

## NORTHSTOWE AAP

### Chapter A: Introduction

Amend the title of chapter E1 to read "Implementation".	<i>Editorial changes, the implications of which are reviewed below in the section on Chapter E.</i>	
Include new chapters in Part E: "E3 Delivering Northstowe" to include matters affecting delivery and a housing trajectory. "E4 Monitoring Northstowe" drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Northstowe is efficiently and effectively carried out.	<i>As above.</i>	

### Chapter B: Vision & Development Principles

<b>NS/1 The Vision for Northstowe</b>		
Amend the vision at Policy NS/1 to read: "Northstowe will be a sustainable and vibrant new community with its own distinctive identity which is founded on best practice urban design principles that draw on the traditions of fen-edge market towns and which encourages the innovation that is characteristic of the Cambridge Sub-Region"	Editorial change identifying underlying approach and commitment to a design consistent with the existing surroundings. These requirements were clear from other policies and their accompanying text, however this was not strictly evident in NS/1 originally.	Scoring against objective 3.2 increased to '++' and corresponding changes made to the assessment of this objective in section 6.2 of the main report, and to Appendix 4.
<b>NS/2 Development Principles</b>		
Amend NS/2 (8) to read: "With well designed and landscaped urban and residential areas to create neighbourhoods with their own character and legibility, and which respect the underlying historic character of the site established by reference to Historic Landscape Character database and archaeological evaluation."	Minor change responding to a representation from English Heritage which emphasises the need for the development to recognise the historic character of the surrounding site(s). As the original assessment was moderately positive for performance against objective 3.1 it was considered this was a clarification rather than a significant change to the intent of the policy.	No change required
Include new chapter in Part E: "E4 Monitoring Northstowe" drawn from the separate Monitoring Strategy.	<i>As indicated above, this change is reviewed under the section on Chapter E (see below).</i>	

Amend policy NS/2 (1) to read: "A Strategic Masterplan will need to be submitted to and approved by the Local Planning Authority prior to the granting of any planning permission to ensure that Northstowe will develop:"	Change strengthens the intention to produce a Masterplan; this is primarily procedural and more clearly states the process which was assumed in the original assessment. However it removes reference to a Design Guide while retaining it in clause 28.	No change required, however given the large number of design-related components in the clauses of this policy we suggest the need for Design Guides and Statements is an important requirement and the Council might consider restating this reference in the core policy itself.
Amend policy NS/2 (2) to read: "As a town of approximately 8,000 dwellings (6,000 dwellings by 2016) with appropriate employment, services, facilities and infrastructure."	Change appears to be a response questioning the ability to deliver the housing trajectory to 2016	
Amend policy NS2 (7) to read: "A distinctive town character which takes its cues from other Cambridgeshire market towns and more recent high quality traditions within the Cambridge Sub-region. It should reflect best practice urban design, encourage innovation and engenders an inclusive, vibrant and diverse community spirit with a strong sense of local identity."	Additional reference to good urban design practice adopted more recently (ie. not just reflecting traditional character). This change appears positive provides it references successful design styles and is a slight expansion of the original policy clause.	Score against objective 3.3 increased to '++' and this change is reflected in the assessment of this objective in the main report, and corresponding points in Appendix 4.
Amend policy NS/2 (11) to read: "Where people can live in a healthy and safe environment, and where most of their learning needs are met;"	Removes the reference to a healthy lifestyle. Other assessments of policies relating to sustainable transport acknowledged that the AAP cannot force a healthy lifestyle on people but can only encourage them to do it (by providing appropriate infrastructure). The change does not affect the assessment, though the clarification is acknowledged in the supporting text.	No change required
Amend policy NS/2 (17) to read: "With High Quality Public Transport links, in particular the Cambridgeshire Guided Busway, to Cambridge as the sub-regional centres and focus of employment."	Emphasises the role of the Guided Busway, which was taken fully into account in the original assessment.	No change required

<p>Amend policy NS/2 (18) to read: "A town centre which meets most of the needs of the residents and those of nearby villages for shopping, leisure and entertainment on a scale and with the variety of facilities appropriate to a market town, with landmarks (both built and natural) and other points of interest including public art to create a legible sense of place;"</p>	<p>Minor clarification of nature of landmarks.</p>	<p>No change required</p>
<p>Amend policy NS/2 (23) to read: "With the developers of the town providing the majority of the necessary services, infrastructure and facilities, including making provision for long-term management and maintenance;"</p>	<p>Change is response to various objections clarifying that provision of facilities, etc. in the longer term will involve public and private sector bodies other than those which develop the site initially. This change clarifies the responsibilities but it is assumed this does nothing to change the range and quality of services or timing of delivery, and that this therefore does not affect the assessment.</p>	<p>No change required</p>
<p>Amend policy NS/2 (25) to read: "With appropriate measures to avoid any risk of flooding to the development, any additional risk of flooding to surrounding communities or land; and to mitigate current flood risks affecting Oakington village;"</p>	<p>Clarification consistent with policy NS/24.</p>	<p>No change required</p>
<p>Amend policy NS/2 (26) to read: "Phased to ensure that the necessary services, facilities, landscaping and infrastructure are provided in step with the development and the needs of the community;"</p>	<p>Clarification responding to two objections which note that part of the policy refers to provision of much of the infrastructure and services "from the start", while there are other references to delivery "in phase with" development. Clearly it is impractical to deliver some infrastructure, services and facilities at the outset if they would lie unused, nevertheless we consider that a delivery strategy which is sustainable should ensure certain crucial elements are available at the outset so that they can be used immediately by new residents, and not that they should only be delivered</p>	<p>No change required</p>

	once occupancy reaches a threshold level. This applies to more than just basic utilities and similar infrastructure. The original assessment scores objective 7.2 (infrastructure delivery) as '?' – ie. requiring further clarification. This change does not appear to have altered this situation and further clarification does appear necessary.	
Amend policy NS/2 (28) to read: "Design Guides/Design Codes will be prepared for each phase of development, to be submitted to and approved by the local planning authority, prior to the granting of permission for reserved matters applications."	Change corresponding to the first amendment of this policy (see first item against NS/2 above) which removes the reference to Masterplan but which retains the need for Design Guides, etc. The change does not alter the range of planning documents that the Council expects to review in support of development proposals.	No change required

### Chapter C: The Site & Its Setting

<b>NS/3 The Site for Northstowe</b>		
Amend policy NS/2(2) to read: "As a town of approximately 8,000 dwellings (6,000 dwellings by 2016) with appropriate employment, services, facilities and infrastructure."	<i>Repeat reference to a change made to Chapter B.</i>	
Amend the fourth bullet point in paragraph C1.3 to read: "An ultimate capacity for 8,000 to 10,000 dwellings, with 6,000 dwellings by 2016;"	<i>As above.</i>	
<b>NS/4 Extended Cambridge Green Belt</b>		
Revise the proposed Green Belt boundaries at Rampton, Willingham, Over and Longstanton to follow the boundaries of urban uses (residential, industrial etc) contained within the Village Frameworks.	Change appears to clarify the spatial relationship between the extended Green Belt and the settlements which it surrounds. This was implicitly assumed in the assessment.	No change required
Delete the final sentence of paragraph C2.5 and amend the Area Action Plan proposals map to show the urban edge of Northstowe which will also be the green belt boundary (drawn to be consistent with the provisions of policy NS/6	Change responds to objections about reviewing the location of the Green Belt in due course, and that the green separation should be included in it.	Whole policy assessment was reviewed but it was not considered that the change fundamentally affected any of the individual scores or comments.

and wherever practicable to follow natural features or to reflect local field patterns).		
<b>NS/5 Landscaping and Setting of Northstowe</b>		
Amend Policy NS/5(e) to read: "To ensure a high degree of connectivity between the new town and the wider countryside for wildlife and people, including extending the rights of way network (public footpaths and bridleways).	Change formalises the nature of connectivity to be provided. This is consistent with Core Strategy policy GB/6 (and implicitly NE/5) and with NS/18 in the AAP. However the original assessment suggests the provision of rights of way was implicit rather than explicit.	Scoring against objectives 2.3 (access to wild places) and 5.3 (access to open space) increased to ‘++’ and corresponding changes made to section 6.2 of the main report and to Appendices 3 and 4. Scoring against 5.1 (health) was changed from conditionally positive (‘(+)’) to positive.
<b>NS/6 Green Separation from Longstanton &amp; Oakington</b>		
Inset a new sentence in paragraph C4.2 (between the 2nd and 3rd sentence) to read: "Existing tree cover within the green separation will be maintained or enhanced (in some cases they will require thinning)."	Responds to two objections, one from the parish council, noting the need for thinning in some locations. It is assumed that this action will not compromise other objectives (biodiversity, veg. screening) and in some instances will help to create the coppiced natural landscape proposed elsewhere in this policy.	No change required
Amend policy NS/6 (3) to read: "In addition to the Conservation Area (included in the Core Strategy) a further 50m beyond Long Lane is included in Green Separation to protect the setting of the Conservation Area and allow for appropriate landscape treatment."	Clarifies the function of this additional area and removes explicit reference to "supplemental planting". It is assumed the latter change gives more flexibility for treatment of this area but that this will not compromise other policy objectives.	No change required
Amend Policy NS/6 (4) to read: "300m separation will be provided from the Village Framework at St Michael's Mount. The landscape character of a series of hedged paddocks and small copses will be maintained and enhanced adjoining St Michael's Mount."	Change increases green separation at a specific location. The minimum level of separation has been specified in other policies and scored positively in the preceding sustainability assessments. Reducing the separation would prompt revision of the scoring. The Council has separately clarified that the change applies the 200m separation consistently to the edge of the Longstanton village framework.	No change required

Add the following to the end of policy NS/6 (1): "Where the public has access to land adjoining Oakington and Longstanton, mitigating measures to protect the privacy and amenity of potentially affected properties will be provided."	Change appears fair and realistic.	No change required
Insert a new sentence in paragraph C4.2(between the 2nd and 3rd sentence) to read: "Existing tree cover within the green separation will be maintained or enhanced (in some cases they will require thinning)."	<i>Repeat reference to first amendment to this policy (see above).</i>	

### **Chapter D: The Structure of Northstowe**

<b>NS/7 The Structure of Northstowe</b>		
Revise Policy NS/7 criterion 7 to read: "Community services and facilities, INCLUDING EDUCATION AND HEALTHCARE, leisure, art and culture focused in the Town and Local Centres..."	Useful clarification / extension of what is required. Relevant sections of the assessment were reviewed and it was concluded that some scorings needed to be amended.	Objective 5.1 (health) considered positive enough but the change is acknowledged in the supporting comment. Objective 7.1 (education/skills) made more positive in medium and long-term. A comment was added against Objective 7.2 (infrastructure) to clarify that the assessment reviews what is to be provided, not the delivery mechanism or its deliverability.
Add additional word to NS/7 (10): Flood MANAGEMENT infrastructure, including..."	Clarification of ambiguous wording – original assessment assumed the policy referred to infrastructure.	No change required
Amend second sentence of paragraph D1.13 to read: "Beyond that, Rampton Road would become a footpath / cycleway / bridleway."	Adds reference to use as bridleway.	No change required
<b>NS/8 The Town Centre</b>		
Amend policy NS/8 (4): The town centre will be designed and laid out to provide squares and other meeting places to which the public has unconstrained access and which will provide opportunities for Northstowe's residents to socialise as well as to shop. IT WILL ALSO HAVE GOOD ACCESSIBILITY TO THE TOWN PARK.	It is assumed the Town Park will have a central location based on statements in policy NS/17 (though it is not shown on the concept diagram). This is anticipated by the assessment, which assumes that the water park and two country parks are separate and more distant features.	No change required

<p>Amend first sentence of paragraph D2.8 to read: "Town centre uses will include shops, restaurants, public houses / bars, commercial services (such as banks, building societies, post office), commercial leisure uses (such as cinema), library AND LIFELONG LEARNING CENTRE, health facilities, cultural facilities, places of worship and public services including the administrative buildings for Northstowe (a Town Council will be needed) (see also chapter on Community Facilities, Leisure, Art and Culture including Community Development)."</p>	<p>Additional clarification of range of facilities. Not evident this affects the overall assessment.</p>	<p>No change required</p>
<p><b>D3 Local Centres</b></p>		
<p>Amend Objective D3/f: To ensure that early provision of [at least one] local centres [is achieved] to help create community identity from the outset.</p>	<p>Useful clarification though we assumed other policies on timing of provision would coordinate delivery of housing and other services and facilities.</p>	<p>No change required</p>
<p>Delete Policy NS/9 (1) (c): [c.Provide small scale local employment in the use classes B1(a) offices and B1(b) research &amp; development which would be appropriate within such a centre;] Add to paragraph D3.3: 'In order to ensure that Northstowe provides for a mix of uses which will ensure that services, facilities and some employment is locally at hand, the local centres will also provide an opportunity for small scale office and other employment uses appropriate to a generally residential area. THIS IS ADDRESSED BY POLICY NS/11.'</p>	<p>Together with the change below this appears to reposition certain statements without affecting the intention or scope of the policy. NS/9 loses references to the type of B1 development that is considered appropriate, but we note that NS/11 is more specific on this issue.</p>	<p>No change required</p>
<p>Amend policy NS/11 (1) (b): 'Small scale local B1 employment at each of the five local centres, OF AN APPROPRIATE SCALE TO A GENERALLY RESIDENTIAL AREA;'</p>	<p>Useful clarification though this was implicit in the assessment.</p>	<p>No change required, although we suggest that there could be more specific reference to the type of development that the Council considers appropriate in these locations due to the surrounding land use.</p>
<p>Amend 2nd sentence of D3.5: The secondary school [may] WILL need to be located away from the majority of the town centre services, to provide a more appropriate</p>	<p>Reflects objection/comment by the County Council. Not clear its effect can be represented meaningfully in the assessment.</p>	<p>No change required</p>

<p>environment for pupils, at lunchtimes and before / after school, and better access to playing fields and sports provision.</p>		
<p><b>D4 Housing</b></p>		
<p>Amend objective D4/c: To ensure the provision of a WELL INTEGRATED MIX [range] of housing types, TENURES, and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers.</p>	<p>Emphasises an issue which the original assessments considered an implicit component of the Council's strategy in achieving its meta-objective of Integrated Communities.</p>	<p>No change required (note that the sustainability of the objectives for each policy area was assessed in the initial Preferred Options stage – assessment in June/July 2004 with consultation in the following Autumn)</p>
<p>Add a new criteria to Policy NS/10 after criteria 3: "Market properties should provide: a. At least 40% of homes with 1 or 2 bedrooms; and b. Approximately 30% of homes with 3 bedrooms; and c. Approximately 30% of homes with 4 or more bedrooms; unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs." Amend paragraph D4.7 to read: "The targets for housing mix seek to ensure Northstowe provides a mix of houses sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities."</p>	<p>The intent of this policy was taken into account in the initial assessment. – ie. the need to correct an imbalance between housing supply and demand and the need for a blend of housing sizes and tenancies to create an integrated new community. In absolute terms this change has a negative sustainable impact against objectives of housing and equality given [a] the housing deficit referred to in the AAP, and [b] the assumption that smaller homes are needed by those affected by income inequalities. Against this we acknowledge the response from GO-East which advises against setting firm levels of provision, and another which considers that 50% smaller housing could lead to an imbalanced community. It is difficult to see how this second point can be justified other than by comparison with the size structure of other local towns (which we cannot estimate at the time of this re-assessment). In practice the lower provision may provide more flexibility though it is difficult to assemble a conclusive case, nevertheless the concern is that the rate of provision for smaller homes should not fall lower</p>	<p>A full review of performance against all objectives was undertaken, with the following results:  1.1 (land) – assumption about no impact on land take reiterated in comments]  3.3 (good spaces) – already fairly positive; effect of change and inability to calibrate impacts leads us to retain the original score without modification  5.2 (crime) – one response suggests a higher level of smaller properties encourages anti-social behaviour, though it is not evident what relationship exists, therefore the assessment is not affected  6.2 (inequalities) – the original assessment was fairly positive ('++'). If it is assumed the change reduces the chance to address income inequalities then the score would have to be reduced, and it is not clear that the impact of the change would be so severe since the amended policy still ensures a sizeable minimum level of provision of 1-2 bed properties. Therefore no change was considered necessary, though this justification is noted in the supporting comments.  6.3 (housing) – the assessment has been reduced from '+++’ to ‘++’ as we considered the original assessment</p>



	towards that which has recently cause the housing shortage. (Note that it is assumed that having more larger housing will not affect net density or result in additional land take beyond the planned boundary of Northstowe.)	possibly made too much association between housing size and tenancy arrangements. However the original comments have been retained. 6.4 (integration) – it was also considered appropriate to refer to the objective of community integration which an effective mix of housing sizes (and tenancies) aims to support. This is an indirect relationship and the score was adjusted from neutral to qualified positive ('+').
<b>D5 Employment</b>		
Revise the last sentence of paragraph D5.5 to read: "This location may also would be suitable for a Household Waste Recycling Centre AND ASSOCIATED BULKING UP AND TRANSFER FACILITY FOR BUSINESS AND COMMERCIAL WASTE, to serve the needs of....".	Clearly supportive although waste treatment infrastructure lies outside the control of the LPA, as does the responsibility for collecting much of the commercial waste. Nevertheless provision of a such a facility close to new employment uses could encourage occupiers to use council-provided rather than private-sector waste facilities.	Performance against objective 4.2 (waste) is scored negatively in absolute terms because development will generate new waste. The point at left is acknowledged in the accompanying comment but the scores have not been adjusted.
<b>D6 Community Facilities, Leisure, Art, etc.</b>		
Revise the second part of both objectives D6/c and D6/d as follows: "...which would reasonably be expected to be found in a small market town of APPROXIMATELY 19000 people with a small catchment of surrounding villages."	The change appears to respond to a representation suggesting a lower bound to the population range, though it is not evident whether this refers to the population projected at 2016 or when the settlement is fully built out. Moreover it is not evident, nor is it straightforward to assess, whether the reduced population will have any material effect on service providers' intentions. We must assume the effect is marginal given the size of the new development compared to surrounding settlements and, equally, that the reduced population estimate will not result in under-provision that prejudices other policies.	No change required
<b>NS/12 Community Services, Facilities, Leisure, Art and Culture</b>		
Insert new policy paragraph after NS/12: "Northstowe will	Change appears to be a straightforward clarification	No change required

<p>provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community through the provision of land suitable for their development, e.g. faith, social and sporting clubs, etc."</p>	<p>of intent and does not alter the policy or its assessment. (We assume the reference to 'provision of land' does not affect Northstowe's status as an almost wholly brownfield development.)</p>	
<p>Insert new paragraph after first sentence of D6.1: "Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. Some of these would be considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided and the development will be required to provide land for their provision."</p>	<p>Clarification of role of community involvement, although the policy was already scored as strongly positive against all appropriate objectives, leaving no scope to adjust the markings.</p>	<p>Scoring against objective 6.2 (redress inequalities) was made slightly more positive to reflect the implicit intent of the wording. The extent of change was not considered large enough to warrant changes to the main report.</p>

Amend NS/12 (1): 'Northstowe will provide a full range of publicly provided services and facilities (E.G. SCHOOLS, COMMUNITY USES, HEALTH FACILITIES), funded in full either by the development, or by taking every opportunity to draw down funds from as many sources as possible.'	Assumed in original assessment. Point makes clear the range of facilities consistent with that given in the Cambridge East AAP.	No change required
Amend policy NS/12 (1) to read: "Northstowe will provide a full range of publicly provided services and facilities, funded in full where appropriate and reasonable by the development, or by taking every opportunity to draw down funds from as many sources as possible."	Clarificatory change which remains consistent with the Council's right to seek contributions from developers but which makes clear that other sources will be considered or sought. The policy is already scored strongly positive against objective 7.2 (infrastructure investment).	No change required
Amend Policy NS/12 (5) to read: "The development will make provision for all the commercial services and facilities of a high standard of design that a town with a population of approximately 19,000 people will require, e.g. health and fitness clubs, cinemas, tenpin bowling, golf courses etc."	<i>Repeated reference to the change reviewed for section D6 (see above).</i>	
Amend 3rd sentence of paragraph D6.6: 'Some of these are considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided, AND SUSTAINED IN THE LONGTERM.'	This requirement was assumed by the assessment.	No change required
Add the following bullet points to section 3 (social services): "# Extra Care Housing, # Nursing Home provision.	Expansion of range of services – the preceding text states these are to be considered but are not necessarily mandatory.	No change required
<b>D7 Transport</b>		
Amend Objective D7/b to read: "To provide attractive, direct, safe and convenient walking routes within the town linking homes to public transport and the main areas of activity such as the Town Centre, schools and employment areas."	Addition of links to schools (and a range of other facilities) was assumed by the original assessment as failure to provide this would be inconsistent with other policy on sustainable transport and non-car modes.	No change required

Amend Objective D7/c to read: "To provide a highly accessible network of safe and convenient cycleways, segregated from other modes where appropriate, and to ensure covered, secure cycle parking facilities for homes, workplaces, the Town Centre, Local Centres and other places."	<i>As above.</i>	
Amend Objective D7/f to read: "To develop a network of safe streets which connect the principal land uses."	Assessment again implicitly assumed the intention is to create a community that is not dominated by the car and this notion of personal safety is consistent with that assumption. Since the principal tension here is between road use and non-road use, performance of policy NS/13 (road infrastructure) against the health objective was revised.	Score against objective 5.1 was changed from neutral to positive. Taken together with other changes to NS/13 (see below) this was considered sufficient to give a moderately positive score against this objective in the longer term. However as NS/13 maintains provision of road infrastructure is was considered the change was not great enough to warrant a change to the significant impacts matrix.
<b>NS/13 Road Infrastructure</b>		
Delete Policy NS/13 paragraphs 2 and 3 and replace with: "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."	This change appears to reorder the existing text and it is not evident there has been a change to the intent, mechanisms or timing of the policy.	No change required
Add sentence to the end of paragraph D7.7 to read: "This should be informed through the use of before and after traffic studies and where necessary, developers will fund additional improvements."	Clarification of approach and funding source.	No change required

<p>Amend paragraph D7.3 to read: "Development of Northstowe needs to be carefully phased to ensure adequate infrastructure improvements along the A14 road corridor are in place to avoid exacerbating the existing congestion and safety problems, and that local highway conditions are not materially worsened. This may include the provision of interim measures such as the early provision of parallel local distributor roads."</p>	<p>Adds statement relating to the need to prevent congestion on local roads, not just the A14. This is assumed to have some potential, beneficial effect in the early and medium term until other road infrastructure is delivered.</p> <p>The SA Framework does not have an objective specifically about transport, which is reflected instead through objectives on health, emissions, character, accessibility of services, etc. The above comments appear most closely related to the impact on local character.</p>	<p>Short and medium term scoring against objective 3.2 (local character) improved, however as this is not a longer term impact it was not considered necessary to adjust the scoring of significant impacts or other text in the main report.</p> <p>By inference the improvement of local road conditions warranted a small improvement in the scoring of objective 5.1 (health) both in terms of emissions and road safety.</p>
<p><b>NS/14 Alternative Modes</b></p>		
<p>Add the following to the end of policy paragraph 2: "This subsidy will fund free or discounted travel by public transport."</p>	<p>Clarification suggested by an objector due to the open nature of the original wording.</p>	<p>No change required</p>
<p>Add a new subsection under the Public Transport heading: "Developers will provide a financial contribution towards the capital cost of the Guided Bus scheme."</p>	<p>In principle this change accords with guidance on what councils can seek through S.106 agreements, and assumes the Guided Bus meets the relevant 'tests' of relevance, proximity, etc. This appears consistent with our understanding of the role the Guided Bus route has played in determining the location of a new community north of Cambridge. We assume any contribution would be proportionate, recognising that Northstowe is not the only community to benefit, though it is not evident how this will be determined. We also acknowledge that this adds further to the financial contributions sought from developers although provision of good public transport is considered an intrinsic part of making Northstowe a sustainable community in its widest sense.</p>	<p>Scoring against objective 7.2 (infrastructure investment) increased to '++' in the longer term, and appropriate changes made to the main report (section 6.2) and appendices. Scores against other objectives were reviewed but it was considered that none was affected by this addition.</p>

Amend policy paragraph 3 to read: "The occupation of the development in the new town will not be permitted until the proposed Guided Busway between Northstowe and Cambridge has been implemented, or provision made for the equivalent standard of High Quality Public Transport."	Change suggests pragmatic view of delivery of the Guided Busway which we recognise lies outside the Council's control. The additional text makes clear the need to maintain intended quality of services if the Busway is late.	No change required
Amend the title before policy paragraph 5 to read: "Non-car Modes"	Minor editorial change consistent with those made to the Core Strategy.	No change required
Amend last sentence of paragraph D7.12 to read: "The dedicated local Busway will serve residents of Northstowe, so there will be no need for residents to travel by car to the Park and Ride facility."	Clarification which was assumed during the original assessment.	No change required
Amend second sentence of paragraph D7.21 to read: "In addition, given that Northstowe will be served by HQPT, opportunities for reduced levels of parking will be explored in locations close to transport interchanges (including bus stops), facilities and services, and for car pooling and shared parking, for example on mixed-use sites, particularly where there is a suitable mix of day and night time uses."	Amplification consistent with PPG13 and assumed implicitly in the original assessment.	No change required
Amend the title before paragraph D7.23 to read: "Travel Plans" Amend paragraph D7.23 to read: Employers and schools in Northstowe will be required to prepare Travel Plans to show how intend to ensure that travel by car is not encouraged, and travel by other modes is positively promoted."	We do not consider removal of the word "green" alters the intent or likely impact of this part of the policy.	No change required
<b><i>NS/15 Landscape Principles</i></b>		
Prior to submission of the Northstowe AAP to the Secretary of State, amend policy NS/15 (1) to clarify which aspects of the Landscape Strategy will need to be addressed at the outline and detailed stages.	Procedural clarification only.	No change required

Amend NS/15 (2): [A Strategy for Construction Spoil will be required as part of a Design Guide and Masterplan which will need to be approved by the District Council prior to the granting of any planning permission. The Strategy will ensure that] CONSTRUCTION spoil [is] retained on site MUST BE in a manner appropriate to the local topography and landscape character.	Strengthens intention of the policy although this was fairly clear from the original text.	No change required
Amend policy NS/15 (4) to read: "In order to assist the creation of a mature landscape within the town at an early stage in the development, existing landscape features on the Northstowe site will be retained where they can make a significant contribution to the urban environment."	Minor editorial change to existing text.	No change required
<b><i>NS/16 Landscape Treatment on the Edge of Northstowe</i></b>		
Amend policy NS/16 (1) by deleting the words "which will require an area in the order of 100m in width."	It is not evident why the reference is removed. We assume the change provides more flexibility to the design and does not affect the intention or scale of the feature.	No change required
<b><i>NS/17 Landscape Treatment on the Edge of Northstowe</i></b>		
Amend policy NS/17 (6) to read: "The built environment will be landscaped with high quality design, materials and planting; this will be addressed in a Design Guide which must be submitted to and approved by the local planning authority prior to the approval of any reserved matters applications or detailed planning consents."	Procedural clarification.	No change required
Amend 1st sentence of D8.14: 'The Green Corridors will be accessed from areas of built development by PUBLIC RIGHTS OF WAY INCLUDING footpaths and cycleways and connect to each other, to the Green Separation with neighbouring villages and with the surrounding countryside in order to maximise their value in creating a complete network.'	Legal clarification. The original assessment assumed this was the case.	No change required

<b>D9 Biodiversity Objectives</b>		
Amend objective D9/i: To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption, MONITORING and maintenance of the biodiversity areas.	Procedural clarification linking the AAP to LDF monitoring obligations.	No change required
<b>NS/20 New Biodiversity Features</b>		
Amend policy NS/20 (1) to read: "The water park along the eastern boundary of the town and west of the disused railway which will be created to provide for the attenuation of surface water flows will be managed to enhance the biodiversity of Northstowe by providing an extensive wetland habitat and to maximise its value to key species."	Clarifies the dual role of the feature, which was evident from reference to it in other policies (notably NS/24).	No change required
<b>NS/21 Use of Existing Buildings</b>		
Amend NS/21: The developer will be required to [undertake] PREPARE a comprehensive STRATEGY FOR BUILDINGS AND STRUCTURES OF HISTORIC INTEREST TO BE SUBMITTED AND APPROVED PRIOR TO THE GRANTING OF PLANNING PERMISSION. IT WILL INCLUDE A site survey to identify which buildings and structures should be retained for their heritage value, and establish the extent of their settings. The [survey] STRATEGY should conclude by proposing suitable long-term uses for identified heritage assets. Structures, such as the pillboxes, IDENTIFIED TO BE RETAINED FOR THEIR HERITAGE VALUE will be retained and maintained as features or points of interest in the landscape.	We assume a strategy would be informed by a site survey and therefore the policy appears to have been strengthened (though in deliverability terms we acknowledge this represents a further obligation on the developer). However we note that the text places the obligation on "a developer" and it is not evident what how the costs and responsibilities of meeting this obligation will be shared between several developers (which we assume to be the case for this site).	Score against objective 3.1 (historical assets) strengthened to ('+++'). A comment against objective 7.2 (infrastructure) raises the issue about delivery by multiple developers.
<b>NS/22 Public Open Space and Sports Provision</b>		
Delete the last sentence of policy NS/22 (1) which reads: "It will include an audit of existing facilities in the Cambridge Sub-region and the impact of Northstowe on those facilities".	Removes the need for a wider review of the impact of Northstowe. The effect of this change cannot be understood at this stage, and it is not evident whether it is merely procedural, could have wider repercussions, or whether a separate mechanism will	No change required



	be used to assess Northstowe's impact.	
Amend policy NS/22 (2) to read: "The requirements of the strategy for formal sports provision which are directly related to the needs of the future residents of Northstowe will be met in full by the development."	Consistent with the scope of the Council's powers to seek the development to fund infrastructure for use by new residents.	No change required
Amend policy NS/22 (6) to read: "The Formal Sports Strategy will identify those outdoor sports facilities and their locations which can be provided for dual use."	Policy change means it is less specific than the original. This appears to reflect a representation stating that the policy should not prejudge what facilities will have dual use. It does not clearly reduce the impact of the policy or range of what facilities may be included.	No change required
Replace NS//22 (8) (n) with: n. No home will be more than 100m from a Local Area for Play (LAP)	Reason for the policy change is not evident but is believed to be consistent with a similar change to the Cambridge East AAP. It is not evident that the increased distance reduces the sustainability of the policy and it does not appear to affect the level of provision (ie. hectarage per capita).	No change required, although the detailed assessment acknowledges this change.
Amend 1st sentence of paragraph 11.7: The location of ONE CLUSTER OF outdoor pitches [in a cluster and] supported by appropriate ancillary facilities, adjacent to the secondary school, will allow for flexibility of use by the school and community.	Clarifies that there will be several facilities and not a single cluster. That inference was not drawn in the original assessment.	No change required
Amend 2nd sentence of paragraph D11.16 to read: 'These Green Corridors have potential for recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, BRIDLEWAYS, verges, planting and water / drainage features to around 100m of informal open space, recreation and children's play areas.'	Extends range of facilities but does not otherwise affect the assessment.	No change required
<b>NS/23 Countryside Recreation</b>		
Amend annotations on the Proposals Map to ensure consistency with the Policy numbering.	Editorial change.	No change required

Amend the site boundary of the proposed country park to exclude all of the land holding at 'Southwell'.	The reason for the change is not evident from the representations. We assume however that this change does not materially or significantly affect the provision of the park. We also assume that the land holding referred to would not be adversely affected by its proximity to the park or its facilities (eg. a car park).	No change required
Amend paragraph D11.25 to read: "...country parks. IN ADDITION, COUNTRY PARKS WILL ALSO PROVIDE PUBLICLY ACCESSIBLE WILDLIFE AREAS AND HABITATS, AND AREAS SOLELY FOR NATURE CONSERVATION. If it is..."	The intended biodiversity role of the country parks was clarified in discussions with the Council during the earlier assessments, even though the policy's supporting text did not previously make this clear. The assessment is already fairly positive and acknowledges this as one of its main objectives.	No change required
Add to last sentence of D11.27 'Station Road would need to have some form of safe crossing for cyclists and pedestrians, AND HORSE RIDERS IF REQUIRED AS PART OF A BRIDLEWAY.'	Minor clarification of facilities to be provided.	No change required
<b><i>D12 An Integrated Water Strategy - Objectives</i></b>		
Add additional Objective under D12: 'To incorporate the principles of sustainable drainage systems within the development.'	Assumed for other policies in the original AAP.	No change required
<b><i>NS/24 Land Drainage, Water Conservation, Foul Drainage And Sewage Disposal</i></b>		
Delete NS24 (3), and replace with: Mitigating Flood Risk All flood mitigation measures should make allowance for the forecast effects of climate change.	Extends this requirement beyond Oakington. Does not affect the assessment.	No change required
Amend policy NS/24 (5) to clarify that the balancing ponds are associated with the proposed access roads for Northstowe as follows: "A balancing pond, or series of ponds, associated with the access roads serving Northstowe will be designed to provide flood control for Longstanton Brook."	Policy clarification appears to link creation of a balancing pond to development at Northstowe, whereas we would assume this is a necessary flood mitigation regardless of the development if there is a known risk.	No change required, although we consider it should be appropriate to link delivery of the balancing pond to a specific stage of development of Northstowe, or to other land use changes proposed to the west of Longstanton which might also be affected (see Site Allocations DPD policy SP/4).

<p>Amend policy CE/26(7) &amp; (8) to allow for more than one body to take responsibility for surface water drainage subject to a requirement to integrate management and maintenance regimes with all other relevant bodies as follows: "7. All water bodies and watercourses required to serve the development will be maintained and managed by one or more organisations publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding ensure that: f. Flooding does not occur within Northstowe; g. No additional discharge is made into surrounding water courses or onto surrounding land than that naturally discharging from the site in its current undeveloped form; h. Water quality and levels are maintained within Northstowe's and receiving surface water drainage systems sufficient to support and encourage natural habitats; i. The managing organisation will be funded in perpetuity. 8. No development shall commence until the written agreement of the Local Planning Authority has been secured that organisations with sufficient powers, funding, resources, expertise and integrated management have legally committed to maintain and manage all surface water systems for Northstowe in perpetuity."</p>	<p>Procedural change reflecting a similar approach adopted for Cambridge East. However that change also required the production of a Strategic Surface Water Drainage Scheme to link together schemes of individual developers across an extensive site. The revision of clause 7 refers to an integrated approach but it is not evident why the approach proposed at Cambridge East is not used here, especially as the Council's Strategic Flood Risk Assessment suggests a greater area of land is at risk in the vicinity of Northstowe.</p>	<p>No changes made to scoring, but the supporting comments for objective 4.3 (flood risk) make the points shown at left.</p>
<p>Amend criterion 9 in Policy NS/24 to remove specific target. Add new sentence to the end of paragraph D12.9 to read: "...THIS IMPORTANT ISSUE SHOULD BE CONSIDERED AS PART OF THE CAMBRIDGE EAST PROPOSALS, ALTHOUGH IT LIES OUTSIDE THE SCOPE OF THE PLANNING SYSTEM." Delete paragraphs D12.10 and D12.11.</p>	<p>Change corresponds to that made to the Cambridge East AAP and presents a dilemma for the SA. In absolute terms this is a retrograde change which reduces the sustainability of the plan in a key area (water shortages are identified in the SA Scoping Report as a key local issue). However it results from an objection by GO-East that requiring economy thresholds lies outside the scope of the planning</p>	<p>Removal of the water conservation target results in scoring against objective 1.3 being inverted from strongly positive to strongly negative. As in the case of Cambridge East, we acknowledge that omitting a target does not mean water saving infrastructure will not be used, but this appears an important weakness in a key local issue. The comments in the assessment, in section 6.2 of the report (achieving objective 1.3) and</p>

	system.	relevant parts of Appendices 3 and 4 have been modified to take account of the changed scores.
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## Chapter E: Delivering Northstowe

<i>E1 Phasing &amp; Implementation</i>		
Revise heading to chapter E1 to read "Implementation". Delete objective E1/e. Move section Timing/Order of Service Provision" (Policy NS/32 and paragraph E1.23) to the end of chapter E2: Planning Obligations and Conditions. Add two new sections to Chapter E. "E3: Delivering Northstowe" will include matters affecting delivery and a housing trajectory. Move paragraph E1.1 to be the first paragraph of the new chapter and update to reflect likely actual start date of 2007. "E4 Monitoring Northstowe" will be drawn from the separate Monitoring Strategy and provide a framework to ensure that the implementation and delivery of Northstowe is efficiently and effectively carried out. Move section "Achieving the Build Rate" (Policy NS/31 and paragraphs E1.22 and E1.23) and incorporate into the new chapter.	Mainly editorial revisions that affect the location of material in the original document. The addition of a housing trajectory clarifies the level of provision and is consistent with changes to the Cambridge East AAP and other documents in the LDF, similarly with the monitoring statement . It is not evident that these changes affect any of the sustainability objectives as they are primarily concerned with the linkages between the AAP and other documents.	No change required
Update paragraph E1.1 to include actual likely start date of 2007. Delete the 4th sentence onwards and replace as follows: "...Construction is now envisaged to start on site in 2007, a year later than required by the Structure Plan. This reflects the earliest date that planning permission could be granted once the AAP is adopted. In order to achieve in the order of 6,000 dwellings by 2016, the anticipated rate of development at Northstowe is likely to be 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."	Updates the rate of provisioning but not the level or timing. It is not possible to assess the deliverability of the new targets without more information, though we assume that the potential impact on the surroundings will be addressed through the Construction Strategy, and that other relevant policies on site access, planting early vegetation screens, mitigating the effect of construction on adjoining settlements, etc. will not be compromised by this change.	No change required
<b>NS/27 Construction Strategy</b>		

Amend Policy NS/27 (4) first sentence: All SUITABLE construction spoil should be accommodated within the development site by generally raising ground levels.	Straightforward clarification	No change required
<p>Insert after criterion (3) of policy NS/27: 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. Insert new paragraphs after paragraph E1.7: '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.'</p>	<p>Makes more explicit the mechanisms for implementing recycling on the site. Objective 1.2 (energy) might be slightly affected if this reduces energy consumption compared to using virgin materials, but this cannot be substantiated and does not warrant a change to the assessment. However the change clearly addresses objective 4.2 (waste and recycling).</p>	<p>Score against objective 4.2 increased from '+' from short to long term, to '++' in the short and long term and '+++' in the medium term (this is intended to reflect the anticipated housing trajectory. As a result the narrative on achieving objective 4.2 (see section 6.2 in the main report) has been amended, as have the scores in Appendices 3 and 4 (significant and cumulative impact summaries).</p>

<p>Add new 1st policy paragraph to NS/27: A COMPREHENSIVE CONSTRUCTION STRATEGY WILL BE REQUIRED FOR ALL PHASES OF DEVELOPMENT. Add new penultimate sentence to Policy NS/27 criterion 1 to read: "THEY SHOULD ALSO AVOID ADVERSE EFFECTS ON THE ENVIRONMENTAL AMENITIES OF BIODIVERSITY, RIGHTS OF WAY AND GREEN SPACES."</p>	<p>First change merely states the requirement for the strategy, which is inherent in the original text. The second change makes the protective intention more obvious.</p>	<p>Assessment against objective 2.2 (biodiversity) changed from uncertain to positive, but the change was not considered sufficiently strong to warrant changes in other parts of the report. Similarly for objective 5.3 (access to open space), which was previously given a neutral score.</p>
<p>Add sentence to end of E1.5: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL IS DEVELOPING A SIMILAR SCHEME.</p>	<p>Procedural clarification which was assumed from comments in the supporting text in the original Preferred Options report (consultation during the second half of 2004).</p>	<p>No change required</p>
<p>Amend Policy NS/27 (4) first sentence: All SUITABLE construction spoil should be accommodated within the development site by generally raising ground levels.</p>	<p><i>Reiterates the first change listed in this section.</i></p>	
<p><b>NS/29 Making Use of Existing Buildings, etc.</b></p>		
<p>NS/29 (2) Delete references to a minimum distance of 200m and replace with the following text: "...which would be located towards the outer edge of the Oakington Barracks."</p>	<p>Reflects several representations arguing that the facility should be as far as possible from nearby dwellings rather than a minimum distance away.</p>	<p>Scoring against objective 4.1 (pollutants and emissions) increased to '++' although it was felt that this addresses one of many potential impacts and that the change did not warrant more wide-ranging changes to the assessment.</p>
<p><b>NS/30 Management of Services, Facilities, etc.</b></p>		
<p>Add the following to the end of Policy NS/30: "...They must also build in provision for ongoing consultation with the emerging community."</p>	<p>Clarification of the approach.</p>	<p>Scoring against objective 6.4 (community involvement) changed from neutral to fairly positive, and appropriate changes made to the main report (section 6.2) and Appendices 3 and 4.</p>
<p><b>NS/31 Achieving the Build Rate</b></p>		
<p>Include new chapter "E3: Delivering Northstowe" to include matters affecting delivery and a housing trajectory. Include new chapter "E4 Monitoring Northstowe" with indicators drawn from the separate Monitoring Strategy.</p>	<p><i>Reiterates the first change listed for Chapter E.</i></p>	

<b>NS/32 Timing / Order of Service Provision</b>		
<p>RELATIONSHIP WITH OTHER PLANS AND STRATEGIES 1.16C The Council has consulted all key stakeholders at three stages in the preparation of the DPDs and it is for them to advise the Council how their own strategies affect the South Cambs LDF. Where such information has been received, this has been taken into account in preparing the DPDs. Where organisations did not advise the Council of their delivery plans, it will be for Cambridgeshire Horizons, as the delivery vehicle for the Cambridge Sub Region, to draw together the delivery plans for all aspects of the major developments as part of the negotiations on the planning obligations agreements." Include new chapter "E3: Delivering Cambridge East" to include matters affecting delivery and a housing trajectory.</p>	<p>This change appears to refer to a paragraph in the section on re-using materials. Nevertheless most of the text refers to procedural matters or to defining a housing trajectory.</p>	<p>No change required</p>
<b>E2 Planning Obligations &amp; Conditions</b>		
<p>Add to E2/b: To require that the services, facilities and infrastructure that will be needed at Northstowe will be provided and funded in full by the development without which they would not otherwise be needed, WHERE FAIRLY AND REASONABLY RELATED TO THE DEVELOPMENT.</p>	<p>Procedural compliance with the Council's rights to use such agreements. We also refer to statements on planning obligations in the South Cambridgeshire Core Strategy which acknowledges the scope of requirements at Northstowe and Cambridge East. These requirements appear to extend the nature of contributions that are being sort, but include a range of (for example) mitigation measures which are required to deliver a sustainable community.</p>	<p>No change required</p>
<p>Revise 2nd setence of paragraph E2.4 to read: "Whilst it is recognised that the objective to ensure that development starts on site in 2006 is not now achievable, the imperative for development to start on site as soon as possible, now anticipated to be in 2007, together with the scale and magnitude of the proposal and the large number of</p>	<p>Procedural clarification. This change has some implications for achieving objective 7.2 (infrastructure) though it is not evident what is the likely effect, and it is therefore assumed that the delay will not affect the delivery of an appropriate range of facilities and infrastructure timed so that they</p>	<p>Not evident what change is necessary.</p>

<p>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."</p>	<p>are available to the initial residents.</p>	
<p>Amend list of obligations in paragraph E2.5: Add additional Bullet point to (3) Social Services: - Services for older people, to include extra care housing and nursing home provision.</p>	<p>Consistent with Council's powers to seek contributions.</p>	<p>No change required</p>
<p>Amend bullet point (in same paragraph) under 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. Add additional bullet point under Waste: - Temporary Major Waste Management Facilities, available for the duration of the construction phase.</p>	<p>Consistent with other changes. The only issue this raises is whether the facility would be used to handle waste generated outside the new settlement, and whether this means that some external funding should be sought.</p>	<p>No change required</p>
<p>Amend bullet (in same paragraph) under Transport &amp; Travel for Work: - Financial contributions to the Cambridgeshire Guided Bus - BOTH CAPITAL COSTS AND BUS SERVICE SUPPORT, taking into account the overall burden on the development. Add bullet under Transport &amp; Travel for Work: - Contributions towards other bus services, required from early occupation of dwellings. Add to indicative list of planning obligations: Transport &amp; Travel for Work - Financial contributions to the Cambridgeshire Guided Bus, taking into account the overall burden on development - BOTH CAPITAL COSTS AND BUS SERVICE SUPPORT - CONTRIBUTIONS TOWARDS OTHER PUBLIC TRANSPORT SERVICES</p>	<p>Clarification of scope of transport contributions, which were reasonably clear in the original Preferred Options report, where it was assumed requirement to meet capital costs and some contribution towards running costs (subject to negotiation) would be sought.</p>	<p>No change required</p>