necessary, developers will fund additional improvements.
- D7.8 Traffic flows on the B1050 through Longstanton have already caused a Longstanton bypass to be required as part of a development at Home Farm, Longstanton. The requirement for a by-pass for Willingham will be explored by the County Council as local highway authority and if traffic forecasts demonstrate that these measures will be needed over the lifetime of the development of Northstowe, the developers of the new town will be required

to make a contribution related to the percentage volume of traffic which will be generated / attracted by Northstowe.

ALTERNATIVE MODES

POLICY NS/14 Alternative Modes

1. Adequate provision for alternative transport modes will be required to serve all stages of development.

Public Transport

2. High Quality Public Transport will be provided, with associated quality infrastructure, serving the whole of Northstowe. A dedicated local busway, linked to the Guided Bus route on the disused St Ives railway line, will be aligned and have a number of stops to maximise accessibility within Northstowe whilst not compromising the level of service. All development will be within 600m easy walking distance of a stop on the dedicated local busway or within 400m walking distance of other local bus stops. Developers will provide an initial subsidy for new residents for a period of 12 months after occupation to encourage bus usage. The subsidy will fund free or discounted travel by public transport.
3. The occupation of the development in the new town will not be permitted until the proposed Guided Busway between Northstowe and Cambridge has been implemented, or provision made for the equivalent standard of High Quality Public Transport.

3A. Developers will provide a financial contribution towards the capital cost of the Guided Bus scheme.

Park and Ride

4. The Park and Ride stop for the Guided Bus on the disused St Ives railway line will be easily accessible by foot and cycle from Northstowe. Direct road access to the site from the town will not be provided.

Cycling and Pedestrians Non-car Modes

5. There will be a network of dedicated, segregated, high quality, safe, direct, connected and convenient rights of way, including cycle, pedestrian and horse riding routes, within Northstowe, connecting with surrounding villages, and the wider rights of way

network. These routes will be complemented with quality infrastructure including signing, seating and lighting where appropriate. Secure cycle parking will also be provided in accordance with the minimum standards set out in the Core Strategy.

Car Pooling

- 6. Car pooling and shared use of car parking facilities will be encouraged, particularly on mixed-use sites, to minimise the amount of land given over to car parking. This must be explored through the Transport Assessment and Travel Plan.**

Public Transport

- D7.9 High Quality Public Transport (HQPT) will form a fundamental part of making Northstowe a sustainable new town and minimise its impact on the environment. The most significant connection for public transport for Northstowe will be the Guided Bus, offering services to the main centres of attraction in Cambridge and St. Ives / Huntingdon, and various points in between.
- D7.10 Northstowe will be served by a dedicated local busway connected to the main through route along the disused railway line at either end of the town. Unlike the through route, it will not be guided as this would create a barrier to movement within the town, but should take the form of a dedicated busway, segregated from other traffic, ensuring bus priority and better integration into the urban form of Northstowe, serving the main centres of attraction. The dedicated local busway will be supplemented by a local bus network with additional bus stops which will enable total public transport coverage within Northstowe.
- D7.11 All development within Northstowe will be within easy access of a public transport stop. The dedicated local busway should maximise coverage within Northstowe, with the aim that all areas will be within easy walking distance of a stop (no more than 600m walking distance, equating to a 5-10 minute walk). However, it would not be desirable to achieve total coverage if this would compromise the quality of service that could be provided. Therefore, a careful balance must be struck between coverage and quality of service. The Council will seek as much of the development as possible to be within 600m of a stop on the dedicated local busway, but where this is not possible, it should be within 400m of a local bus stop. In high density development areas all properties should be within 400m of the dedicated local busway providing High Quality Public Transport.

Park and Ride

- D7.12 A Park and Ride facility is planned as part of the Cambridgeshire Guided Busway proposals on the north western edge of Northstowe, to be served by buses on the guideway and dedicated local busway. The dedicated local busway will serve residents of Northstowe, so there will be no need for residents to ~~travel by car to use~~ the Park and Ride facility.
- D7.13 The Park and Ride facility will be easily accessible by foot and cycle from Northstowe, as it will be the closest bus stop for residents in the northern part of the town. Direct road access from Northstowe will not be provided in order that car parking will be available for more long distance travellers, with vehicular access from Station Road, Longstanton. Design and traffic management measures will facilitate movement by pedestrians, cyclists and equestrians and ensure that no motorised vehicular traffic, other than that for essential access, can use this route.
- D7.14 The Council will also seek to explore opportunities for shared use of the car park with other nearby uses, in accordance with the strategy in the Travel Chapter of the Core Strategy.

Cycling and Pedestrians

- D7.15 Cycling has the potential to substitute for short car trips, particularly for journeys under 5km. Northstowe presents an opportunity to design at the outset a town where distances to facilities and services are minimised, and accessibility is maximised by walking and cycling.
- D7.16 External rights of way routes will be provided to:
- Surrounding villages within a 5km radius including Oakington, Longstanton, Willingham, Rampton, Cottenham, Histon, Impington, Girton, Dry Drayton, Bar Hill, Swavesey and Over;
 - The National Cycle Network – Route 51 (along the Guided Busway);
 - The wider rights of way network of byways, bridleways, cycleways, footpaths.
- D7.17 Internal routes will be provided linking the residential areas and main destinations such as the town centre, local centres, schools, employment, open spaces and other services and facilities.
- D7.18 Routes will be segregated, high quality, safe, direct, connected and convenient for all users, including the less able, such as partially sighted, hearing impaired, and wheelchair users. These routes will also be complemented with quality infrastructure, such as signing, secure cycle parking, seating and lighting (of a level appropriate to the location).

Car Parking

- D7.19 It will be important to establish a culture within the development which accepts that whilst the car has an important role in providing for some journeys, for those journeys within Northstowe and to other key destinations such as Cambridge it should be the least preferred option.
- D7.20 In part, this will be influenced by the scale of provision of car parking both in residential areas and at key destinations. There will be a need for a certain level of car parking to enable people to park without causing social or amenity problems and to enable the town to function effectively. This will include making adequate and convenient provision for disabled parking.
- D7.21 Maximum car parking standards are set out in the Core Strategy and will apply to the development at Northstowe. In addition, given that Northstowe will be served by HQPT, opportunities for reduced levels of parking will be explored in locations close to transport interchanges (including bus stops) facilities and services, and for car pooling and shared parking, for example on mixed-use sites, particularly where there is a suitable mix of day and night-time uses.
- D7.22 Car parking will be designed to minimise the impact on the urban form, in terms of visual impact and lighting, and should design out crime and the potential for “cruiser” gatherings, which have presented problems in other areas.

Green-Travel Plans

- D7.23 Employers and schools in Northstowe will be required to prepare green travel plans to show how they intend to ensure that travel to work by car by their employees is not encouraged, and travel by other modes is positively promoted.

D8 LANDSCAPE

OBJECTIVES

- D8/a To create within the urban area a pleasant and attractive external environment to contribute to local character and provide legibility to meet the needs of those living, working and visiting the town.
- D8/b To ensure a high degree of connectivity between green areas, within the town for wildlife and people.
- D8/c To create a network of green spaces within the town which integrate well with the development, contribute to legibility, are pleasant and attractive.
- D8/d To enable landscape areas to provide an environment suitable for the mitigation of any adverse impact on wildlife and to maximise benefits to wildlife in order to increase biodiversity.
- D8/e To enable landscape areas to contribute to the informal recreation needs of those living, working and visiting the town.
- D8/f To ensure that any alterations to topography within the town are appropriate to local landscape character.
- D8/g To make the best use of the existing tree resource on site as a setting for the development.
- D8/h To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.

LANDSCAPE PRINCIPLES

POLICY NS/15 Landscape Principles

Landscape Strategy

1. A Landscape Strategy for Northstowe must be submitted and approved prior to the granting of planning permission **of a level of detail appropriate to the type of application**. It will be implemented as part of the conditions / planning obligations for the development of the new town. The strategy will:

- a. Create a quality environment within the town for residents, workers and visitors;
- b. Ensure a high degree of connectivity between green areas within the town;
- c. Create a network of green spaces within the town which are pleasant and attractive and contribute to legibility;
- d. Enable the landscaped areas within the town to provide an environment suitable to mitigate against any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity;
- e. Enable the landscaped areas to contribute to the recreational needs of the town;
- f. Make best use of the existing tree resource on the site, sensitively integrate open spaces and areas of built form;
- g. Ensure that any alterations to topography within the town are appropriate to local landscape character;
- h. Include appropriate management systems to ensure high quality, robust and effective maintenance of the landscape areas.

Treatment of Construction Spoil

2. ~~A Strategy for Construction Spoil will be required as part of a Design Guide and Masterplan which will need to be approved by the District Council prior to the granting of any planning permission. The Strategy will ensure that~~ Construction ~~spoil is retained on site~~ must be in a manner appropriate to the local topography and landscape character.

Water as a defining feature in the landscape

3. Water in the form of lakes and watercourses will be a defining characteristic of Northstowe.

Existing Landscape Features

4. In order to assist the creation of a mature landscape within the town at an early stage in the development, ~~E~~existing landscape features on the Northstowe site will be retained where they can make a significant contribution to the urban environment~~in order~~

to assist the creation of a mature landscape within the town at an early stage in its development.

Landscape Strategy

- D8.1 It will be important for the landscape within the built-up area of Northstowe to be determined at an early stage in the planning process in order to guide the development of the town and to allow structural planting and landscaping to be implemented at the earliest opportunity. The Landscape Strategy will assist in delivering a quality environment to meet the needs of residents and visitors. Connections between the landscaped open spaces will add to their overall value for both people and wildlife. There is a considerable existing tree and shrub cover on the site which can be incorporated into the overall design of the town. Effective maintenance and management is essential to the long-term strategy. The level of detail required in a Landscape Strategy will be different at the outline and detailed planning application stages, with a strategy at the outline stage being more strategic in nature.
- D8.2 In general, the structural landscaping areas and Green Corridors which are created should be characteristic of the locality in terms of drainage, topography and species and habitats and thus, by virtue of their semi-natural nature, be robust and require minimum maintenance.

Construction Spoil

- D8.3 There will be a significant amount of construction spoil generated by the development of buildings and roads. Only a limited amount can be used to form new ground features as these would be an alien feature in the otherwise flat or gently contoured landscape. Construction spoil should therefore be distributed over a wide area within the site such that new ground levels do not adversely affect water tables, visual amenity or the landscape character of the area. It would not be sustainable to transport construction spoil away from the site.

Water as a defining feature in the landscape

- D8.4 Water is a key element in the landscape of the fens and fen edges. It is also an important feature in Cambridge and in many Cambridgeshire market towns. The use of water as an urban feature in this new fen-edge town therefore would be consistent with these characteristics and would enliven and enhance the built environment. In some cases water features will form extensive areas in the form of lakes and ponds, but there is also the opportunity for the green corridors to include linear features reflecting the canals, dykes or lodes in the Cambridgeshire fenland tradition. To be

effective water features they will need to contain water permanently rather than only in certain seasonal conditions. There will be a variety of treatments for water features depending on their location. Within the urban fabric a more formal approach may be appropriate whilst in other areas such as on the edges of the town an informal and naturalistic approach may be appropriate.

Existing Landscape Features

- D8.5 Within the built-up area there will be opportunities to incorporate existing tree belts, groups, individual trees and hedges and lakes and ponds where such features can make a significant contribution to the urban environment. The design of the town should therefore be guided by the need to incorporate this important resource. In the exceptional circumstances where this is not possible, every effort will be made to transplant existing trees to new locations within the development. This will apply particularly to the oak trees currently growing on the MoD site. This will allow a more mature landscape to emerge within the town at an early stage in the development.

Management Strategy

- D8.6 The landscaping of Northstowe will not be effective if it is not managed to the highest standards. In order to achieve this, it will be necessary for all landscaped areas to be maintained by the same organisation. This will need to take into account the varying requirements of the different functions which open space has to perform. It will only be successful if the local communities using this open space recognise its needs and are fully involved in its development and maintenance as key stakeholders. There will therefore be the need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

LANDSCAPE TREATMENT ON THE EDGES OF NORTHSTOWE

POLICY NS/16 Landscape Treatment of the Edges of Northstowe

The Eastern Water Park

- 1. A landscaped linear water park with appropriate planting and footpaths will be provided on the outer edge of Northstowe to the east along the St Ives railway ~~which will require an area in the order of 100m in width~~. The water park will provide an attractive amenity for the town and also a landscape buffer to the open countryside. It will also provide opportunities to create wildlife**

habitats and thus increase biodiversity. There will be a series of balancing lakes which will contain water under all conditions and may be joined together at times of greater rainfall.

Airfield road between Longstanton and Oakington

2. The tree belt along the airfield road between Longstanton and Oakington will be retained and enhanced with additional planting to provide a strategic landscape boundary to the new town. An overall belt 50m in depth will be provided for and protected for this purpose, which will also provide a buffer to existing properties on Longstanton Road, Oakington which lie outside the village framework.

Sporadic linear development on the B1050 Station Road, Longstanton

3. A landscaping zone of 40m of woodland planting will be provided to the east of the B1050 Station Road, Longstanton to protect the amenity of properties along that stretch of the road between Longstanton village and the former St Ives railway from development of the new town.

D8.7 The landscaping of the edges of Northstowe will be addressed through a variety of measures to integrate the town into its surroundings and also to protect the amenity of existing residents surrounding the site and the new community of Northstowe. The landscape treatment of the areas of Green Separation between Northstowe and the villages of Longstanton and Oakington to maintain the character of those villages will also provide an attractive setting to the town. On the northern outer edge of the town, the proposed Water Park following the line of the former St Ives railway will also provide the opportunity to create an attractive landscape treatment along that edge of the town.

D8.8 There are also two other boundaries to the town which also require a suitable edge treatment: on the airfield road between Longstanton and Oakington and on the B1050 Station Road Longstanton. Both these areas also include areas of housing outside the village frameworks of Longstanton and Oakington, which are physically detached from the villages. Specific landscape treatments are proposed to provide appropriate edges to the town and protect the amenity of those existing properties.

The Eastern Water Park

D8.9 Most of the site for Northstowe drains to the north-east and there is a need to attenuate surface water as part of the drainage strategy. This offers the opportunity to create a water park along the boundary of Northstowe where

it meets the Guided Bus route along the former St Ives railway. This will have a number of functions, as well as drainage, as a landscape resource, for informal recreation and for improvements in biodiversity. Although the width of the water park will vary, it will need to be in the order of 100m to create an appropriate landscape character, capable of fulfilling its functions for recreation and biodiversity, as well as drainage. There will be a series of balancing lakes which will contain water under all conditions to enhance their landscape and biodiversity value and which may be joined together at times of greater rainfall. The extent and depth of water will vary according to rainfall and the time of year.

Airfield road between Longstanton and Oakington

- D8.10 Along the airfield road between Oakington and Longstanton St Michael's an existing tree belt screens the southern part of the Airfield and forms a major feature in the landscape. However, the opportunity needs to be taken to enhance this feature to make a more positive contribution to the landscape, given the changes which will occur as a result of the development of Northstowe.

Sporadic linear development on the B1050 Station Road, Longstanton

- D8.11 There is sporadic linear development on the B1050 north of Longstanton both north and south of the railway line. This is separate from and outside the village framework. South of the disused railway line, the majority of properties lie on the west side of this busy through route to the fens. The amenity of these properties can best be protected by a narrow woodland belt of 40m on the western edge of Northstowe where it adjoins the B1050.

LANDSCAPING WITHIN NORTHSTOWE

POLICY NS/17 Landscaping within Northstowe

Green Corridors

- 1. A series of Green Corridors will be created into and through the urban area, which may be based on:**
 - a. Drainage infrastructure;**
 - b. Existing landscape features;**
 - c. New landscape character areas.**
- 2. Water will be a central feature in many of these Green Corridors.**

3. They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking, cycling and horse riding.
4. Road and bus crossings through the Green Corridors will be designed to limit any safety implications for people and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate

Rampton Drift

5. Sensitive integration of Rampton Drift into Northstowe will be achieved through a variety of appropriate landscape treatments which will include additional planting to supplement the existing nearby mature trees.

The Landscaping of the Built Environment

6. The built environment will be landscaped with high quality design, materials and planting; this will be addressed in ~~the~~ Design Guide ~~which must be submitted to and approved~~ ~~required by the District Council which will need to be approved by the District Council prior to the granting of any planning permission by the local planning authority prior to the approval of any reserved matters applications or detailed planning consents.~~

The Town Park

7. Pursuant to Policy NS/21 (Recreation) the Town Park will need to bring forward a high quality landscape which will enhance the setting of the Town Centre.

The Landscaping of Open Spaces

8. Open spaces which have a recreational or utility function will be landscaped to the highest quality and be sympathetic to the distinctive character of Northstowe and local landscape character.

Green Corridors

D8.12 A number of Green Corridors will penetrate into and through the urban area, drawing upon the character of Cambridge, and based on drainage

infrastructure, existing landscape features and the opportunities to create new landscaped character areas. As well as having a visual amenity, these will offer varied recreational opportunities and will also act as wildlife corridors. For all these functions it is important that they connect to other key internal open spaces within the town and to the larger 'green' areas on the periphery and the surrounding countryside. Water will be a central feature of these green corridors thus enhancing this aspect of the character of the new town.

- D8.13 These Green Corridors will offer landscape and biodiversity value as well as recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, verges, planting and water/drainage features to around 100m of informal open space, recreation and children's play areas. There may be potential for the wider areas of the corridors to accommodate some formal sports provision without detracting from their overall landscape and biodiversity role.
- D8.14 The Green Corridors will be accessed from areas of built development by public rights of way including footpaths and cycleways and connect to each other, to the Green Separation with neighbouring villages and with the surrounding countryside in order to maximise their value in creating a complete network. They will also link to other neighbourhood community facilities, and in particular the primary schools, offering recreational amenity for children and parents between home and school. In addition they can offer sustainable access links to areas of formal sports pitches and facilities.
- D8.15 In order that the Green Corridors can safely fulfil their landscape, recreational and biodiversity functions for both people and wildlife, the number of road crossings of these will be limited. Any crossings must be well designed and complement the local landscape character.

Rampton Drift

- D8.16 Rampton Drift is an area that will effectively lie within Northstowe and will therefore be surrounded by urban uses. It will need a specific treatment which allows it to be sensitively integrated into the town whilst ensuring that an adequate buffer is provided in order to maintain its residential amenity.

The Landscaping of the Built Environment

- D8.17 Within the urban area high quality streetscapes should be created through the use of attractive, durable materials which reflect the character of the locality and include sufficient practical space to incorporate green landscape elements, such as avenues and formal ornamental planting primarily in the public areas to create a varied and legible environment.

The Town Park

- D8.18 Although primarily a recreational resource, the Town Park will be a crucial element in the design and setting of the Town Centre. The Town Centre will be the focus of the highest densities of development and therefore this open space will be one of the most defining features of Northstowe and it will have an important amenity value for those living or working in or visiting the Town Centre.

The Landscaping of Open Spaces

- D8.19 Open spaces such as playing fields, play areas, burial grounds and allotments will need to be designed and landscaped to a high standard and link to and integrate with other landscaped and amenity areas so that they contribute to the overall quality of the setting for the urban fabric of Northstowe.

LINKING NORTHSTOWE TO ITS SURROUNDINGS

POLICY NS/18 Linking Northstowe to its Surroundings

Access Roads

- 1. New roads linking the town to the existing network will require landscaping which is consistent with local landscape character and which mitigates any adverse impact on the landscape. This will need more substantial planted areas in blocks beyond the highway boundary and in association with balancing ponds as well as planting trees and hedgerows along the highway boundary.**

Connecting to the Wider Landscape

- 2. The landscaped areas and Green Corridors within Northstowe will be designed to connect to each other and to the green areas on the periphery of the town including the country parks and the wider countryside beyond to create a comprehensive green and landscaped network.**

Access Roads

- D8.20 It will be important to minimise any adverse landscape and visual impacts of the highway infrastructure and associated drainage areas including

balancing lakes by means of appropriate tree and shrub planting and unobtrusive earth shaping. The new roads linking Northstowe to the existing network should be appropriately landscaped consistent with the existing landscape character so that the roads and their landscaping do not appear as alien features.

Connecting to the Wider Landscape

- D8.21 The value of the landscaped areas within the town will be enhanced by linking them together to form a network with the landscapes created on the periphery of the town, in the country parks and through to the wider countryside. Such landscaping should respect local landscape character.

D9 BIODIVERSITY

OBJECTIVES

- D9/a To achieve and maintain a thorough understanding of the existing biodiversity of the Plan area before, during and after construction.
- D9/b To minimise any adverse impact on the existing species and habitats of particular biodiversity importance that may arise as a result of development.
- D9/c To maximise the biodiversity value of the green spaces that either remain or are created as a result of development, in balance with other functions for these areas.
- D9/d To maximise the biodiversity of the urban areas.
- D9/e To establish awareness within the local population of the biodiversity within and beyond the town and thus encourage its protection and enhancement.
- D9/f To establish a high degree of connectivity between 'green' areas associated with the development of the town and the wider countryside, balanced with a need to minimise the adverse impacts to the surrounding ecology that might arise due to the substantial population increase in the area.
- D9/g To ensure the maintenance and funding of the resources for biodiversity including the habitats and flora and fauna of merit.
- D9/h To make use of existing features of ecological value to contribute to the creation and retention of key habitats within the new development.
- D9/i To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption, **monitoring** and maintenance of the biodiversity areas.

INTRODUCTION

- D9.1 The Area Action Plan lies within a mainly arable farmland landscape that supports few hedgerows, copses, woodlands, major water courses or water bodies. This has led to the biodiversity of the area being relatively poor by national and regional standards. There is no land within the Area Action Plan that is statutorily designated for wildlife protection.

- D9.2 However, the site itself includes as well as arable land, rough grassland on the disused airfield with associated hedgerows and woodland plantation, Oakington and Longstanton Brooks, a network of ponds and a disused railway embankment. These key habitat areas provide good shelter, food and commuting resources for a range of protected species known to be within the area. The key protected species recorded within the Area Action Plan are badgers, bats, amphibians, reptiles, birds, water vole, otter and brown hare. The key principle will be to achieve a net increase in biodiversity.

EXISTING BIODIVERSITY FEATURES

POLICY NS/19 Existing Biodiversity Features

Biodiversity Surveys

- 1. The developer will be required to undertake a full programme of ecological survey and monitoring before, during and after construction to establish which areas of biodiversity need protecting and enhancing. The surveys should conclude by proposing strategies for the protection and enhancement of biodiversity.**

Management Strategy

- 2. The developer will be required to develop a management strategy to ensure high quality, robust and effective implementation, adoption and maintenance of the biodiversity areas.**

Retention of Existing Features

- 3. Existing features including trees, tree plantations and the lake in the southern section of the airfield and the existing ponds in the golf course will be retained as biodiversity and landscape features.**

Biodiversity Surveys

- D9.3 In order to protect and enhance the biodiversity of the area it will be essential to undertake full programmes for ecological survey and monitoring before, during and after construction. This will identify key areas of value to inform the design process and to develop strategies for:
- Key species, particularly badger, bat, great crested newt, barn owl, common lizard, grass snake, invertebrates, water vole and brown hare; and

- Key habitats, including woodland, individual trees of merit, open water, mosaics of grassland, hedgerow and associated ditches.

D9.4 It will be important to draw up strategies for the creation, retention and management of key habitats important for foraging and shelter, and mitigation for protected species to ensure and encourage their continued presence within the new development.

Management Strategy

D9.5 As with landscape, a Biodiversity Management Strategy will be needed to maintain and fund biodiversity (see NS14 - Landscape: Management Strategy). The landownership structure of public open space should be as simple as possible and subject to a single agreed management strategy in order to be comprehensive and all embracing. It will be important that any biodiversity management strategy receives the full support of the local communities who should be involved in creation and care of habitats. This can be achieved by informing the residents of the town about the biodiversity of the area through community / wildlife groups, on-site information boards and local newsletters.

Retention of Existing Features

D9.6 Existing biodiversity features will be incorporated into a green network to facilitate the movement of people and wildlife between them and prevent them becoming isolated.

D9.7 The existing features are mature and support a relatively rich range of wildlife for the area. It is important to retain these habitats where possible. The Biodiversity and Landscape Management Strategies will consider how to enhance this resource through extensive woodland management including thinning, replanting and establishment of a diverse scrub and herb under-storey.

NEW BIODIVERSITY FEATURES

POLICY NS/20 New Biodiversity Features

Eastern Water Park

1. **A**~~The~~ **-**water park along the eastern boundary of the town and west of the disused ~~St Ives~~ railway, **line which will be created to provide for the attenuation of surface water flows, will be managed to enhance the biodiversity of Northstowe by**

~~providing created with~~ an extensive wetland habitat and ~~managed~~ to maximise its value to key species.

Southern Parkland Country Park

2. A Country Park with a parkland landscape will be created between Northstowe and Oakington to provide a substantial resource of trees, grassland and other areas of semi-natural vegetation.

The Northern Country Park

3. The Northern Country Park to the west of Station Road, Longstanton will offer a major opportunity to create a substantial area of semi-natural fen-edge landscape with appropriate wildlife habitats incorporating existing features such as the copse and pond at its heart.

Green Corridors Through and Beyond the Town

4. Green Corridors will be established through and beyond the town to provide links to larger scale wildlife habitats further afield such as Fen Drayton Pits and Needingworth Quarry.

Creating Habitats Within the Urban Area

5. Every opportunity will be taken to incorporate features within the urban fabric, through urban design and through the use of sympathetic materials to create wildlife habitats.

New Biodiversity Features

- D9.8 A landscape strategy is being developed for Northstowe (see Landscape section) which envisages the creation of a water park along the boundaries of the new town where it meets the Guided Bus route, and the creation of two Country Parks, between Northstowe and Oakington and to the north-west of the town to the west of Station Road (the B1050). The Country Parks offer significant opportunities to create wildlife habitats over a wider area.
- D9.9 The landscape strategy suggests that green corridors would penetrate into and through the urban area, based on drainage infrastructure, and existing landscape features will also act as wildlife corridors. For biodiversity it is the connectivity between these open areas and the links to the larger green areas on the periphery and thence into the open countryside which will enable wildlife to spread and flourish.

Creating Habitats Within the Urban Area

- D9.10 There are a number of ways in which biodiversity can be maximised within urban areas, such as by incorporating green roofs, erection of bat bricks and boxes, bird nest boxes, installation of mammal tunnels and other means of crossing points along severed routes. All of these will need to be designed and installed at appropriate locations to gain maximum net gains. The urban design and landscaping of the town can also contribute through the establishment of a network of open spaces planted with indigenous species which will support a wide range of wildlife.

D10 ARCHAEOLOGY AND HERITAGE

OBJECTIVES

- D10/a To develop an appropriate archaeological strategy which mitigates any adverse effects of the new settlement on the archaeological resource.
- D10/b To minimise any adverse impacts on the setting and character of Listed Buildings and Conservation Areas in the surrounding area.
- D10/c To develop an appropriate strategy which mitigates any effects of the new settlement on unlisted structures of historic interest within the RAF airfield.
- D10/d To provide an educational resource which can be used to inform the local population and the wider academic environment on the archaeological significance of the area.

POLICY NS/21 Use of Existing Buildings

The developer will be required to ~~undertake~~ prepare a comprehensive strategy for buildings and structures of historic interest to be submitted and approved prior to the granting of planning permission. It will include a site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent of their settings. The ~~survey strategy~~ should conclude by proposing suitable long-term uses for identified heritage assets. Structures, such as the pillboxes, identified to be retained for their heritage value will be retained and maintained as features or points of interest in the landscape.

- D10.1 Whilst there are no Scheduled Ancient Monuments at Northstowe, the site contains a rich buried archaeological resource. Several archaeological sites are identified on the Cambridgeshire County Council Sites and Monuments Record including large cropmark complexes of Iron Age / Roman /Anglo-Saxon date. Other buried archaeological sites may also await detection, in accordance with Development Control Policy CH/2.
- D10.2 At Oakington Barracks / Airfield there are a number of World War II buildings and structures of historical military interest including the Officers' Mess and a number of pillboxes, for which sustainable uses will be sought.
- D10.3 The built heritage in areas which will lie close to Northstowe is also significant and consists of a number of Listed Buildings in surrounding

villages (some of which provide landmark buildings in the wider landscape) and Conservation Areas:

- At Longstanton based on All Saints Church and The Manor together with important village setting between Longstanton All Saints and Longstanton St Michael's;
- At Longstanton St Michael's based on its church;
- In Oakington village;
- At Westwick including the parkland setting of Westwick Hall.

D11 MEETING RECREATIONAL NEEDS

OBJECTIVES

- D11/a To provide adequate sports facilities.
- D11/b To ensure adequate public open space for play and informal leisure.
- D11/c To create a town park to serve as a focus for the town's outdoor activities.
- D11/d To provide opportunities to access and enjoy the surrounding countryside.

URBAN RECREATION

POLICY NS/22 Public Open Space and Sports Provision

Formal Sports Provision

1. A Strategy for Formal Sports Provision must be prepared, for the approval of the Local Planning Authority. It will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. ~~It will include an audit of existing facilities in the Cambridge Sub-Region and the impact of Northstowe on those facilities.~~
2. The requirements of the strategy for formal sports provision which are directly related to the needs of the future residents of Northstowe will be ~~funded met~~ in full by the development.
3. The following is an indicative (but not exclusive) list of facilities to be explored by the Strategy:
 - a. 25 m indoor swimming pool;
 - b. 8 court sports hall;
 - c. Fitness suite;
 - d. Squash courts;
 - e. Floodlit artificial turf pitches for hockey and football;
 - f. Multi-use games areas for training and five-a-side football;
 - g. Tennis courts;
 - h. Outdoor bowls green;
 - i. Indoor bowls facility;
 - j. Athletics track;
 - k. Grass pitches and ancillary for a range of sports and age groups;

- l. Golf facilities;
- m. Cricket pitches.

Location of Sports Facilities

- 4. The main public indoor sports facility will be based at the secondary school. This will be a dual use facility used by both school and community. Grass pitches required to meet the needs of the secondary and primary schools will not count towards the provision of the required public open space.
- 5. Large outdoor sports areas offering a combination of grass pitches, and ancillary changing and storage facilities, and social facilities will be provided. Such areas must not be of such a scale as to be detrimental to character and amenity of the town. One such area will be located adjacent to the secondary school.
- 6. ~~Additionally, outdoor facilities including an athletics track, tennis courts and floodlit artificial turf pitches will be required to be located near to the secondary school for dual use, either located within the school grounds, or at the outdoor sports area adjacent.~~ The Formal Sports Strategy will identify those outdoor sports facilities and their locations which can be provided for dual use.

Accessibility to Outdoor Sport Pitch Provision

- 7. All homes in Northstowe will be within 1,000m of Outdoor Sport provision. Formal sports facilities attracting large numbers of visitors must be located close to the high quality public transport route through the town.

Location of Children's Play Areas and Youth Facilities

- 8. A Play Strategy will be required for Northstowe which will include a mixture of formal and informal provision.
 - n. No home will be more than ~~60m~~ 100m from a Local Area for Play (LAP).
 - o. No home will be more than 240m from a Local Equipped Area for Play (LEAP).
 - p. No home should be more than 600m from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).

Town Park

9. A town park of at least 3 ha. will be developed within or adjoining the town centre. It will be connected to the adjoining green ways and residential areas by high quality footpaths and cycle links. It will include some appropriate Outdoor Sports provision, such as tennis courts and bowling greens, and appropriate ancillary facilities. As a Town Centre facility this will not contribute to public open space standards, with the exception of any Outdoor Sports provision.

Green Corridors

10. As well as landscaping and biodiversity value (Policies NS/16 and NS/19), the Green Corridors will also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking, cycling and horse riding.

Water Features

11. The surface water drainage network for Northstowe will be based on a fen-edge landscape and offer an aesthetic and visual benefit to the town as well as a recreation facility.

Phasing of the Delivery of Open Space

12. Recreational facilities and landscaping will be delivered early within the development.

- D11.1 Northstowe's residents should be able to find that their sport, leisure and recreational needs are met locally so that they can lead a healthy lifestyle and enjoy a high quality of life and leisure time. Whilst some higher order and commercial leisure activities can only be met in Cambridge as the sub-regional centre, every opportunity should be taken to allow people from Northstowe and the surrounding villages to meet as many of their needs as possible without the need to travel further afield.

Public Open Space and Sports Provision

- D11.2 A high standard of public open space provision will be required in Northstowe consistent with its role as a town of significant size. Policy SF/13 in the Development Control Policies DPD sets a minimum standard for outdoor play space and informal open space in the District. This standard will apply to Northstowe. The standard comprises:

- Outdoor Sport – 1.6 ha. per 1000 people;
- Children’s Playspace – 0.8 ha. per 1000 people;
- Informal Open Space – 0.4. ha per 1000 people.

Strategy for Formal Sports Provision

- D11.3 A Strategy for Formal Sport will enable comprehensive planning of facilities at Northstowe, taking account of the needs of the Cambridge Sub Region. The Strategy will be completed in partnership with Cambridgeshire Horizons along with other partner organisations and professional bodies such as Sport England and the Governing Bodies of Sport. It must also include an assessment of local and national sporting trends.

Location of Formal Sport

- D11.4 Cambridgeshire has a well developed network of community colleges and village colleges which provide “Dual Use” sports facilities for both school and community use. This works well in South Cambridgeshire where the existing policy is to base its main indoor sports centres and swimming pools at secondary schools managed under a service level agreement with the school. This offers a good value approach and ensures that all people have access to good quality, local sports facilities. It also encourages greater after-school sport for young people and gives priority to community use in the evenings and weekends.
- D11.5 The service level agreements include all indoor sports facilities plus outdoor tennis courts and multi-use games areas. They do not include grass pitches as this leads to over use of school pitches and regular access cannot always be guaranteed by the schools. Grass pitches located close by can, however, offer some joint usage.
- D11.6 Dual Use sports facilities also work well in neighbouring local authority areas where they are located in more urban environments including Huntingdonshire and East Cambridgeshire.
- D11.7 The location of one cluster of outdoor pitches ~~in a cluster and~~ supported by appropriate ancillary facilities, adjacent to the secondary school, will allow for flexibility of use by the school and community. Any group of pitches must not be of such a scale that it is detrimental to the design of the town. It is therefore likely that an area of more than eight pitches will not be suitable. Grass pitches at the secondary and primary schools will not be included as part of the community provision. However, artificial turf pitches and courts that are subject to a Dual Use Agreement can be counted as both community and school provision.

Accessibility to Outdoor Sport Pitch Provision

D11.8 Planning Policy Guidance Note 17 Paragraph 7 states that local standards should include consideration of accessibility. Whilst in the majority of South Cambridgeshire villages provision of formal sport pitches is at a single location, for a settlement the size of Northstowe this could make access to formal sports facilities difficult. A minimum accessibility standard for formal sport is required. 1000m is the equivalent of 10 - 15 minutes walking time.

Location of Children's Play Areas

D11.9 A Play Strategy will be produced for Northstowe which will include a mixture of formal and informal provision. Formal provision will include:

- LAPs - Local Areas for Play;
- LEAPs - Local Equipped Areas for Play;
- NEAPs - Neighbourhood Equipped Areas for Play; and
- SIPs - Spaces for Imaginative Play.

D11.10 The total land space required will be based on the Council's proposed standard for inclusion in the Core Strategy of 0.8 hectares per 1000 population of which up to 50% will be in the form of LAPs LEAPs, NEAPs and SIPs. However the distribution of play spaces is also important if they are to properly serve local needs.

D11.11 LAPs will not be formally equipped but will provide soft and hard landscaping to provide a natural meeting place and play space for children and adults. The National Playing Fields Association recommends that no home should be more than 60m from a LAP.

D11.12 LEAPs offer formal equipment for children up to 8 years. They should incorporate at least 8 pieces of equipment including a minimum of 3 pieces suitable for toddlers. The National Playing Fields Association recommends that no home should be more than 240m from a LEAP. LEAPs should be located close to local centres and en route between primary school and residential areas.

D11.13 NEAPs will cater for unaccompanied 8 – 14 year olds and will include equipped play areas and youth sports facilities including informal multi-use areas and provision for a range of wheeled sports areas. SIPs are more natural areas using local features. The National Playing Fields Association recommends that no home should be more than 600m from a NEAP or SIP.

Town Park

- D11.14 A formal town park will be provided in the town centre where the highest densities will be developed and which will be a focus for activity. This will be a town centre use, serving a wider function than meeting the needs of the residential development. Therefore a town park does not fit into the definition of types of open space required in policy SF/13 of the Development Control Policies DPD.
- D11.15 The town park will ensure that those living in, working in and visiting these areas have easy access to high quality open space, and it will act as a peaceful / vibrant area close to the centre of activities. It will also offer the opportunity to provide an outdoor venue for entertainment such as concerts and fetes close to the heart of the town thus contributing to its community development. To fulfil this function it is important that it is one continuous space rather than a series of interlinking green areas around the town centre which would not provide the same focus, attraction and opportunities for community events as a single larger high quality park.

Green Corridors

- D11.16 The landscape strategy being developed for Northstowe includes a series of Green Corridors connecting the surrounding countryside with the town and penetrating into and through the urban fabric. These Green Corridors have potential for recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, bridleways, verges, planting and water / drainage features to around 100m of informal open space, recreation and children's play areas. There may be potential for some formal sports provision to be provided alongside the Green Corridors which would have the effect of widening them, thus increasing their value.

Water Features

- D11.17 To meet the objective of water forming an integral part of the design of the town, advantage should be taken of the need for substantial surface water drainage and incorporate this as an amenity. The layout of this water based amenity will take a number of different forms ranging from a linear canal type feature akin to the lodes which are a drainage feature typical of the fens landscape, to a number of linked small linear lakes.
- D11.18 A linear water formation forming part of the surface water attenuation measures for Northstowe will be located adjoining the Guided Busway which could take the form of a water park providing a recreation and

amenity feature and which could link with other open areas. This will offer the greatest overall community benefit to the new population of Northstowe.

Phasing of the Delivery of Open Space

- D11.19 It will be important for the new residents to have access to both recreational facilities and informal open space to meet their needs at a very early stage. Phasing is particularly relevant to the provision of sports pitches as they need to be established for up to 2 years before they can be used. The early implementation of these areas should therefore be conditions of any planning permission.

Management of Public Open Space

- D11.20 With a wide variety of public open space and facilities being planned for Northstowe, it is important that appropriate long-term management arrangements are planned and implemented at an early stage. This includes ensuring that parcels of land are not fragmented and that it is clear which body is responsible for their maintenance and care. This is particularly the case for incidental open space within housing development and roadside verges. Appropriate management systems will be required to ensure high quality, robust and effective maintenance of open space. This is dealt with in the Phasing and Implementation policies.

COUNTRYSIDE RECREATION

POLICY NS/23 Countryside Recreation

Country Parks

- 1. Two country parks will be provided:**
 - a. In the Green Separation between Oakington and Northstowe;**
 - b. West of Station Road, Longstanton.**
- 2. These will be linked, both to provide a circular route via the Green Separation and the Water Park and to connect via the Green Corridors through the town with the wider countryside.**
- 3. Only if these areas are demonstrated to be in excess of what is required to meet the needs of Northstowe itself, will a proportion of the Country Park west of Station Road be funded by means other than developer contributions from Northstowe.**

Access to the Countryside

- 4. A strategy will be developed to link all parts of the town to the wider countryside including the Green Separation between Northstowe and the villages of Longstanton and Oakington through an enhanced network of footpaths and bridleways. Public access within the Conservation Area will need to be carefully managed.**

Golf Provision

- 5. The existing golf course will be replaced by a suitable alternative in the immediate vicinity that will make available affordable golf for existing users and the new residents of Northstowe. Planning permission will be granted for a suitable replacement golf course.**

Country Parks

- D11.21 As a town with a considerable population living at densities which overall are higher than in the existing market towns, it will be important that residents have the opportunity to connect with the surrounding countryside. One advantage of Northstowe being developed in a compact form will be that the countryside is never far away and should be reachable on foot and certainly by bicycle. However, the intensively farmed nature of the countryside around Northstowe means that the opportunities for informal recreation are limited.
- D11.22 The County Council, in partnership with the District Councils, has undertaken a study of "Strategic Open Space". This is a higher order facility which serves a wider catchment and different purpose to local public open space as it has more than local significance. A standard will be identified for Strategic Open Space, and also the appropriate contribution towards additional Strategic Open Space that should come forward from developments, including Northstowe. This will be detailed in the Planning Obligations Development Plan Document. (TO BE UPDATED FOR CONSISTENCY WITH CORE STRATEGY.)
- D11.23 It is generally recognised that Cambridgeshire is deficient in this type of open space. As a major new community, Northstowe will itself create a need for a Strategic Open Space facility and it will be important to ensure that its substantial population has good access to the countryside.
- D11.24 Strategic Open Space could consist of recreational parks and gardens, natural and semi-natural green spaces and strategic green corridors. They would be expected to be accessible to significant numbers of people.

- D11.25 At Northstowe, this is translated into a need for areas of open access, accessible by foot, cycle and public transport from Northstowe, where people could find the facilities which would enable them to experience informal countryside leisure activities. Such facilities could include a visitors' centre, areas for picnicking, barbeques, kick about areas, kite flying and so on, as well as supporting facilities such as car and cycle parking, toilets, etc. Such areas are normally defined as country parks. In addition, country parks will also provide publicly accessible wildlife areas and habitats, and areas solely for nature conservation. If it is intended to meet an existing deficit in this part of the district, it would not be appropriate for the entire burden of a new facility to fall on the developers of Northstowe.
- D11.26 The Green Separation between Northstowe and Oakington is a suitable location to form the focus of a small country park. This should include managing an area adjacent to Oakington village for wildlife with less public access in order to maintain its rural village character and protect residential amenity. The development of a small country park in this location would be well related to the southern part of the town and would have the potential to connect with the Water Park and the Green Separation between Northstowe and Longstanton.
- D11.27 To the west of Station Road another country park is proposed. It would be well related to the northern part of the town and to Longstanton, particularly the new development at Home Farm on the west side of the village. It would also have the advantage of being accessible to the wider area through the access road to the A14 and proximity to the stops on the Guided Bus route and the Local Bus Loop. Station Road would need to have some form of safe crossing for cyclists and pedestrians, and horse riders if required as part of a bridleway.
- D11.28 With the location of country parks at both ends of the town, there is potential to connect these facilities by providing links via the Green Separation, Green Corridors and the Water Park to provide a countryside experience encircling Northstowe. Making use of green routes to link countryside open spaces is an effective way of maximising the countryside experience without needing vast areas of dedicated open space.

Access to the Countryside

- D11.29 There will also be a need to develop a strategy whereby there would be improved access from Northstowe into the wider countryside through footpaths, cycleways and bridleways, connecting wherever possible to other areas of Strategic Open Space

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Golf

- D11.30 The existing Cambridge Golf Course is a low budget 18 hole facility with driving range which will be lost as part of the development. A more detailed assessment will be made of the need to replace this facility to serve the new town and the local area. Sport England advice indicates that a town the size of Northstowe will support a golf course.

D12 AN INTEGRATED WATER STRATEGY

OBJECTIVES

- D12/a To ensure that the development would not be at risk of flooding either from itself or surrounding watercourses, for up to the 1 in 100 year event including the forecast effects of climate change.
- D12/b Not to increase the flood risk to surrounding properties and communities, particularly Oakington and Longstanton, or downstream areas.
- D12/c To mitigate current flood risks affecting Oakington village.
- D12/d To maintain where possible, practicable and sustainable the natural catchment areas.
- D12/e To ensure that landforms and engineering works in any drainage scheme do not compromise the Fen-Edge character of the surrounding area by considering the landscape options available for the site.
- D12/f To suggest an appropriate foul water drainage system and disposal method for the site.
- D12/g To develop appropriate strategies for the management and maintenance of all water bodies and watercourses.
- D12/h To determine the scope for water minimisation, conservation and recycling within the development, through layout and building design.
- D12/i If the Northstowe development could have a direct impact on flooding at Longstanton, it will be required to mitigate existing flooding problems in the village.
- D12/j To incorporate the principles of sustainable drainage systems within the development.

LAND DRAINAGE, WATER CONSERVATION, FOUL DRAINAGE AND SEWAGE DISPOSAL

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

Surface Water Drainage

1. Surface water drainage will be by means of a sustainable drainage system to drain the town. This will comprise a series of channels within green corridors through the town which will drain naturally to a main water holding area which will be developed as a linear feature of connected lakes along the western boundary of the disused St. Ives railway line. This will create a water park which will have a series of lakes and contain water at all times of the year. The surface water drainage system for Northstowe will only release surface water run-off into the water courses surrounding Northstowe at least at a rate no greater than if the site was undeveloped, and to a more demanding standard if this is feasible.

Foul Drainage and Sewage Disposal

2. The foul drainage and sewage disposal system for Northstowe will be designed to ensure that:
 - a. Sufficient sewage treatment capacity exists before the occupation of any phase of development;
 - b. Any receiving sewage treatment works has sufficient capacity to ensure that untreated sewage is not discharged into any new or existing land drains, rivers or other water courses; and
 - c. Treated water leaving any sewage treatment works will not at any time exacerbate flood risk in any receiving water course.

Mitigating Flood Risk ~~at Oakington~~

3. All flood mitigation measures should make ~~Making~~ allowance ~~in~~ Oakington for the forecast effects of climate change.

Mitigating Flood Risk at Oakington

4. Flooding of Oakington will be mitigated by:

- d. A balancing pond, or series of ponds, for Oakington Brook which would intercept potential flood water and surface water from the southernmost access road before it reaches Oakington village; and
- e. If proven practicable, support for an Environment Agency promoted scheme to create, at an early stage in the development of Northstowe, a new channel between Oakington and Northstowe which will divert flood water away from Oakington Brook and Oakington village.

Mitigating Flood Risk at Longstanton

~~5.5. Flooding at Longstanton will be mitigated by a balancing pond for the Longstanton Brook upstream of the village. A balancing pond, or series of ponds, associated with the access roads serving Northstowe will be designed to provide flood control for Longstanton Brook.~~

~~6.6. A new relief channel for the Longstanton Brook which follows the line of the Longstanton Bypass.~~

Management and Maintenance of Watercourses

~~7.7. All water bodies and water courses require to serve the development will be maintained and managed by ~~a single organisation which will be one or more~~ publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding to ensure that:~~

- f. Flooding does not occur within ~~the site of~~ Northstowe;
 - g. No additional discharge is made into surrounding water courses or onto surrounding land ~~to than~~ that naturally discharging from the site in its current undeveloped form;
 - h. Water quality and levels are maintained within Northstowe's and receiving surface water drainage systems sufficient to support and encourage ~~a natural fenland~~ habitats;
 - i. The managing organisation will be funded in perpetuity ~~at the cost of the development.~~
8. No development shall ~~be occupied~~ commence until the written agreement of the local planning authority has been secured that ~~a body organisations~~ with sufficient powers, funding, resources, ~~and~~ expertise and integrated management have legally

committed to maintain and manage surface water drainage systems has legally committed to maintain and manage **the all** surface water ~~drainage~~ systems for Northstowe in perpetuity.

Water Conservation

9. All development in Northstowe will incorporate water conservation measures, including water saving devices, rainwater harvesting and greywater recycling. ~~No dwelling shall be occupied until the local planning authority has agreed a strategy which will secure at least a 25% reduction in the use of piped water compared to the average water consumption for a development, at the time that planning permission is granted, which does not have water conservation measures~~ whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity.

Surface Water Drainage

- D12.1 The majority of the site drains naturally north-eastwards as ground levels fall towards the Fens. Draining Northstowe will be by means of a sustainable drainage system comprising a network of piped drains and open watercourses (greenways) taking surface water eastwards to a series of balancing lakes or lagoons parallel to the former St. Ives railway line to hold any surface water run-off within the site of Northstowe so that discharge into existing watercourses will be controlled at a rate no greater than if the site was undeveloped. This will include a robust worst case scenario to determine the size of balancing ponds and could include swales, reed beds and other forms of filtration drainage within the development where practical.
- D12.2 An extensive, multi-functional linear water park will be created at the eastern edge of the town as a foil to the built development, the character of which will both reflect the fen-edge location and complement the built form. This water park will also allow the creation of a diverse environment to provide both a visual and recreation amenity for the residents of the new town and surrounding villages as well as opportunities for biodiversity.

Foul Drainage and Sewage Disposal

- D12.3 Anglian Water has advised that the flows from the development could be treated at Uttons Drove Sewage Treatment Works (STW) which would require upgrading. In addition during times of heavy rainfall there are existing problems draining into the River Great Ouse. Anglian Water is currently undertaking a study to investigate outfall options with a view to agreeing suitable outfall arrangements with the Environment Agency,

Internal Drainage Board and the District Council. The foul drainage and sewage disposal systems for Northstowe must be available at all times to ensure that there is foul drainage and sewage disposal capacity to permit the continued development of Northstowe at a rate of 650 houses per year together with associated employment, recreation, community services, facilities and all other development required for this new town.

Mitigating Flood Risk at Oakington

- D12.4 The Structure Plan requires that the development of Northstowe provides mitigation of flood risk to Oakington and should not exacerbate the existing flood conditions in Longstanton or any other part of the catchment area serving Northstowe. At Oakington the Beck Brook has been liable to flood and parts of the village have flooded as a consequence.
- D12.5 The preferred approach is to manage existing flows in Oakington Brook by using a large balancing pond, or series of ponds, between the A14 and Oakington village which will be oversized significantly beyond that required to accommodate surface water from the new roads providing access to Northstowe. In addition, the Environment Agency is investigating the provision of a bypass channel to the north of Oakington village. If proven practicable, the development of Northstowe will contribute to the cost of any Environment Agency promoted scheme.

Mitigating flood risk at Longstanton

- D12.6 The Structure Plan also requires that any additional flood risk elsewhere is avoided. For Longstanton this can be achieved by the surface water attenuation ponds and the creation of a new channel for the Longstanton Brook alongside the Longstanton Bypass. Policies concerning foul drainage will ensure that flood risk from sewage treatment is avoided.

Management and Maintenance of Watercourses

- D12.7 Northstowe's surface water drainage systems must be managed and maintained in perpetuity, during and beyond the lifetime of construction. The options for this responsibility are:
- The District Council;
 - A water company;
 - A publicly accountable trust.

- D12.8 It is important to ensure that the body made responsible has adequate expertise and is financially stable in perpetuity. It will be the responsibility of the promoter of Northstowe to secure and fund a suitable management and maintenance body.

Water Conservation

- D12.9 East Anglia is the United Kingdom's driest but fastest growing region and the Cambridge Sub-Region will be the fastest growing part. Even allowing for the impact of climate change, careful husbandry of water resources will be crucial if the economic potential of the sub-region is to continue to be realised. The development of an entirely new town with a completely new infrastructure provides an almost unique opportunity to design water conservation measures into the infrastructure and buildings of the whole town in order to reduce the overall demand for water. This important issue should be considered as part of the Northstowe proposals.

~~D12.10 Domestic water consumption alone offers significant opportunities for water conservation and an overall target of 25% reduction as compared to development for which there are no water conservation measures should be capable of being achieved. (Water metering alone can save up to 20% of domestic water use and water efficiency measures including greywater recycling and rainwater harvesting will make a target of 25% achievable, for example, average domestic water consumption: WC=30%, bath=24%, kitchen sink=12%, kitchen appliances=22%, hand basin=12%. Source: Building Research Establishment, March 2001).~~

~~D12.11 Not all rainwater can be harvested from development otherwise the natural environment will suffer drought conditions and therefore it is necessary to strike an appropriate balance between water conservation and supporting the biodiversity at Northstowe. A strategy will be prepared and agreed by the local planning authority which will demonstrate how the dual objectives of water conservation and encouraging biodiversity at Northstowe will be met.~~

D13 TELECOMMUNICATIONS

OBJECTIVES

D13/a To provide an effective telecommunications infrastructure, including provision for broadband.

D13/b To be capable of responding to changes in technology requirements over the period of the development.

POLICY NS/25 Telecommunications Infrastructure

All telecommunications infrastructure should be capable of responding to changes in technology requirements over the period of the development. Provision for broadband should be designed and installed as an integral part of the development, which minimises visual impact and future disturbance during maintenance.

- D13.1 Effective telecommunications are of great benefit to both the economy and the community, and the technology is developing rapidly. It is closely related to information technology, where broadband access is becoming increasingly important to businesses, as well as enabling home working which can contribute to reducing the need to travel. It is important that infrastructure can respond to changes in technology over the period of the development.
- D13.2 The development of an entirely new town provides the opportunity to ensure that all telecommunications infrastructure is designed and installed as an integral part of the development. This is in addition to the requirements of all developments as set out in the Development Control Policies DPD.
- D13.3 In terms of underground cables, these should be provided as part of the development of the town and located to ensure ease of future maintenance with minimum disruption, including to landscaping.
- D13.4 For surface infrastructure, the scope to share existing telecommunications masts should be maximised and potential to utilise existing buildings should also be explored to help minimise visual impact, in accordance with Policy SF/8 in the Development Control Policies DPD.

D14 AN EXEMPLAR IN SUSTAINABILITY

OBJECTIVES

- D14/a To include within Northstowe, projects which are an exemplar in terms of the use of the earth's resources, including energy, water and materials.**
- D14/b To minimise energy use in new development and reduce CO₂ and other greenhouse gas emissions which contribute to climate change.**
- D14/c To use energy efficiently.**
- D14/d To make greater use of renewable energy sources.**

POLICY NS/26 An Exemplar in Sustainability

Northstowe will include within the development exemplar projects in sustainable development, including energy efficient measures. This could be achieved by:

- 1. Providing an increased level of sustainability across the development as a whole above current requirements to a material extent;**
- 2. Building a proportion of the development to advanced practice which fully addresses sustainability issues and minimises any environmental impact by pushing at the boundaries of the proven technology available at the time of the development.**

Exemplar Projects

- D14.1 In addition to the application of the district wide policy at Northstowe, the Area Action Plan also requires the provision of exemplar developments at Northstowe which respond to the Structure Plan requirement that the development "will be an example of excellence in the creation of a sustainable settlement ... and will promote the Sub-Region as a leader in technological innovation...".
- D14.2 This aspiration could be met in various ways. It could be achieved by a proportion of the development being built to advanced practice and pushing at the boundaries of technology. Alternatively, and potentially bringing a greater level of overall sustainability benefit, an increased level of sustainability above current requirements could be provided across the whole development. This would need to be at a level that was materially

higher than could normally be required of the development. This approach would have the advantage of bringing benefits to a wider number of people and promote more effectively the principles of sustainable development.

Energy Provision

- D14.3 The Structure Plan envisages that Northstowe will be an “example of excellence in the creation of a sustainable settlement” (Policy P9/3).
- D14.4 A major development of the scale of Northstowe, and the fact that it will be a freestanding new settlement, enhances the potential for a comprehensive approach towards the provision of energy. It offers the opportunity for innovative measures, including the use of renewable energy. Policy NE/3 of the Development Control Policies DPD requires the provision of technology for renewable energy to provide at least 10% of predicted energy requirements.
- D14.5 The recent report “Delivering Renewable Energy in the Cambridge Sub-Region 2004” by Energy for Sustainable Development with Global to Local Ltd for Cambridgeshire County Council, Cambridge City Council, and South Cambridgeshire, East Cambridgeshire and Huntingdonshire District Councils assessed the potential and capacity at the major development locations proposed in the Structure Plan to implement renewable energy systems. It identified that Northstowe offers the greatest technical potential for incorporating a range of renewable energy sources, including photovoltaic energy (PV), solar, thermal, biomass and wind. It also suggests that it is likely to have the greatest potential for planned development of infrastructure, such as heat grids and private wire electrical networks needed to provide energy independently of the National Grid.
- D14.6 The District Council, in partnership with Cambridgeshire Horizons and the Energy Savings Trust, is carrying out a study of opportunities for generating some of the town’s own energy needs by harnessing renewable energy. As part of this work, the potential for setting up an Energy Supply Company (ESCO) for Northstowe is being considered. The aim is to achieve a forward thinking approach to maximising renewable energy provision in the new town.

Energy Efficiency and Conservation

- D14.7 Similar considerations apply to energy efficiency and energy conservation as to energy provision. The Development Control Policies DPD includes Policy NE/1 which seeks a high level of energy efficiency and energy conservation measures in all new development. It requires a high degree of measures to increase the energy efficiency of new buildings through, for example, location, layout, orientation, aspect, internal and external design

and the use of improved insulation. It also encourages developers to reduce the amount of CO₂ m² / year emitted by 10% compared with the minimum Building Regulation requirement. Applying this policy at the new town will help ensure that the performance of Northstowe over the long period of its implementation will always remain challenging and forward thinking.

Water Conservation

- D14.8 Policy NS/23 in the Land Drainage and Water chapter seeks at least a 25% reduction in the use of piped water compared to the average water consumption for development which does not have water conservation measures whilst managing the recycling of water to ensure no adverse impact on the water environment and biodiversity. Within Northstowe there will be exemplar projects in sustainable development in response to the Structure Plan policy. Improvements upon the standards for water conservation would contribute towards such exemplar projects. (TO BE UPDATED FOR CONSISTENCY WITH WATER CONSERVAITON POLICY.)

Materials

- D14.9 The Development Control Policies DPD Policy DP/1 criterion 5 suggests, where practicable, the use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and the inclusion of a Travel Plan to address the needs of labour during construction. Making these matters integral to the development would contribute towards exemplar projects.

D15 WASTE

- D15.1 It is not the role of the Area Action Plan to include policies for waste. Waste policies are contained in the Structure Plan and the Waste Local Plan. These plans form part of the development plan for South Cambridgeshire and will need to be read alongside the Area Action Plan for Northstowe.
- D15.2 The Cambridgeshire Structure Plan 2003 says that Northstowe should include an appropriate waste management facility and that the town will include social infrastructure and local facilities to meet the needs of the settlement and the immediate surrounding area rather than the wider Sub-Region.
- D15.3 The Waste Local Plan 2003, prepared by Cambridgeshire County Council as the waste planning authority, identifies Northstowe as a suitable location for a major waste management facility and a household waste recycling centre.
- D15.4 Whilst the Area Action Plan cannot make policies for waste, waste uses can be suitable on industrial estates. The Employment chapter suggests that the employment area adjacent to the Park & Ride site off Station Road, Longstanton, which provides for a wider mix of employment uses to serve the needs of the town, would be a suitable location for a Household Waste Recycling Centre.
- D15.5 The masterplanning process for Northstowe will need to take account of all components of the development plan, and will be the vehicle for bringing together the overall policy framework for the new town.

E DELIVERING NORTHSTOWE

E1 ~~PHASING AND~~ IMPLEMENTATION

OBJECTIVES

E1/a To ensure that the impact of the development of Northstowe is kept to a minimum both in terms of physical impact and duration, and where possible adverse impacts are avoided through the management of the development process.

E1/b To ensure the early provision and implementation of a landscaping strategy for Northstowe.

E1/c To ensure that Northstowe is developed using sustainable construction methods and principles.

E1/d To ensure that the annual rate of house-building at Northstowe meets the required development rate to deliver 6,000 dwellings by 2016.

~~E1/e To ensure that the development makes an appropriate contribution to the provision of services, facilities and infrastructure that will be needed for the development of the new town.~~

~~E1.1 The new town of Northstowe is an important part of the development strategy for the Cambridge Sub-Region. The Cambridgeshire Structure Plan expects 6,000 dwellings to have been constructed or to be under construction by 2016, going up to at least 8,000 dwellings beyond 2016. Not only is that a challenging target for housebuilders, it is also a challenging target for the providers of the services, facilities, infrastructure and jobs that a small town of approximately 20,000 people will have. Whilst construction is envisaged to start on-site in 2006 as required by the Structure Plan, the construction of houses at Northstowe is not likely to start until 2007. In order to achieve 6,000 dwellings by 2016, the anticipated rate of development at Northstowe is likely to be a minimum of 650 dwellings each year. This rate of development will also depend upon the delivery of key infrastructure such as the A14 road corridor improvements.~~

CONSTRUCTION STRATEGY

POLICY NS/27 Construction Strategy

- 0. A comprehensive construction strategy will be required for all phases of development.**

Site Accesses and Haul Roads

1. The location of the site accesses for construction vehicles will avoid all villages in the locality and ensure that any haul roads are located, designed and landscaped in such a way as to minimise any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Northstowe. **They should also avoid adverse effects on the environmental amenities of biodiversity, rights of way and green spaces.** Traffic flows will be monitored to ensure that the public have a mechanism to feedback any concerns that arise during development.

Storage Compounds, Plant and Machinery

2. Any storage compounds, plant and machinery will be located, designed and used to avoid any noise, smell, dust, visual or other adverse impact on existing residents and businesses, and on the new residents and businesses at Northstowe.

Construction Activities

3. Contractors at Northstowe will be required to be bound by the requirements of the 'Considerate Contractors Scheme'. **Construction Methods Development at Northstowe will be required to recycle construction waste within the site during construction and in the long term. Exceptions would include waste having potentially hazardous properties and any other materials where off-site treatment would be more appropriate. A 'Resource Re-use and Recycling Scheme' will be needed to address treatment of all waste arising during the development.**

Construction Spoil

4. All **suitable** construction spoil should be accommodated within the development site by generally raising ground levels. There will be limited opportunities for mounding to act as noise barriers to protect communities from traffic noise. A strategy to demonstrate how this is to be addressed will be required to be prepared and approved before development commences.

Development Starting on Site

- 5. In the event that development commences at more than one location, all phases of development will be connected to each other and to any services and facilities by public transport, cycle and pedestrian routes through the site.**

Site Accesses

- E1.2 Northstowe will be under construction for a very long period of time and the construction process will need careful management in order that disruption to the surrounding villages as well as to the already built parts of Northstowe is avoided. Avoidance of impact will be the objective, but where this is not possible, disruption will be kept to a minimum both in magnitude and duration. Realistically it will not be possible to avoid any impact when development is being undertaken immediately adjoining existing areas but measures should be taken to reduce that impact as far as possible. Forecasts of the development traffic should be taken into account in planning for construction traffic.
- E1.3 Northstowe will be developed close to the two villages of Longstanton and Oakington. The principal road accesses for construction vehicles will be from the A14 to the southwest of Longstanton and Oakington. However, it is possible that the sand and gravel works north of Willingham may be called upon to provide sand and gravel for this major construction project. In all cases, it will be necessary to ensure that disruption to existing residents is avoided wherever practicable and otherwise minimised in effect and duration.

Storage Compounds, Plant and Machinery

- E1.4 As part of an overall strategy to minimise the impact of construction activity. Storage compounds, plant and machinery must be located where they will have least impact on the amenity of existing businesses and residents of Longstanton and Oakington villages and the residents of Station Road, Longstanton, Toads Acre and Rampton Drift as well as the new residents and businesses at Northstowe.

Construction Activities

- E1.5 Cambridge City Council, in association with the Cambridge Forum for the Construction Industry, runs a 'Considerate Contractors Scheme' designed to ensure that construction activities do not make life unpleasant for people who live and work nearby. [South Cambridgeshire District Council is developing a similar scheme.](#)

- E1.6 The 'Considerate Contractors Scheme' requires that all contractors, sub contractors, suppliers and others working on a project:
- Have **consideration** for neighbouring uses to minimise disturbance;
 - Keep **noise** to a minimum and in particular that there are no works that are audible at the site boundary outside permitted working hours;
 - Keep all adjacent areas **clean** including from dust and smoke;
 - Keep each development site **tidy**;
 - Ensure that all activities, vehicle movements etc are carried out **safely** for workers and the general public.
- E1.7 Adopting this scheme will go a long way to minimising disruption from this long term development project.

E1.7A A temporary processing plant could be located on the site to treat the waste construction material. Any application would be dealt with by Cambridgeshire County Council as the waste planning authority. Exceptions to on-site treatment would include hazardous materials and any other materials where off-site treatment would be more appropriate.' 'A Resource Re-use and Recycling Scheme requires categorising of nature and type of waste or surplus material arising, its volume, and proposals for dealing with each component. This promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.

Construction Spoil

- E1.8 Development on the scale and density proposed will lead to a very significant amount of material being dug out which will form construction spoil. Experience elsewhere in the District in the development of the new village of Cambourne has shown that accommodating this material requires a careful strategy if it is not to have an adverse impact on amenity and the landscape.
- E1.9 It would not be appropriate to transport such spoil over considerable distances as this would be unsustainable and simply transfer the problem to elsewhere and the principle should be for construction spoil to be utilised on site. However, it would not be acceptable to alter the land forms locally by concentrating the spoil into one or more large mounds as this would introduce an alien character into this area of gentle relief. There may be some earth bunding which might be acceptable as part of the landscaping of the access roads where it could act as barriers to road traffic noise. It will

be important to ensure that drainage modelling takes account of any proposals for ground level raising on the site of the new town.

Development Starting on Site

- E1.10 In the event that development commences at more than one location, all phases of development will be connected from the outset by public transport, cycle and pedestrian routes through the site.
- E1.11 As part of creating an identity for Northstowe and to ensure that all of its residents have access to its services and facilities from the outset of development, all phases of development must be connected to each other and to any of Northstowe's services and facilities without the need to leave the site. This will include providing bus services through the site either on the route of the dedicated busway or on a temporary alignment to access any services and facilities provided in existing buildings.

STRATEGIC LANDSCAPING

POLICY NS/28 Strategic Landscaping

Early delivery of Landscaping

- 1. Strategic landscaping of the new town site is essential for the early establishment of woodland, tree and hedgerow planting together with an agreed programme of earth moving to deliver the agreed landscape strategy. The planning conditions / legal agreements covering landscaping should include provisions for the developers to maintain landscaping and replace dead, diseased and dying stock for a period of 10 years and details of long term management thereafter.**

Green Separation

- 2. The whole of the areas of Green Separation for both Longstanton and Oakington as well as the agreed boundary treatment for Rampton Drift will be planted in the first planting season after the grant of outline planning permission for Northstowe.**

Early delivery of Landscaping

- E1.12 Part of the strategy for minimising impacts of the development will involve the landscaping of the new town site as part of the overall development. Landscaping will involve both earth moving and could help with the general

management of spoil which will be created from digging footings, land drains, surface water attenuation lakes etc. Woodlands, individual trees and hedgerows will also be planted during the development of Northstowe. The delivery of an agreed landscape strategy will need to be implemented and managed to ensure that strategic landscaping is carried out prior to each phase of development and maintained closely throughout the construction period.

Green Separation

- E1.13 Crucially, it will be important to ensure that the areas of Green Separation between Northstowe and Longstanton and Oakington are appropriately landscaped at an early stage of the development to ensure that any trees and hedgerows that need to be planted can become established from the outset of the development and will contribute to providing visual separation from an early stage in the development. A similar approach will need to be taken with the countryside edges of the new town site to ensure that the impact on the wider countryside is also limited from the outset.

MAKING USE OF EXISTING BUILDINGS / RESOURCES ON SITE

POLICY NS/29 Making Use of Existing buildings / Resources on Site

Recycling of Building Materials

- 1. The preferred approach is that any redundant buildings together with the remainder of the runway and any redundant roads on the airfield are recycled to provide a local source of hardcore or other building materials.**
- 2. The District Council would encourage the recycling of existing building materials by the granting of planning permission for plant to process such materials into hardcore and aggregates which would ~~not be located closer than 200m from any existing domestic property~~ be located towards the outer edge of the Oakington Barracks.**

Use of Raw Materials

- 3. The use of any raw materials currently available on the site will be maximised during the construction of Northstowe.**

Re-Using Existing Building

4. **The use of existing buildings at Oakington Barracks / Oakington Airfield will be encouraged provided that the buildings:**
 - a. **Are capable of conversion for the proposed uses;**
 - b. **Will not have an adverse effect on the amenity of existing residents or businesses;**
 - c. **Are conveniently located for the residents at Northstowe that they are intended to serve;**
 - d. **Are served by public transport services, cycling and pedestrian routes passing through the site;**

Recycling of Building Materials

- E1.14 In addition to measures considered above, further minimisation of the impact of the development on existing communities can be achieved by taking a sustainable approach to construction. In order to be truly sustainable, the use of sustainable materials will be essential. Wherever practicable the use of locally sourced materials will minimise the distance travelled, thus reducing the use of energy. Similarly, wherever possible the materials used in construction should be from environmentally friendly sources; this would include timber from managed forests.
- E1.15 Whilst some of the Ministry of Defence buildings at Oakington Airfield may be capable of use within the development, either temporarily or on a more permanent basis, others will not be required and could be recycled during construction reducing the amounts of material which will have to be imported onto the site.

Use of Raw Materials

- E1.16 Buildings are not the only resources available on all of the site options. Sand and gravel are available in quantities which would not be commercially viable for extraction under normal circumstances but which could be extracted and used for the development of Northstowe. The implications of this for other aspects of the development will need further consideration, e.g. any implications for the achievement of sustainable urban drainage systems.
- E1.17 In addition, the Ministry of Defence has undertaken a significant amount of woodland planting for military training purposes. Much of that planting has been to re-create the landscape of northern Germany and is alien to this

fen-edge landscape. Whilst some of the woodland may be retained as part of the development, it will not all be retained and could provide a supply of untreated wood for use at Northstowe.

Re-Using Existing Buildings

- E1.18 The former ministry of defence buildings at Oakington Barracks / Oakington Airfield may be suitable for temporary or even permanent use as part of the development of Northstowe. Provided that they are accessible to the population of Northstowe that they are intended to serve, these buildings could play a useful role in helping with the early establishment of the community of Northstowe. However, they are not in the right location for a number of uses for Northstowe as a whole. In particular, any temporary use must not delay development of the town centre.

MANAGEMENT OF SERVICES, FACILITIES, LANDSCAPE AND INFRASTRUCTURE

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

Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission to ensure high quality, robust and effective implementation, adoption and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated. Management strategies should cover:

- 1. The method of funding of implementation, management and maintenance;**
- 2. The body or trust that will be responsible;**
- 3. Monitoring and review requirements.**

Management strategies will need to demonstrate that it receives the full support of the local communities who must be involved in the development of services, facilities, landscape and infrastructure.

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

- E1.19 It is important that not only are the services, facilities, landscape and infrastructure needed by the town provided to a high quality, but also they are properly and effectively implemented, managed and maintained if they are to meet the needs of the community in the long term. There would be advantages in single landownership to avoid fragmentation and assist in effective management. This particularly applies to the open areas for recreation, landscape and biodiversity.
- E1.20 The Area Action Plan is not specific about the number of management strategies. However, there should be a single agreed management strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages to ensuring a holistic approach to the management of open spaces where the respective needs of the various land uses and functions within those spaces can be addressed and should therefore be investigated

ACHIEVING THE BUILD RATE

POLICY NS/31 Achieving the Build Rate

~~In order to ensure that a build rate of 650 dwellings per year is achieved, the master developer/consortium of builders for Northstowe will submit a method statement alongside the outline planning application for the new town stating the measures that they will take to secure this build rate, including the provision of affordable housing. The method statement will be approved and enforced by the District Council.~~

- ~~E1.21 Achieving a build rate of 650 dwellings per year at Northstowe will be very challenging. Evidence presented to the Cambridgeshire Structure Plan Examination in Public in 2002 from the developing communities of Cambourne and Hampton (Peterborough) suggested that this rate is achievable and is influenced by such factors as the number of house-builders active on a site. The rate of development at Northstowe will govern the rate at which services, facilities and infrastructure are provided which will be fundamental to achieving a high quality of town at an early stage. It will have a bearing on the length of the development process and the duration of any disruption to the locality. It will also be fundamental to achieving the Sub-Regional target of 2,800 dwellings per year set in the Cambridgeshire Structure Plan.~~
- ~~E1.22 The rate of development will be influenced by a range of issues, not least the state of the economy and the housing market which will not be constant over the lifetime of the development of Northstowe. There are measures that the developers can themselves take, for example by ensuring that~~

~~sufficient house-builders are represented at Northstowe. In addition, funding for the affordable housing element is uncertain in respect of the timeframe for this development. Currently there is a presumption by central government that affordable housing on Section 46 (previously known as Section 106) sites such as at Northstowe will be funded by planning obligations on the development rather than a combination of serviced land and social housing grant.~~

~~TIMING / ORDER OF SERVICE PROVISION~~

~~POLICY NS/32 Timing / Order of Service Provision~~

~~The master outline planning permission and legal agreement will include a schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Northstowe together with a timetable for their provision during the development of the new town. The guiding principle is that services, facilities and infrastructure will be provided at stages in the development process when the need for them is forecast to arise. These will be delivered according to a set of trigger points tied to numbers of dwellings completed or such other stage of the development as advised by the service / facility / infrastructure providers.~~

~~E1.23 The services, facilities and infrastructure at Northstowe which will be provided by the development are those which are required only and entirely to serve the new town. The principle that development will fund in full the services, facilities and infrastructure that are required to enable the development to proceed and to meet the needs of its residents and other users is enshrined in planning law and government policy. The Area Action Plan therefore includes an indicative and not exhaustive list of services, facilities and infrastructure which will be needed for the development of a sustainable new town at Northstowe and which will be funded by the developers. The providers of services, facilities and infrastructure at Northstowe have not yet determined in full what and how they will make provision.~~

E2 PLANNING OBLIGATIONS & CONDITIONS

OBJECTIVES

- E2/a To ensure that funding of the services, facilities and infrastructure that will be needed for the development of Northstowe is secured through planning obligations and / or conditions as part of the planning permissions for the site, or by taking every opportunity to draw down funds from as many sources as possible.**
- E2/b To require that the services, facilities and infrastructure that will be needed at Northstowe will be provided and funded in full by the development without which they would not otherwise be needed, where fairly and reasonably related to the development.**

PLANNING OBLIGATIONS

- E2.1** Policy DP/4 of the Development Control Policies DPD requires that development proposals make suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms, related to the form of the development and its potential impact upon the surrounding area. The policy includes a list of potential requirements, including affordable housing, education, health care, public open space and recreation, transport infrastructure.
- E2.2** Northstowe will not exist in isolation. Its development will be part of an overall development strategy for the whole of the Cambridge Sub-Region. Services, facilities and infrastructure will be provided elsewhere in the Sub-Region which will be required by the development at Northstowe. The most obvious examples are the Guided Busway and the A14 improvements.
- E2.3** In order to ensure that this sub-regional infrastructure is provided when it is needed, that appropriate levels of funding are secured from the new development and that a consistent approach is taken to securing contributions from individual developments to the service, facilities and infrastructure that will be provided at each development, the planning authorities, service and infrastructure providers have established a delivery vehicle called Cambridgeshire Horizons. This partnership organisation is developing a planning obligation strategy for sub-regional infrastructure which will be incorporated into the planning obligation and conditions strategy for Northstowe.
- E2.4** The Area Action Plan includes policies requiring the provision of services, facilities, infrastructure and other uses such as affordable housing which will be delivered in full or in part by the developers of Northstowe. The-Whilst it

is recognised that the objective to ensure that development starts on site in 2006 is not now achievable, the imperative for development to start on site as soon as possible, now anticipated to be in 2007, together with the scale and magnitude of the proposal and the large number of organisations involved, mean that the full list of services, facilities and infrastructure for Northstowe will not be known until after the Area Action Plan has been submitted to the Secretary of State. Where the local planning authority is aware of planning obligation requirements they have been included in the Area Action Plan otherwise the Development Control Policy for planning obligations provides a framework for gathering contributions for services, facilities and infrastructure which have not yet been determined, including contributions to sub-regional services, facilities and infrastructure which will be provided elsewhere in the Cambridge Sub-Region but which will be in part needed to serve Northstowe.

- E2.5 The following is an indicative (but not exclusive) list of obligations that will be the subject of a Section 46 agreement and / or planning conditions. For all elements the Agreement / conditions will also need to include an appropriate set of trigger points for delivery, together with details of the long term management and maintenance together including the body or trust that will be responsible.

Strategic Masterplan and Strategic Design Guide

- A Strategic Masterplan and Strategic Design Guide will be required prior to the grant of outline planning permission to set out the vision and guiding principles for the creation of a quality environment. For each phase of development, Local Masterplans, Design Guides and Design Codes will be required.

Town Centre Strategy

- To include detailed guidance on the overall size, mix of uses, urban design and measures required to provide early support for the development of the town centre, as well as mechanisms for tying the development of key retail services and other facilities in the town centre to stages in the development of the housing at Northstowe.

Affordable Housing

- A target of 50% of affordable housing with a likely tenure mix of approximately 25% social rented and approximately 25% intermediate housing, including for Key Workers.

Community Facilities

- The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders and other neighbouring local authorities in order that deficiencies and priorities can be identified, which complement existing facilities. Facilities are likely to include:
 1. Education – Primary and Secondary
 - One secondary school with 6th Form provision
 - 5 primary schools
 - Nursery provision
 - Pre-school provision (0-4)
 - Out of school care (0-14 year olds)
 - Special Education
 - Further education in co-operation with the Learning and Skills Council
 2. Lifelong Learning
 - Public Library, information and advice centre, including provision for voluntary sector and with the potential to co-locate a one-stop shop and public sector caller office in the building
 - Adult and Community Learning
 3. Social Services
 - Social services
 - Children and families services
 - Services for older people
 - Mental health services
 - Services for the disabled
 - Family Centre
 - Services for older people, to include extra care housing and nursing home provision.
 4. Fire and Police Services
 - Fire Services
 - Police Services including Police Community Support Officers
 5. Community Facilities
 - Community centres / meeting places
 - Town Council office facility
 - Arts and Cultural Facilities
 - Place of worship (provision for a number of different faiths)
 - Burial ground
 - Allotments

- Youth Centre
- Public Conveniences
- Local recycling centres.
- Informal points and notice boards.

6. Community Development

- Arrangements for involvement of existing local communities and service providers in the design process;
- Plan for community development (residents and workers in the new town) as settlement grows. Interim arrangements for community meeting place;
- Establishment of residents representative group and communication between new residents;
- Arrangements for establishment of town council, and district / county electoral areas review;
- Arrangements for town council administration;
- Arrangements for involvement of residents in management of community facilities, including sports;
- Community Development worker(s) and Youth Workers.

7. Commercial

- Shops – including early support for local shopping provision (including unit shops);
- A market, including provision for locally-based farmers market;
- Pubs / takeaways / cafes / eating places;
- Post Office / banking facilities;
- Leisure e.g. cinema, bowling, fitness.

8. Healthcare

- Care facilities for older people;
- A health campus offering general medical services including GP Practice(s) plus a number of health specialists such as dentists, optometrists, physiotherapists and chiropodists plus dispensary;
- Enhanced services including minor surgery and specialised clinics
- Nurse Practitioners based at each primary school;
- Ambulance facility.

Public Art

- Provision for public art in Northstowe with the preparation of a strategy for public art is to be prepared, with the appointment of (a) lead artist(s) at an early stage in the planning and design of development.

Transport & Travel for Work.

- An improved Hattons Road from the A14 or its parallel distributor road and a new road into the southern end of Northstowe.
- A new access from the proposed Longstanton West Bypass / Station Road, Longstanton into the northern end of Northstowe.
- A new link road from the A14 or its parallel distributor road in the vicinity of the existing Dry Drayton junction into the southern end of Northstowe.
- Financial contributions to the Cambridgeshire Guided Bus – both capital costs and bus service support, taking into account the overall burden on the development.
- A dedicated local busway, linked to the Guided Bus route aligned and with a number of stops to maximise accessibility within Northstowe.
- Traffic management measures to minimise traffic impacts on nearby villages.
- Contributions towards the provision of a Willingham bypass should a bypass be required commensurate with the forecast percentage volume of traffic that will be generated by Northstowe.
- Contributions to the provision of links and improvements to off – site rights of way.
- Car pooling and shared use of parking facilities will be encouraged, particularly on mixed-use sites.
- Green travel plans will be required for employment uses detailing how travel to work by car by employees is to be minimised.
- Contributions towards other public transport services, required from early occupation of dwellings.

Landscape Strategy

- Landscape Strategies for both strategic planting and planting within Northstowe, setting out principles to guide the development of the town and to allow structural planting and landscaping to be implemented at the earliest opportunity. The Landscape Strategy will assist in delivering a quality environment to meet the needs of residents and visitors.

Biodiversity

- A full programme of ecological survey and monitoring before, during and after construction to establish which areas of biodiversity need protecting and enhancing, and strategies for doing so.

Archaeology and Heritage

- A comprehensive site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent of their settings together with details of suitable long-term uses for identified heritage assets.

Recreation

- Strategies for Formal Sports Provision and Play must be prepared, for the approval of the Local Planning Authority. They will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community which are likely to include the following:
 1. 25 m indoor swimming pool;
 2. 8 court sports hall;
 3. Fitness suite;
 4. Squash courts;
 5. Floodlit artificial turf pitches for hockey and football;
 6. Multi use games areas for training and five-a-side football;
 7. Tennis courts;
 8. Outdoor bowls green;
 9. Indoor bowls facility;
 10. Athletics track;
 11. Grass pitches and ancillary for a range of sports and age groups;
 12. Golf facilities.
 13. Town Park and Green Corridors.
 14. Children's Play Areas and informal youth facilities. (e.g. skate park, shelters).
 15. Water Park.
 16. Cricket pitches
 17. Two Country Parks.

Surface Water Drainage

- A strategy for a positive surface and grey-water system, using sustainable drainage systems.

- The foul drainage and sewage disposal systems.
- Measures to mitigate against flood risk to Oakington and measures to ensure that the existing flood conditions in Longstanton should not be exacerbated.

An Exemplar in Sustainability.

- The provision of renewable energy to provide at least 10% of predicted energy requirements of Northstowe.
- Provision of exemplar developments, in sustainable development, including energy efficient measures.
- Support for the provision for the setting up an Energy Supply Company (ESCO) for Northstowe.
- Water conservation measures, which achieve at least a 25% reduction in the use of piped water, compared to the average water consumption for development which does not have water conservation measures.
- The use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials and the inclusion of a Travel Plan to address the needs of labour during construction

Waste

- A Household Waste Recycling Centre [\(including bulking up/transfer facility\)](#) to serve the needs of Northstowe and its immediate hinterland pursuant to Policies within the Cambridgeshire Structure Plan 2003 and Cambridgeshire Waste Local Plan 2003.
- [Temporary Waste Management Facilities, available for the duration of the construction phase.](#)

Strategy for Construction Spoil

- A Strategy for Construction Spoil to ensure spoil is retained on-site in a manner appropriate to the local topography and landscape character.

Considerate Contractors Scheme

- A scheme to be agreed that requires that all contractors, sub contractors, suppliers and others working on a project have consideration for neighbouring uses to minimise disturbance; to keep noise to a minimum, to keep all areas adjacent clean including from dust and smoke; to keep each development site tidy; and to ensure that all activities, vehicle movements etc are carried out safely for workers and the general public.

TIMING / ORDER OF SERVICE PROVISION

POLICY NS/32 Timing / Order of Service Provision

The master outline planning permission and legal agreement will include a schedule of services, facilities and infrastructure to be funded by the master developer/consortium of builders at Northstowe together with a timetable for their provision during the development of the new town. The guiding principle is that services, facilities and infrastructure will be provided at stages in the development process when the need for them is forecast to arise. These will be delivered according to a set of trigger points tied to numbers of dwellings completed or such other stage of the development as advised by the service / facility / infrastructure providers.

E1.23 The services, facilities and infrastructure at Northstowe which will be provided by the development are those which are required only and entirely to serve the new town. The principle that development will fund in full the services, facilities and infrastructure that are required to enable the development to proceed and to meet the needs of its residents and other users is enshrined in planning law and government policy. The Area Action Plan therefore includes an indicative and not exhaustive list of services, facilities and infrastructure which will be needed for the development of a sustainable new town at Northstowe and which will be funded by the developers. The providers of services, facilities and infrastructure at Northstowe have not yet determined in full what and how they will make provision.

E3 DELIVERING NORTHSTOWE

OBJECTIVES

E3/a To ensure appropriate mechanisms are in place to secure the efficient and timely delivery of Northstowe.

E3/b To consider the rate and timing of delivery of housing and associated development at Northstowe.

INTRODUCTION

E3.1 The new town of Northstowe is an important part of the development strategy for the Cambridge Sub-Region. The Cambridgeshire Structure Plan expects 6,000 dwellings to have been constructed or to be under construction by 2016, going up to at least 8,000 dwellings beyond 2016. Not only is that a challenging target for house builders, it is also a challenging target for the providers of the services, facilities, infrastructure and jobs that a small town of approximately 20,000 people will have. Construction is now envisaged to start on site in 2007, a year later than required by the Structure Plan. This reflects the earliest date that planning permission could be granted once the AAP is adopted. In order to achieve in the order of 6,000 dwellings by 2016, the anticipated rate of development at Northstowe is likely to be a minimum of 670 dwellings each year. This rate of development will also depend upon the delivery of key infrastructure such as the A14 road corridor improvements.

DELIVERY MECHANISMS

E3.2 The Area Action Plan has been prepared in consultation with stakeholders at three stages of consultation. The Council is also involved in the preparation of other key strategies and plans such as its Community Strategy and strategies being prepared by others such as the Cambridgeshire Long Term Transport Strategy and Local Transport Plan. Cambridgeshire Horizons is leading on a number of sub regional strategies in which the Council is involved, looking at issues such as formal sports, and green infrastructure.

E3.3 Cambridgeshire Horizons key focus is on the delivery of the development strategy for the Cambridge area. As such, it is assisting the local authorities with mechanisms to ensure prompt and efficient delivery of the major developments. Given the urgency to ensure that plans are in place to bring forward the major developments to meet the needs of the Cambridge Area, the Area Action Plan is inevitably a fairly strategic document which sets out the anticipated key requirements of the development where these are already

known, and identifies where strategies are required to identify all the specific requirements of the development. A Steering Group chaired by Horizons was established in 2003 with a series of topic groups to facilitate further partnership working with the main stakeholders on key issues such as community facilities and drainage. This will help the landowner/developer to develop the plans and strategies required by the Area Action Plan with full and early input from the local authorities and key stakeholders to seek to ensure they are capable of being approved and delivered.

E3.4 Cambridgeshire Horizons will have a key role in helping to draw together the identified requirements of Northstowe as work on a planning application for the new town progresses and in facilitating discussions on a planning obligation agreement. This independent input will assist partnership working between the local authority and the landowner/developer and ensure a realistic approach to negotiations.

DELIVERING HOUSES AT NORTHSTOWE

E3.10 The new plan making system has an increased emphasis on demonstrating how the policies of the plan will be delivered, particularly housing. Planning Policy Statement 12 requires that all plans involving housing include a housing trajectory. This attempts to estimate the start date for housing being delivered on the ground and the build rate per year to test how reasonable it is to rely on policies to deliver the identified housing requirement.

E3.11 In the case of this plan, the 'saved' policies of the Cambridgeshire Structure Plan 2003 provide the detailed housing guidelines for South Cambridgeshire. The statutory requirement is for the district's plans to be in general conformity with RSS6 rather than the Structure Plan. Under the new plan making system it is the RSS and the district LDFs that form the development plan. In practice for South Cambridgeshire District Council, the Structure Plan is still a key material consideration for plan making. The policies of the Structure Plan are 'saved' under transitional arrangements and the plan is in general conformity with the current Regional Spatial Strategy in RSS6. Draft RSS14 broadly carries forward the approach of RSS6 and the Structure Plan as they apply to the Cambridge Sub Region. At the time of writing, there is no evidence that the draft RSS14 is proposing divergent emerging policies on the development strategy for the sub region relative to those set out in the current RSS and the 2003 Structure Plan. It is therefore entirely appropriate and consistent for the Area Action Plan to meet the policy requirements of the Structure Plan, whilst being in general conformity with RSS6.

E3.12 In preparing the housing trajectory for Northstowe, the Council has had regard to a number of factors:

- the anticipated date of adoption of the Area Action Plan, before which no planning permissions could be granted for development
- the submission of planning applications for Northstowe
- a reasonable build rate for the development, agreed with the landowner/developer, based on current expectations of the housing market and the capacity and intensions of the house building industry.

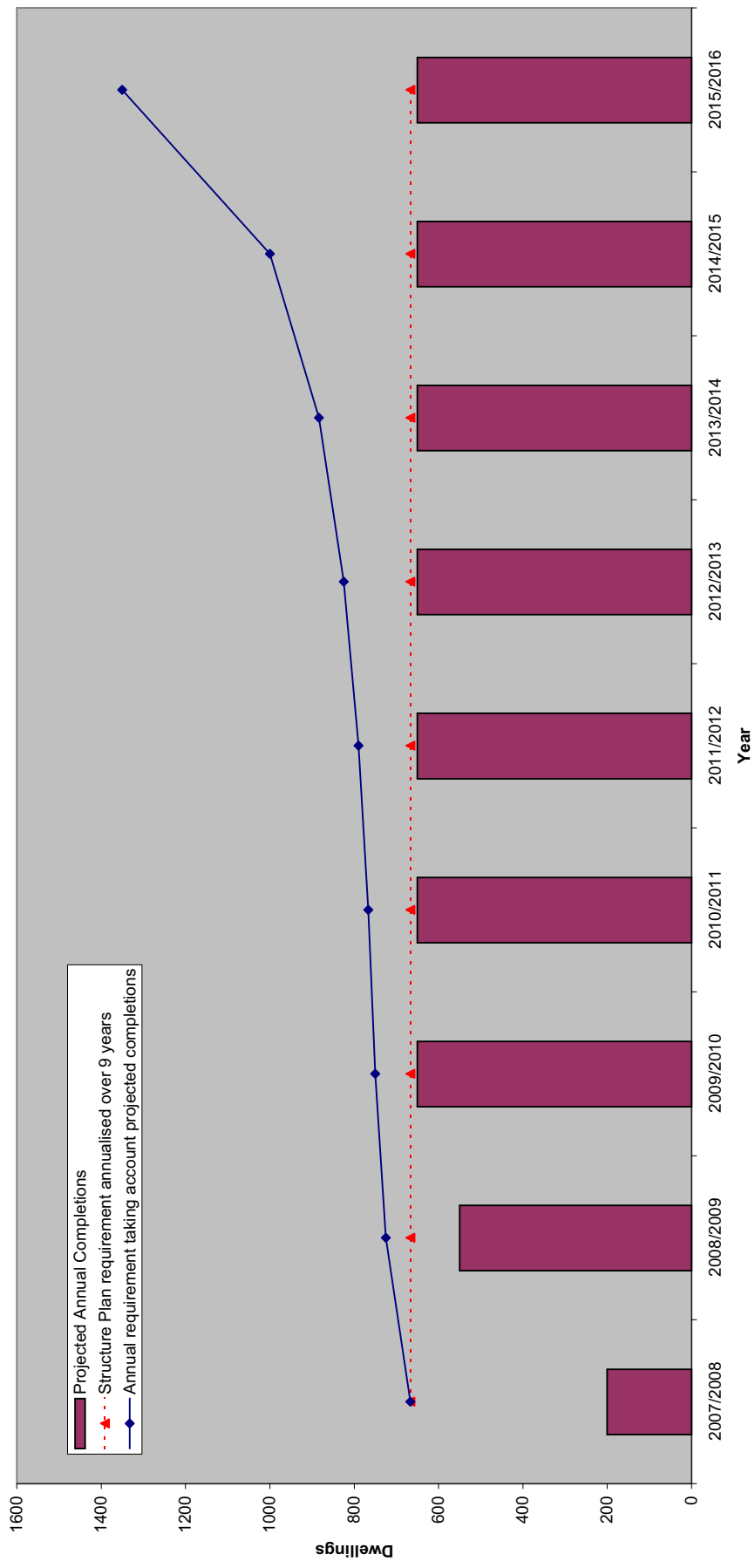
E3.13 However, all these assumptions must be heavily caveated that in the event of any changes, the housing trajectory will not reflect actual delivery. Many of these factors are beyond the control of the local planning authority or the development industry. The role of monitoring will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy. A monitoring strategy for Northstowe is set out in section E4.

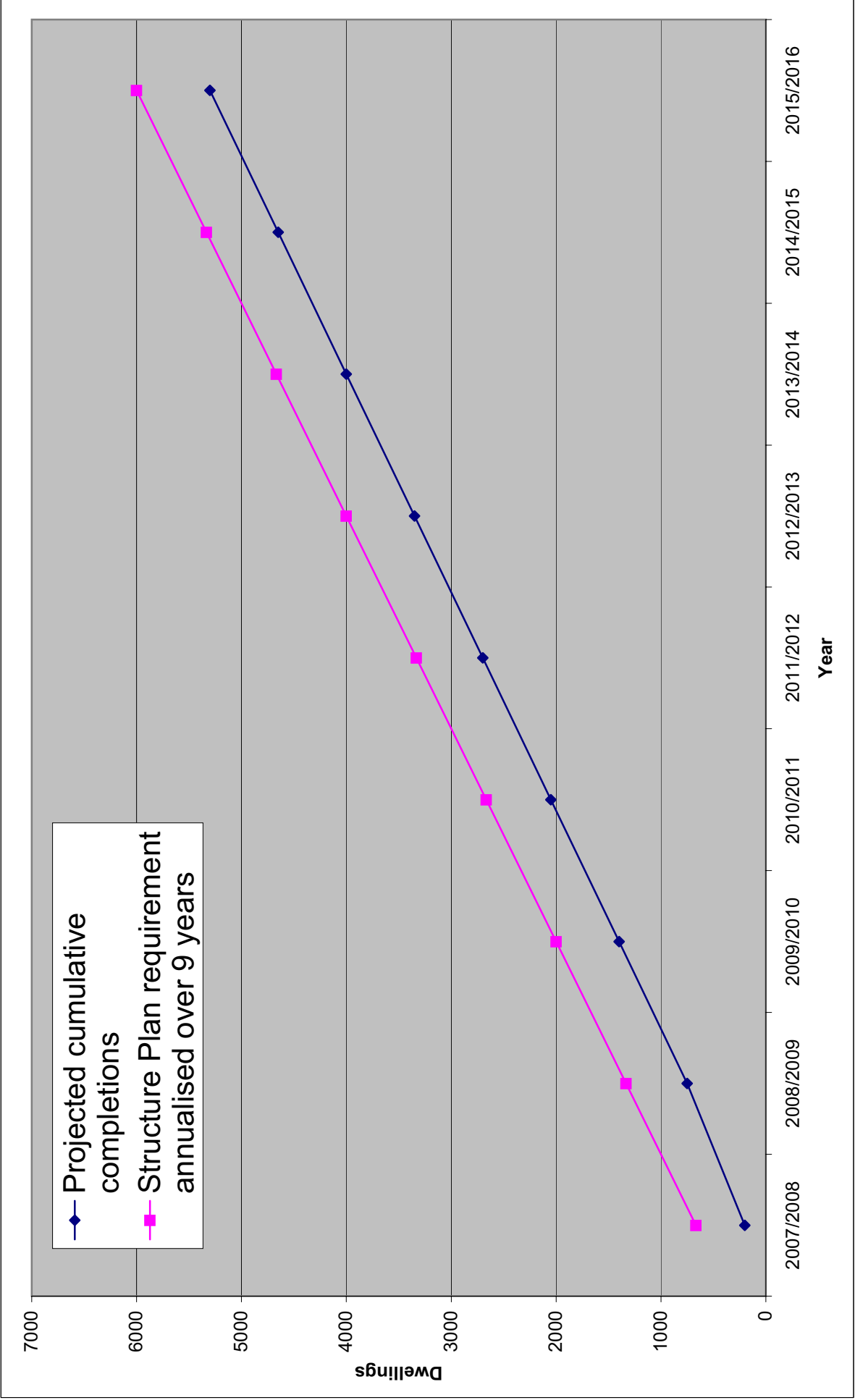
Housing Trajectory for Northstowe: 2007-2016

| Period 2007 - 2016 | PROJECTIONS | | | | | | | | | | | Total up to 2016 | | |
|---|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------|------------------|------|------|
| | 2007/2008 | 2008/2009 | 2009/2010 | 2010/2011 | 2011/2012 | 2012/2013 | 2013/2014 | 2014/2015 | 2015/2016 | Post 2016 | Total | | | |
| Projected Annual completions* ¹ | 200 | 550 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 650 | 5300 | 2700 | 8000 |
| Annual requirement taking account projected completions | 667 | 725 | 750 | 767 | 790 | 825 | 883 | 1000 | 1350 | | | | | 0 |
| Structure Plan requirement annualised over 9 years | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 667 | 6000 | | 8000 |

*¹ Gallagher Estates indicates that it is possible that 5300 dwellings may be completed by 2016 rather than the policy target of 6000 dwellings. However, every effort will be made to deliver the full target

Northstowe Housing Trajectory: Period 2007-2016





ACHIEVING THE BUILD RATE

POLICY NS/31 Achieving the Build Rate

In order to ensure that a build-rate of 670 dwellings per year is achieved, the master developer/consortium of builders for Northstowe will submit a method statement alongside the outline planning application for the new town stating the measures that they will take to secure this build-rate, including the provision of affordable housing. The method statement will be approved and enforced by the District Council.

- E1.21 Achieving a build rate of 670 dwellings per year at Northstowe will be very challenging. Evidence presented to the Cambridgeshire Structure Plan Examination in Public in 2002 from the developing communities of Cambourne and Hampton (Peterborough) suggested that this rate is achievable and is influenced by such factors as the number of house-builders active on a site. The rate of development at Northstowe will govern the rate at which services, facilities and infrastructure are provided which will be fundamental to achieving a high quality of town at an early stage. It will have a bearing on the length of the development process and the duration of any disruption to the locality. It will also be fundamental to achieving the Sub-Regional target of 2,800 dwellings per year set in the Cambridgeshire Structure Plan.
- E1.22 The rate of development will be influenced by a range of issues, not least the state of the economy and the housing market which will not be constant over the lifetime of the development of Northstowe. There are measures that the developers can themselves take, for example by ensuring that sufficient house-builders are represented at Northstowe. In addition, funding for the affordable housing element is uncertain in respect of the timeframe for this development. Currently there is a presumption by central government that affordable housing on Section 106 sites such as at Northstowe will be funded by planning obligations on the development rather than a combination of serviced land and social housing grant.

E4 MONITORING NORTHSTOWE

OBJECTIVES

E4/a To ensure appropriate mechanisms are in place to monitor the efficient and timely delivery of Northstowe.

INTRODUCTION

E4.1 Monitoring provides information on the performance of policy, the delivery of development and impacts on the environment. Monitoring will help the local planning authority to assess whether its plans remain sound or whether adjustments need to be made to continue to meet the plan's objectives. The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the Local Development Framework.

ANNUAL MONITORING REPORTS

E4.2 Every local planning authority now has to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This forms part of the overall package of documents making up the Local Development Framework for each district. South Cambridgeshire District Council will have to produce an AMR, which will deal with development at Northstowe, as part of the overall provision of different land uses within the district, eg. district wide housing land supply. However, it is also important to look at the development of Northstowe specifically and test how it is performing overall against key policy requirements of the Area Action Plan.

E4.3 The district wide indicators for South Cambridgeshire are contained in the Core Strategy and Development Control Policies Development Plan Documents. For example, the Council will identify the number of houses completed annually in the district, of which those at Northstowe will form part.

MONITORING NORTHSTOWE

E4.4 A set of indicators has been developed specifically for monitoring the Northstowe Area Action Plan. This includes core indicators similar to those applying across the district but drawing out monitoring of the development of Northstowe specifically. For example, this will provide for monitoring of housing completions against the policy requirements for the development as set out in the Area Action Plan. A number of specific local indicators are also included to enable monitoring of those policies in the Area Action Plan that set specific requirements for the development at Northstowe, eg. housing density and accessibility to public transport. The Council's AMR will include a

section monitoring the Northstowe development against the site specific indicators. These are included at Table E4 at the end of this chapter.

HOUSING TRAJECTORY

E4.5 A housing trajectory for Northstowe is included in section E3 Delivering Northstowe which sets out a policy based assessment of the potential start date and build rate for Northstowe. A separate housing trajectory will be prepared as one of the core output indicators that districts are required to monitor in their Annual Monitoring Reports, as set out in Table E4.

E4.6 The role of the housing trajectory is to integrate the “plan, monitor, manage” approach to housing delivery by showing past performance and estimating future performance. The housing trajectory will illustrate this information in a graphical form. The AMR housing trajectory for Northstowe will compare the levels of actual and projected completions over the period of the plan with the housing trajectory contained in the Area Action Plan. This build rate will then need to be looked at together with other sites across the district as part of the South Cambridgeshire overall housing trajectory.

RESPONDING TO DELIVERY ISSUES

E4.7 In the event that the AMR identifies delivery issues at Northstowe, where key policy targets are not being met, these would need to be assessed as part of the Council’s AMR process and a decision reached on whether any change was required to the Area Action Plan or through other mechanisms.

E4.8 A key aspect of monitoring Northstowe will be the number of homes being built. The number of homes coming forward in the district at a stage towards the top of the development sequence, will need to be assessed in the AMR, and compared with the Structure Plan figure for that stages in the sequence. If there is a significant shortfall or surplus in the level of provision, it may be necessary to review the housing policies for Northstowe to seek to make the necessary adjustment in build rates or provide elsewhere.

E4.9 Whilst it is not anticipated, if the situation were to arise where this could not meet the housing needs of the area, there would be a need to review the development strategy for the Cambridge Sub Region to identify the next most sustainable location for the shortfall in development. This is in the context of a Structure Plan hierarchy which has sites within, and then on the edge of, market towns next in the locational sequence for development. Villages are at the bottom of the sequence and there should be no automatic assumption that any shortfall at Northstowe should be made up in villages in South Cambridgeshire.

Table E4 Northstowe Monitoring Indicators

| ST/d To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land. | | | | | | |
|---|---|--------------------------|--|--|---|--|
| <u>Indicator number</u> | <u>Indicator</u> | <u>Type of Indicator</u> | <u>Related Chapter Objectives</u> | <u>Related Draft LDF Policies</u> | <u>Targets</u> | <u>Data Source</u> |
| NS01 | Total Housing Completions / Annual Rate | Core | D4/a | NS/10 Northstowe Housing | 6000 by 2016 / 650 per year | Cambridgeshire County Council Annual Monitoring Survey |
| NS02 | Housing Density | Core | D4/b | NS/10 Northstowe Housing | At least 40 dwellings per hectare | Cambridgeshire County Council Annual Monitoring Survey |
| NS03 | Housing Mix | Core | D4/c | NS/10 Northstowe Housing | 1) At least 50% of homes with 1 or 2 bedrooms 2) Approximately 25% of home with 3 bedrooms 3) Approximately 25% of homes with 4 or more bedrooms | Cambridgeshire County Council Annual Monitoring Survey |
| NS04 | Employment Land Supply by type | Core | D5/a, D5/b, D5/c, D5/d | NS/11 Northstowe Employment | Provide for the equivalent of 20 hectares of employment land over the AAP period. | Cambridgeshire County Council Annual Monitoring Survey |
| NS05 | Distance to Public Transport | Local | D7/a, D7/b, D7/c, D7/d, D7/e, D7/f, D7/g, D7/h | NS/13 Road Infrastructure, NS/14 Alternative Modes | All developed within 600m of a stop on dedicated local busway or 400m of other local bus stops. | Cambridgeshire County Council Annual Monitoring Survey |
| NS06 | Distance to public Open Space | Local | D11/b, D11/c | NS/22 Public Open Space and Sports Provision | Formal sports pitches within 1000m; No home more than 60m from a LAP; No Home more than 240m from a LEAP; No home more than 600m from a NEAP or SIP. | DEVCON/ South Cambs GIS |

GLOSSARY OF TERMS

| | | |
|-------|--|---|
| AAP | Area Action Plan | Provides a statutory planning framework for an area of change |
| AH | Affordable Housing | A wide variety of types and tenures of housing where the common feature is that it is subsidised in some way to make it affordable to those who cannot afford a home on the open market |
| AOD | Above Ordnance Datum | The Ordnance Datum is the mean sea level at Newlyn in Cornwall calculated between 1915 and 1921, taken as a reference point for the height data on Ordnance Survey maps. |
| B1(c) | Use Class B1(c) | Light Industry |
| B2 | Use Class B2 | General Industry |
| B8 | Use Class B8 | Wholesale warehouse, distribution centres and repositories |
| BAP | Biodiversity Action Plan | Encouraging a wide range of fauna and flora in a locality |
| BIS | Bus Information Strategy | Part of the Local Transport Plan |
| | Cambridgeshire and Peterborough Structure Plan | Statutory plan that sets out broad development requirements in the County to 2016 (Prepared by the County Council) |
| | Car Pooling | Shared use of a car(s) by a group of people |
| CHP | Combined Heat and Power | Using waste heat from power stations to heat nearby houses |
| | Country Park | An area of countryside which is landscaped and managed for informal recreation and includes some visitor facilities such as car parking, toilets and an interpretation centre |
| CPZ | Controlled Parking Zone | An area in which special parking controls are applied |
| | Community Strategy | Strategy for promoting the economic, environmental and social well-being of the area and contributing to the achievement of District Wide sustainable development |
| CS | Core Strategy | An element of planning policy within the LDF |
| CSR | Cambridge Sub-Region | Comprises Cambridge, South Cambridgeshire and the Market Towns |
| DPD | Development Plan Document | Statutory document having been through Independent Examination |
| dph | Dwellings per hectare | At least 30 in most circumstances, as required by PPG3: Housing, RPG 6 and Structure Plan |
| EA | Environment Agency | |
| EEDA | East of England Development Agency | |
| EERA | East of England Regional Assembly | |
| EIA | Environmental Impact Assessment | Considers the potential environmental effects of land use change, enabling decisions on land use change to be taken with full knowledge of the likely environmental consequences |

| | | |
|---------|--|---|
| EiP | Examination in Public | Inquiry led by an independent Planning Inspector into proposals for and objections to LDDs |
| GADG | Growth Area Delivery Grant | Infrastructure funding |
| GHG | Greenhouse Gases | Carbon Dioxide and other emissions, causing global warming |
| GO-East | Government Office for the Eastern Region | |
| GPDO | General Permitted Development Order | Provides permitted development rights which allow certain types of development to proceed without the need for a planning application |
| GQPT | Good Quality Public Transport | A bus or train at least every 30 minutes |
| | Green Corridor | Areas of open land which penetrate into an urban area for amenity and recreation |
| | Green Separation | The area of open land required to keep apart two separate communities and maintain their individual identities |
| | Greywater | The mildly polluted wastewater from shower / bath, washbasin and washing machine |
| HNS | Housing Needs Survey | Assessment of housing needs across the whole district |
| HQPT | High Quality Public Transport | Generally service frequencies of at least a 10 minutes peak / 20 minutes inter-peak. Weekday evening frequencies of ½ hourly until 11pm, Saturday ½ hourly 7am - 6pm, then hourly and Sunday hourly 8am - 11pm. Also provides high quality buses, information and infrastructure. |
| | Infrastructure Partnership | Responsible for co-ordination of the delivery of housing and infrastructure across the Cambridge Sub-Region |
| | Key Worker Housing | Discounted market housing targeted at specific groups, including teachers, nurses and others whose role relates to the care and comfort of the community or sustaining the local economy, and who are unable to meet their housing needs on the open market. |
| | | |
| LAP | Local Area for Play | |
| LAPC | Local Authority Pollution Control | |
| LAPPC | Local Authority Pollution Prevention and Control | |
| LCA | Landscape Character Assessment | Assessment of the landscapes, wildlife and natural features into distinct character areas |
| LDD | Local Development Document | Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) |
| LDF | Local Development Framework | A “folder” containing LDDs, LDS, SCI etc. |
| LDS | Local Development Scheme | Sets out the LDDs to be produced over the next 3 years |

| | | |
|------|---|--|
| LEAP | Local Equipped Area for Play | |
| LPA | Local Planning Authority | e.g. South Cambridgeshire District Council |
| LSP | Local Strategic Partnership | Public service providers, local communities, voluntary, public and private sectors co-ordinate improvements in public services to achieve sustainable economic, social and physical regeneration |
| LTP | Local Transport Plan Masterplan | Sets out transport strategy for Cambridgeshire Strategic & Local Masterplans |
| MOD | Ministry of Defence | |
| MUGA | Multi-Use Games Area | |
| NEAP | Neighbourhood Equipped Area for Play | |
| NNR | National Nature Reserve | Protect the important areas of wildlife habitat and geological formations |
| PENs | Previously Established New Settlements | e.g. Bar Hill |
| | Parish Plan | A vision of how a town or village should be, addressing social, economic or environmental issues |
| PPC | Pollution Prevention Control | |
| PPG | Planning Policy Guidance | National planning guidance |
| PPS | Planning Policy Statement | New form of national planning guidance replacing PPGs |
| PV | Photovoltaic Energy | Solar energy from photovoltaic cells |
| PVAA | Protected Village Amenity Area | Open land protected for its contribution to the character of the village |
| RPG | Regional Planning Guidance | Planning guidance for the region (See RSS) |
| RSS | Regional Spatial Strategy | New name for RPG |
| RTBI | Real Time Bus Information | A display in the bus shelter showing how long until the next bus arrives |
| RWH | Rainwater Harvesting | Using rainwater for flushing toilets, etc. |
| SA | Sustainability Appraisal | An appraisal against sustainability criteria of proposals for LDDs by independent consultants |
| SAP | Standard Assessment Procedure | Assessment procedure for energy rating of dwellings |
| SCI | Statement of Community Involvement | Shows how the wider community and stakeholders are to be involved in the process of producing a LDF |
| | Sustainable Development | Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs |
| SEA | Strategic Environmental Assessment | Integration of environmental considerations into the preparation and adoption of plans, promoting sustainable development |
| | Section 106 and Section 46 (S46 is the new name for S106 in the new Planning Act) | Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments |
| SIP | Space for Imaginative Play | |
| SOS | Strategic Open Space | Public Open Space of more than local significance such as Country Parks |

| | | |
|------|-------------------------------------|---|
| SPD | Supplementary Planning Document | Informal policy which has been the subject of public participation (the new name for SPG) |
| SPG | Supplementary Planning Guidance | See SPD |
| SSSI | Site of Special Scientific Interest | Designated site of national importance to wildlife and/or geology |
| STW | Sewage Treatment Works | |
| SUDS | Sustainable Urban Drainage Systems | May take the form of swales, lagoons, permeable paving, green roofs and sensitively re-engineered channels or reed beds |
| TA | Transport Assessment | Assessment of the expected additional traffic generation (all modes) for new development |
| TP | Travel Plan | Plan setting out a series of measures to encourage the use of modes other than the private car |
| UCS | Urban Capacity Study | Assessment of vacant land within built-up areas which could be developed |
| VDS | Village Design Statement | Produced by communities to show what kind of development they want as part of their settlement |



Proposed Country Park Nov 2005

Was Proposed to be Country Park in June 2005
no longer proposed for Country Park

Proposed amendments to the Country Park at Northstowe November 2005

Northstowe
Map 1 of 1
Scale 1:5000

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