

Appendix B/3

Northstowe Area Action Plan Audit Trail of Policy Development

Special Council Meeting 9th May

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Consideration of Alternative Approaches and the Development of Draft Policies

Potential For Alternative Approaches

Sustainability Appraisal is required to examine all reasonable alternative approaches. This column explores what potential alternatives could have been explored, and in many cases why alternative approaches were limited.

PPG/PPS

Indicates where clear guidance on the issue exists in government guidance, in the form of Planning Policy Guidance Notes, or Planning Policy Statements. This list is not exclusive, and there may be a wider variety of relevant guidance. The column is merely indicating where there is a clear link.

Structure Plan

The Local Development Framework is required to be in conformity with the Cambridgeshire Structure Plan 2003. A policy is listed where there is a clear link between the option or policy, and the Plan.

Draft RSS

The emerging Regional Spatial Strategy 14, the East of England Plan, includes many relevant policies.

Preferred Options Report

The Preferred Options Reports were subject to public participation in October 2004. They put forward options for policy approaches where the Council considered there were alternative approaches. Not all policies in the draft plan were put forward for consultation in the preferred options reports, as many are the result of clear guidance from other plans.

Initial Sustainability Appraisal Result Summary / Changes

Options within the Preferred Options Reports were subject to an Initial Sustainability Appraisal. A summary of the result, and initial changes to the reports prior to participation as a result of recommendations from the appraisal are detailed here.

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Summary of Result of Preferred Options Public Participation

Around 6000 representations were received through public participation on the Preferred Options Reports. A very brief summary of the issues raised are detailed here. Full details of the representations received are available to view on the Council's website.

Actions Following Preferred Options Consultation

The Council considered representations received at the Preferred Options stage, options were selected for development into draft policies, and actions as a result of representations to influence the direction the policy should take.

Justification for Policy Approach

Details the reasons why the draft policy was developed.

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| NS1 Vision | | | | | | |
|---|--|-------------------------|------------------------|---|---|--|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| <p>The new town is guided by Structure Plan policy, as well as national policy, and policies being developed through the core strategy. Opportunities for significant alternative approaches are limited.</p> | <p>PPS1 para 33-39, PPG3 para 49, 54</p> | <p>P1/1, P1/3, P9/3</p> | <p>SS3, SS16, CSR1</p> | <p>NS4 – Vision- Preferred Approach</p> | <p>Appears to state all the requirements for a sustainable community. The Council has added bullet points relating to heritage features and social sustainability, provisionally worded: ADDED TO OPTION: To retain and incorporate into the town, those buildings and features that have an historic or architectural interest and which can give the town a sense of place and, in particular, which reflect its past aviation function. ADDED TO OPTION: As a place where social sustainability is a fundamental principle and where people can live a healthy lifestyle, in a safe environment and where most of their learning needs can be met.</p> | <p>The 101 representations received put forward a wide variety of concepts for inclusion in the vision for Northstowe.</p> |

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Actions Following Preferred Options Consultation: Following a wide variety of representations, issues developed in the AAP include: Determine the ultimate size of Northstowe in the AAP and protect the character of existing villages and intervening countryside by extending the Cambridge Green Belt; Include opportunities for existing residents to access new and improved local services; Minimise the impact of noise and light pollution on surrounding villages and countryside; Be an exemplar of sustainable living; Incorporate best practice in urban design; Include landmark buildings and landscape features; Develop a balanced, viable, socially inclusive and cohesive community; Should not increase flood risk elsewhere; Integrate with the surrounding landscape; Include provision for country parks; Achieve a net increase in biodiversity; Develop trigger mechanisms for the provision of infrastructure, services and facilities; Require segregated cycle and footpath provision; Discourage traffic from travelling through existing villages; Minimise pollution and waste from construction; Provide a household waste recycling facility.

Justification for Policy Approach: The Structure Plan requires Northstowe to be a sustainable high quality settlement. The vision and development principles capture the fundamental principles for the development of the town, based on a wide variety of guidance and best practice principles.

NS2 Development Principles

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|-----------------------------------|------------------|-----------------|---------------------------------|---|---|
| The new town is guided by Structure Plan policy, as well as national policy, and policies being developed through the core strategy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies. | PPS1 para 33-39, PPG3 para 49, 54 | P1/1, P1/3, P9/3 | SS3, SS16, CSR1 | NS4 – Vision-Preferred Approach | | Consulted on as part of the vision. The 101 representations received put forward a wide variety of concepts for inclusion in the vision for Northstowe. |

Actions Following Preferred Options Consultation: As above for vision.

Justification for Policy Approach: The Structure Plan requires Northstowe to be a sustainable high quality settlement. The vision and development principles capture the fundamental principles for the development of the town, based on a wide variety of guidance and best practice principles.

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C1/a Site Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--------------------------|---|---|
| The new town is guided by Structure Plan policy, as well as national policy, and policies being developed through the core strategy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies. | | | | | | |
| Actions Following Preferred Options Consultation: | | | | | | |
| Justification for Policy Approach: Clarifies the overall objective of meeting the requirements of the Structure Plan. | | | | | | |

C2/a-c Green Belt Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--|---|--|
| The new town is guided by Structure Plan policy, as well as national policy, and policies being developed through the core strategy. Opportunities for significant alternative approaches are limited, or dealt with through | | | | NS4 – Green Belt Objectives - Preferred Approach | Acceptable. An additional bullet point has been added during as a result of this initial assessment process. ADDED TO OPTION: Every opportunity | Objectives were generally supported, although this was qualified by concerns that there had to be adequate separation for Longstanton and Oakington. |

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| other options or policies. | | | | | should be taken to provide opportunities for and outdoor recreation and public access to the open countryside around Northstowe. | |
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Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified. Add new bullet: "TO SAFEGUARD THE COUNTRYSIDE FROM ENCROACHMENT". Extend Green Belt so that the outer boundary follows the road between Over and Willingham and the road between Over and Longstanton north of the St. Ives railway.

Justification for Policy Approach: The green belt objectives within the site and setting objectives are Northstowe specific, and must be read in conjunction with the Core Strategy Green Belt objectives.

C3/a-d Landscape Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--------------------------|---|---|
| The new town is guided by Structure Plan policy, as well as national policy, and policies being developed through the core strategy. Opportunities for significant alternative approaches are limited, or dealt with through other options or policies. | | | | | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Draws together themes tested through chapter specific objectives.

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NS3 The Site for Northstowe

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--------------------------|---|---|
| Site options were guided by the requirements of Structure Plan Policy P9/3 - east of Longstanton, north of Oakington so that the development makes best use of previously developed land and can be well served by the rapid transit system based on the former St.Ives railway line. A series of criteria were devised in order to consider the relative score of 10 sites meeting the Structure Plan criteria. The sites worked out as minor variations of three themes. | | | | NS1 – Site Option A | This option is the most sustainable. Land taken from agricultural use is minimised while use of brownfield land and the area of Green Belt land are maximised. It avoids 'spill' of the community across the Guided Busway, turning Northstowe into two half settlements, but with the northern area having reduced access to the service core. | Generally the most favoured site option. A total of 192 representations on this Option were received, of which 117 were in support. In part this support is based on the fact that as the Preferred Options Report put forward a Preferred Approach for Green Separation, this site would result in the smallest ultimate size of town of the 3 site options, with the least traffic generation and impact on drainage and would be contained within the line of the St Ives railway route. There are 75 objections, which include concerns that: the site is too small and cramped for 8,000 dwellings; not all the airfield is truly brownfield; there is insufficient Green Separation for Longstanton and Oakington; the Guided Bus proposal is unacceptable. |
| | | | | NS2 – Site Option B | This option involves increased land take, a reduction in Green Belt land, and additional impacts on resources compared to Option A. However its greater size would make better use of the planned infrastructure. Moreover if expansion of the core settlement (Option A) is envisaged at some stage it would make sense to plan a more coherent and larger settlement from the outset. | This received a total of 108 representations. Very few representations (5) supported this option. There were 103 objections. Particular concerns generally suggest that the advantages of finding land for another 1,000 dwellings are outweighed by the disadvantages which include: Less well identified site boundaries than Site A; Uses more agricultural land including land of high quality; The impact on Longstanton, with existing development on Station Road being drawn into Northstowe which it is perceived would "wrap around" the village; The difficulties of re-routing the B1050. |

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| | | | | | <p>Out of a total of 130 representations on this option, there was some support (50 representations), although some of this was based upon the misunderstanding that it was the Fairfield option. Supporters cite: This is the only option to deliver 10,000 dwellings; It would give greater Green Separation for Longstanton and Oakington; specify that the Fairfield option is preferred; better to design the town around both sides of the Guided Busway. Objectors (90 representations) focus on: the lack of clear boundaries to the site; 10,000 dwellings would be too large with the greatest impact on traffic and drainage; impacts on four villages by encroaching also onto Rampton and Willingham; would have the greatest impact on the landscape; uses more agricultural land and especially good quality land; is less well served by the Guided Busway which would be difficult to bridge; would be less sustainable pattern of development with part of the town severed by the proposed express Guided Busway – that part of the town north of the Guided Busway having less connectivity with the rest of the town; has the poorest fit with the Structure Plan especially in relation to being at Longstanton/Oakington.</p> |
| | | | | <p>As for NS2. Again, the greater size of the development would make better use of the infrastructure however the design would be less coherent than NS2 due to the severing effect of the busway.</p> <p>NS3 – Site Option C</p> | |
| <p>Actions Following Preferred Options Consultation: The Options for choosing a site brought forward a very high level of response. The Preferred Options Report put forward the 3 site options without expressing a preference. Of these sites there was very little support for Site B. Site C received some support but raised concerns about the impact on the wider landscape and other village communities without any benefit for Longstanton/Oakington and problems of severance by the Guided Busway. The most favoured site option was A, which would bring forward a town of 8,000 dwellings, at the lower end of the Structure Plan range, and which would be contained within the line of the St Ives railway/Guided Busway which would provide a very clear boundary. Site A is taken forward into the AAP.</p> | | | | | |

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Justification for Policy Approach: A new town of 8,000 dwellings is within the range of acceptable town size proposed in the Structure Plan. The Structure Plan Examination in Public Panel which recommended that the size for Northstowe should fall within the range 8,000 to 10,000 dwellings advised that the principle factors in determining size were likely to be secondary education, landscape and design issues, and impact on neighbouring communities.

Discussions with the County Council conclude that the best secondary education at Northstowe would be achieved with one larger school rather than two small schools. At 8,000 dwellings Northstowe would be a good-sized school which would support 8 forms of entry. 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 and experience demonstrates that a larger school would not be desirable. The size of secondary school does not therefore appear to be a limiting factor. However, given the proximity of Option A to Longstanton and Oakington, the County Council advises that it is possible that those 2 villages would be considered for inclusion in the catchment for the Northstowe school, in which case Northstowe at 8,000 dwellings with Longstanton and Oakington would support a 10-11 form entry secondary school.

The landscape analysis demonstrates that Option A will have the least impact on the wider landscape by containing Northstowe almost wholly in views from the west by Longstanton village.

Containment by the St Ives railway to the east will also ensure that impact on Willingham and Rampton is minimised. Given the Structure Plan requirement for Northstowe to be located at Longstanton/Oakington and make best use of the previously developed land at Oakington Airfield, for these 2 villages the impacts will also be minimised because Northstowe will be at the lower end of the size range; Options B and C would give no greater separation and would result in these villages being simply as close to a larger town. Local impacts can be managed by a number of means but principally (1) the Structure Plan requirement for green separation for these 2 villages which can be supported by locating lower intensity uses on the nearest edges of Northstowe and (2) ensuring that access roads avoid traffic passing through the 2 villages.

Option A also has the best fit with the requirement to be east of Longstanton and north of Oakington, would be best integrated into the proposed express Guided Bus service running along the disused St Ives railway line (by a local loop with a greater frequency of stops through the town) which provides the opportunity to create a sustainable design of new town and minimises the amount of agricultural land (including land of higher quality) that would be taken for development.

NS4 Extended Cambridge Green Belt

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| <p>The Area Action Plan is required by the Structure Plan to review any additional areas that serve the purposes of the green belt, having regard to the new settlement proposals. Three alternative options were put forward for consultation: a do nothing option (rejected option C); an alternative option (alternative option b) which added green belt designation to areas between Oakington and Longstanton; and a preferred option (Option A), which enlarged the green belt to surround the town. Any other options would be a variation on these themes.</p> | <p>PPG2 para 2.6 - 2.11</p> | <p>P9/2b</p> | <p>NS6 – Green Belt – Preferred Option</p> | <p>We agree that this is the preferred option. It proposes GB designation to ensure the long term separation of Northstowe from Cambridge and the surrounding villages around the town its and to support biodiversity objectives and keep high quality open space close to residents. The Council also intends to revised the wording of para. 5.7 to clarify the Green Belt proposals under each option. ADDED TO OPTION: there are three options for drawing the Green Belt in the vicinity of Northstowe. The approach to defining the Green Belt in each option NS6 to NS8 is the same whichever site option is chosen. The precise boundaries around the town will vary depending on the site as shown on the maps.</p> | <p>NS6, the Preferred Option, which would extend the Green Belt to surround Northstowe and designate as Green Belt the Green Separation between Northstowe and Longstanton/Oakington, was the most favoured option (47 representations in support). However, GO-East, in their support for Site B, suggested that it should be further extended north of the St Ives railway and west of the B1050.</p> |
| | <p>PPG2 para 2.6 - 2.11</p> | <p>P9/2b</p> | <p>NS7 – Green Belt – Alternative Option</p> | <p>Not as attractive as the Preferred Option because green separation does not wrap around the north side of the town and does not preclude further extension of the settlement in the future if demand arises.</p> | <p>There was no support for this option.</p> |

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| | PPG2 para 2.6 - 2.11 | P9/2b | | NS7 – Green Belt – Rejected Option | Does not provide any Green Belt protection for green separation between the town and adjacent villages or preclude further extension of the settlement in the future if demand arises. Does not conform to several of the SEA/SA objectives. | There was almost unanimous support for the Council's position of rejecting this option. |
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Actions Following Preferred Options Consultation: Develop preferred option into policy, but further extended north of the St Ives railway and west of the B1050. The boundaries of the Green Belt in this additional area will be the road between Willingham and Over and the road between Over and Longstanton.

Justification for Policy Approach: The Structure Plan requires the outer boundary of the green belt to be reviewed as part of the planning for Northstowe. It is logical to completely surround Northstowe and it would provide clear and distinct boundaries. Green Separation is included in the Green Belt, as protection against coalescence is a key function of the green belt.

NS5 Landscaping the Setting of Northstowe

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--------------------------|---|---|
| Development must relate sensitively to the landscape. The policy provides an approach to achieving this consistent with the approaches developed in the AAP. There are no significant reasonable alternatives. | | | | Not included. | | |

Actions Following Preferred Options Consultation:

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Justification for Policy Approach: Northstowe will be a major feature in the landscape, it is important it is designed and maintained to respect the landscape character of the area and maintain the landscape setting.

NS6 (a) Green Separation from Longstanton and Oakington

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--|---|--|
| Taken as a whole, the site requirements of the Structure Plan constrain the amount of green separation that can be achieved. Appraising options that vary the distance by a small margin would not have provided significantly different appraisal results. | | | | NS40 - Landscape Extent of Green Separation from Longstanton and Oakington – Preferred Approach. | Acceptable. | There are representations in support of this approach but there are also others which seek a greater degree of separation. |

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Maintaining the village character of Oakington and Longstanton is required by the Structure Plan. In preparing the Preferred Option, the Council considered in detail the purpose of Green Separation and how to achieve it. The distance was not the only determining factor in achieving adequate separation and that the treatment of that separation was crucial. An appropriate landscape treatment for the different parts of the green separation was considered in order to maintain visual separation between the existing villages and Northstowe and then the physical extent of land that would enable that treatment to be implemented effectively. A minimum of 200m separation is appropriate, a greater minimum distance is not considered necessary to maintain village character but in sensitive areas such as Conservation Areas, site specific proposals are made.

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NS6 (b) Extent and Treatment of Green Separation – Longstanton All Saints

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|---|--|--|
| Requirement to reflect the character of the area limits the appropriateness of alternative approaches. | | | | NS41 - Landscape Treatment of Green Separation at Longstanton – Preferred Approach. | Acceptable. If the separation areas are not within conservation management areas we assume they would be covered by the proposal in option NS43. | Drew a limited number of representations, most in favour. However, one representation that if it is comprised entirely of paddocks and small copses it would not be attractive or offer sufficient public access as the uses are too exclusive and difficult to control. |

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: The approach will provide for a varied landscape which is appropriate for the historic landscape character. The predominant historic character of land adjoining Longstanton comprises paddocks, with hedgerows and small copses. The term paddock portrays a pattern of smaller fields rather than a land use.

NS6 (C) Extent and Treatment of Green Separation – Conservation Area, Long Lane, Longstanton St.Michaels

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| Requirement to reflect the character of the area limits the appropriateness of alternative approaches. | | | | NS42 - Landscape Treatment of Green Separation at Conservation area, Long Lane, Longstanton – Preferred Approach. | Acceptable. Proposals also respect need to preserve local archaeological feature. | Approach was in general supported although one representation suggests that this is a prescriptive approach too detailed for an AAP. |
| Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan. | | | | | | |
| Justification for Policy Approach: Special treatment is required to protect the conservation area. | | | | | | |

NS6 (d) Extent and Treatment of Green Separation – Conservation Area, St.Michael's Mount, Longstanton

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|---|---|---|
| Requirement to reflect the character of the area limits the appropriateness of alternative approaches. | | | | NS43 - Landscape Treatment of Green Separation at Conservation Area St. Michael's Mount Longstanton – Preferred Approach. | Acceptable. Additional planting would merge with that proposed in NS46. | Many representations consider that St Michael's Mount forms part of the village of Longstanton St Michael's even if it is not in the village framework and therefore it should receive 200m separation. |

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Actions Following Preferred Options Consultation: Amend so that the 200m green separation is measured from the curtilage of St Michael's Mount and not from the village framework.

Justification for Policy Approach: The property reads visually as part of the village, and can be argued as being part of the village for the purposes of maintaining village character.

NS6 (e) Extent and Treatment of Green Separation – Oakington

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|---|---|--|
| Requirement to reflect the character of the area limits the appropriateness of alternative approaches. | | | | NS44 - Landscape Treatment of Green Separation at Oakington – Preferred Approach. | Acceptable. All green separation options propose mixture of copses and open areas in keeping with the existing landscape character. | Generally supported although there was a concern that it should include woodland planting. |

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: The character proposed should be a mixture of parkland and tree groups, rather than extensive woodland areas to best reflect the existing character. The positioning of tree groups will be designed to restrict views through to Northstowe whilst retaining some open areas around them.

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NS7 The Structure of Northstowe

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--------------------------|---|---|
| Draws together many themes, all of which are covered by other options. Alternative approaches limited by other guidance, particularly the Structure Plan. | | | | | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Policy draws together the main themes for the structure of Northstowe, including land uses, services & facilities, transport, character, and design.

D2 a-I Town Centre Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|---|---|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS9 – Town Centre Objectives – Preferred Approach | Acceptable – many positive sustainability impacts. | General support for the objectives, but two representors specifically objected to the restriction on large retailers. |

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Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Amend 5th bullet to read "To ensure that no single store [within the town centre provides more than 10% of the total retail floorspace or] sells such a range of comparison and convenience goods that it would threaten the development of the remainder of the town centre." [Deleted text]

Justification for Policy Approach: The Structure Plan requires Northstowe to have a town centre to meet the needs of Northstowe, but limited in size so as to not serve the wider Cambridge Sub-Region.

NS8 (a) Town Centre Location

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--|---|--|
| The preferred option best reflects the objective to locate the town centre at the heart of Northstowe, accessible by a variety of transport modes. Any other location would not perform this role so effectively. | | | | NS10 – Town Centre Location – Preferred Approach | Acceptable. | Some support for the preferred option, but acknowledgement that the location is dependent on the site option selected. Concerns over the location relative to Rampton Drift. |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy. Provide clarity that the town centre is likely to be located to the east of Rampton Drift.

Justification for Policy Approach: In order to be situated in a location which meets the Structure Plan requirements for the location of Northstowe and to make the town centre convenient for the approximately 20,000 people that will live in the town, the town centre at Northstowe needs to be relatively central and well connected by internal public transport, cycleways and footpaths with the rest of the town. Impacts of the town centre and its activities on Longstanton and Oakington villages and presently outlying development will be minimised by locating the town centre within rather than on the edge of Northstowe and similarly by locating the main access roads away from any the properties. As Rampton Drift lies relatively central to the area of search for the site of Northstowe, it will have a bearing on the location of the town centre if the objective is to avoid the town centre having an adverse impact on the residents of Rampton Drift.

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| NS8 (b-e) Town Centre Form | | | | | | |
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| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| There are two clear main alternative options, to which other approaches would be minor variations. | | P3/1 | | NS11 – Town Centre Form – Preferred Approach | Acceptable – design is consistent with character of the other Cambridgeshire market towns and the linear form could reduce the distance between housing and a subset of centralised services. Note that at this stage of development of the AAP is it not clear what impact the linear shape would have on the achievement of housing densities since other options suggest a higher density around the settlement core. | Mixed representation with both supports and objects. The objections point out that this option is premature at this stage. There are also concerns with regard to locating the secondary school at the town centre. |
| | | P3/1 | | NS12 – Town Centre Form – Alternative Approach | Choice appears to turn largely on aesthetics and the preference for a form typical of the local area. | Generally object as the option is premature at this stage. One representor supported as a concentrated town centre may be more efficient in terms of trips generated. |
| Actions Following Preferred Options Consultation: Develop the preferred option into a policy in the Northstowe Area Action Plan. Develop policy that requires secondary school to be located at a local centre, providing an opportunity for additional services at that local centre reflecting the role of the secondary school. | | | | | | |

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Justification for Policy Approach: It is important to establish the general character of the settlement at an early stage. A linear market town high street style is the most appropriate option, and this must be determined early in the development process, in order to be a central principle in the design process. Locating the secondary school in the town centre may not be appropriate, but it must instead be located at a local centre, providing an opportunity for additional services at that local centre reflecting the role of the secondary school.

NS8 (f-g) Town Centre – Vitality and Viability

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--------------------------|---|---|
| Requirement for a town centre strategy is a procedural policy with no alternative approaches. Potential variation is possible on the commencement of development of the town centre. | | P3/1, P9/3 | SS5, E10 | Not included. | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: A requirement for early commencement of the town centre is essential to ensure that facilities are available to meet the needs of early residents of the town.

D3a-f Local Centres Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS13 - Local Centres Objectives – Preferred Approach | Acceptable – local centres provide basic facilities on the doorstep. | General support for the objectives, with clarification sought on the number and size of local centres, and their transport requirements. |
| Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Amend the objective (3rd bullet) which will be included in the Area Action Plan to ensure that all of Northstowe's future residents are within 600 metres of a local centre which will be located at 800 metres spacings along the main public transport spine. When read with the policy objective for higher densities around the town centre, local centres and public transport stops, this will ensure that almost all of the future residents of Northstowe will actually be within 400 metres of a local centre or the town centre. Amend the fourth bullet point to read: "To ensure that local centres COLLECTIVELY LOCATED ALONG A PUBLIC TRANSPORT SPINE TOGETHER WITH THE TOWN CENTRE provide for all the day to day needs of local residents for convenience shopping and service provision." | | | | | | |
| Justification for Policy Approach: Local centres ensure good access is available to local services, within walking distance of homes. | | | | | | |

| NS9 Local Centres | | | | | | |
|--|---------|----------------|-----------|--------------------------|---|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Provision of local centres is required to meet the needs of the new community. Alternative approaches could be taken to their size, facilities and location. | | P9/3 | | Not included. | | |
| Actions Following Preferred Options Consultation: | | | | | | |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Justification for Policy Approach: Primary Schools are located at the heart of local catchment areas, and will provide an opportunity to be the focus for local centres. They will also provide opportunities for linking to the dedicated local busway. This will support provision of services within reasonable walking distance.

NS9 (a iii) Local Centres - Employment

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--|---|---|
| Potential alternative approaches to the types of employment located at local centres. Preferred approach offers only reasonable alternative given status of local centres following the structure Plan and PPS6. | | P9/3 | | NS14 – Local Centres Employment – Preferred Approach | Acceptable – failing to provide some employment within the settlement would turn it into a dormitory community and this might have knock-on effect on commuting travel choices. Note that the sustainability objectives address the desirability of building on regional hi-tech excellence, but this option ensures a balance is maintained with smaller but vital local support industries. | General support for the option. |

Actions Following Preferred Options Consultation: Develop approach into a policy in the Area Action Plan.

Justification for Policy Approach: Providing an appropriate mix of uses for the towns includes making small scale employment opportunities available in local centres.

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

D4 a-c Housing Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--|---|--|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS15 – Housing Objectives – Preferred Approach | Acceptable. | General support for the objectives, although there were concerns over whether the build rates could be achieved. |
| Actions Following Preferred Options Consultation: Utilise preferred approach in the Area Action Plan. Amend 3rd bullet point to read: "- To ensure the provision of a range of housing types and sizes, including affordable housing, to meet the identified needs of all sector of the community, INCLUDING KEY WORKERS." | | | | | | |
| Justification for Policy Approach: The aim for Northstowe to be a sustainable balanced community is influenced by the quality, mix, type and affordability of the housing it provides. | | | | | | |

Housing Mix

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|--------------|----------------|-----------|---|---|---|
| This issue has been addressed through the core strategy. Alternative approaches would be to operate a different policy for Northstowe. | PPG3 para 11 | P1/3 | H2 | NS20 – Housing Mix – Preferred Approach | Acceptable. | Some support for the approach, but also concerns over whether it will result in a balanced community. |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Utilise preferred approach in the Area Action Plan, by applying the core strategy housing mix policy to Northstowe.

Justification for Policy Approach: Policy HG/2 of the Core Strategy and Development Control Policies sets out targets for housing mix that seek to ensure that developments provide 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.

NS10 (a) Northstowe Housing – Housing Supply

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--------------------------------------|---------|----------------|-----------|--------------------------|---|---|
| | | P9/3 | | | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: 6000 dwellings prior to 2016 at Northstowe is a requirement of the Structure Plan.

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

NS10 (b) Northstowe Housing – Housing Density

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|--------------|----------------|-----------|---|--|---|
| Density requirements are given a clear steer by Structure Plan policy P5/3, requiring at least 40 dwellings per hectare where there is a good range of services or good public transport accessibility. The only alternative is therefore to require a higher density for all or some areas of Northstowe. | PPG3 para 58 | P1/3, P5/3 | SS16 | NS16 – Housing Density – Preferred Approach | We concur this is the preferred option. Although it implies higher housing density than the alternative, this need not be achieved at the expense of design and open space provision. | The majority of representors on this option were objecting to imposition of high densities. |
| | PPG3 para 58 | P1/3, P5/3 | SS16 | NS17 – Housing Density – Alternative Option | Given the requirement to meet the Structure Plan targets this option introduces uncertainty without guaranteeing any significant compensating improvement in overall design and space provision. Moreover if housing targets cannot be met it would be necessary to compensate for them by housing in other locations. | Mixed representations, minor changes requested, the density requirement is too high, some supports. |

Actions Following Preferred Options Consultation: Develop alternative option into a policy in the Area Action Plan

Justification for Policy Approach: 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. Higher densities will be appropriate in the town and local centres and around public transport stops, there will be some small areas that are less accessible and where lower densities are more appropriate.

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

NS10 (c) Northstowe Housing – Housing Types and Quality

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|--------------|----------------|-----------|---|---|---|
| Alternatives are to seek certain housing types, or a do nothing option that would leave it to the market to decide. | PPG3 para 11 | P5/4, P1/3 | SS16, H2 | NS18 – Housing Types – Preferred Approach | Acceptable. | Some support, although concerns were expressed over the impact of density requirements. |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan.

Justification for Policy Approach: 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.

NS10 (d) Northstowe Housing – Affordable Housing Funding

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| An affordable housing policy is included in the core strategy. Options were put forward for different percentage requirements. An alternative approach would be to operate a different policy for Northstowe. | PPG3 para 15 | P5/4, P9/3 | H2 | NS19 – Affordable Housing – Preferred Approach | Clearly supports sustainability and addressing current structural problems in the housing market. | Support for provision of affordable housing, but some concerns over the percentages that should be required. There is some concern that whilst this is acceptable where there is an already established community, if 50% of the housing in Northstowe is affordable it is unlikely to make for a balanced town. |
| Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Amend to include a specific reference to key workers. Include appropriate policy on affordable housing funding at Northstowe, which rules out contributions for off site provision, and requires very clear evidence to be provided by the developer to the satisfaction of the planning authority of insurmountable funding issues at the time of a detailed application developer e.g. Housing Corporation grant not being available. In such cases, contributions may be able to be used to fund a lower percentage of affordable housing on site. The Area Action Plan will make clear that this approach would not apply at the outline planning stage when setting the affordable housing requirement. | | | | | | |
| Justification for Policy Approach: The development strategy for the Cambridge area has regard to the high level of housing need in the area, as identified in the 2002 Housing Needs Survey which also recommends a 50% target for affordable housing in new developments. If the affordable housing need is not addressed in the major new developments, this would undermine the development strategy to provide for the housing needs of the Cambridge area and would provide market housing which would be taken up by those living and/or working outside the Cambridge area. It is therefore appropriate for Northstowe to play its part in providing significant levels of affordable housing. The key to ensuring that the affordable housing element is consistent with securing a balanced and sustainable community overall, will be the mix of tenure and dwellings sizes. | | | | | | |

| D5 a-d Employment Objectives | | | | | | |
|---|---------|----------------|-----------|---|--|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS21 – Employment Objectives – Preferred Approach | Acceptable. Meets requirement to contribute to the sub-Region's recognised strengths in hi-tech industry, while providing a range of employment for those with other skills. The desirability of a base of employment types is covered by option NS24. | General support for the preferred approach. |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Develop approach into objectives in the Area Action Plan.

Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report. In particular the objectives reflect Northstowe's role to provide local employment, but also improve the housing / jobs balance.

NS11 (a I) Northstowe Employment – Main Employment Area

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|------------------------|------------|--|---|---|
| The total amount of employment land provision at Northstowe is Guided by the Structure Plan. Alternative options exist as to where to locate the main employment area. A town centre location offers significant advantages in accessibility, alternative locations where therefore not considered. | | P2/1, P2/3, P2/4, P9/3 | E3, E4, E5 | NS22 – Main Employment Location – Preferred Approach | Acceptable. | Some responses sought an explicit statement that, as with the town centre, employment areas should not be near existing residences and conservation areas (including Rampton Drift, Toad Acre, and St Michael's). |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan. Specify that the employment area will be located within the town, to the south of the town centre and away from existing village communities.

Justification for Policy Approach: The employment area will most appropriately be embedded within the town to maximise accessibility to it from within the town, in particular from the local public transport loop which will pass through the heart of the town, whilst maintaining separation from existing communities.

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

NS11 (a ii) Northstowe Employment – Employment at Local Centres

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|------------------|-----------|--------------------------|---|---|
| Potential alternative approaches to the types of employment located at local centres. Preferred approach offers only reasonable alternative given status of local centres following the structure Plan and PPS6. | | P9/3, P2/1, P2/3 | E3, E5 | Covered by option NS14 | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Small scale employment is a suitable use for local centres.

NS11 (a iii) Northstowe Employment – Employment not Suitable for the Town Centre

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|------------------|-----------|---|--|---|
| Alternatives on the location and the amount of land allocated for this type of land uses. | | P9/3, P2/1, P2/3 | | NS23 - Employment uses not appropriate in Town Centre – Preferred | Logical to locate these land uses close to transport hubs as the specialised nature of skills may mean a proportion of the staff will commute into the | General support for the preferred approach. |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| | | | | Approach | settlement – ideally by guided bus, but possibly by car. | |
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Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, provided the development serves a local function for Northstowe and its immediate hinterland.

Justification for Policy Approach: 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. This reflects a number of Structure Plan and Core Policies, regarding the range of uses, promotion of clusters, and selective management of employment development.

NS11 (b) Northstowe Employment – Range of Uses

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|------------------------------------|-----------|---|---|---|
| Theoretical alternatives exist as to the range of uses, but they are significantly restricted by Structure Plan requirements for selective management of employment, promotion of clusters, and achievement of the strategy to improve the housing / jobs balance. | | P2/1, P2/2, P2/4, P2/5, P9/3, P9/7 | CSR4 | NS24 – Range of Uses – Preferred Approach | Meets requirement for broad base increasing probability that staff can be found among the incoming residents (with knock-on effects on commuting levels). | Some support for approach. |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Add new bullet following first bullet: "RESEARCH AND EDUCATIONAL INSTITUTES"

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Justification for Policy Approach: Employment development at Northstowe will be subject to Policy EM/1 of the Core Strategy and 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.

D6 a-d Community Facilities, Leisure, Art and Culture Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|---|---|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS25 – Community Facilities, Leisure, Art and Culture Objectives – Preferred Approach | Acceptable – coordinating timing of the delivery of new services will be critical and we assume this would be covered in due course by a management plan. | General support for the preferred approach, with minor clarification sought on some points. |

Actions Following Preferred Options Consultation: Develop Preferred Approach into objectives in the AAP. Include sports development as an integral part of community development; request Cambridgeshire Horizons to undertake further work on services and facilities needed to inform Masterplanning; retain list of likely services and facilities needed but clarify that this is a provisional minimum requirement.

Justification for Policy Approach: It is vital that new residents have access to services and facilities, in order to create a viable sustainable settlement.

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

NS12 (a-d) Community Facilities, Leisure, Art and Culture - Publicly Provided Services and Facilities

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|-----------------------------|------------------|-----------|--|---|---|
| Procedural policy to ensure adequate provision of services, with no reasonable alternatives. | PPG3 para 49, PPG13 para 19 | P3/2, P6/1, P9/3 | SS12 | NS26 – Publicly Provided Community Facilities, Leisure, Art and Culture – Preferred Approach | Acceptable. | General support for the preferred approach, with some additional facilities sought. |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan

Justification for Policy Approach: It is vital that new residents have access to services and facilities, in order to create a viable sustainable settlement. 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.

NS12 (e-h) Community Facilities, Leisure, Art and Culture - Commercially Provided Services and Facilities

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| Procedural policy to ensure adequate provision of services, with no reasonable alternatives. | PPG3 para 49, PPG13 para 19 | P3/2, P4/1, P6/1, P9/3 | NS27 – Commercially Provided Community Facilities, Leisure, Art and Culture– Preferred Approach; NS81 Commercial Leisure – Preferred Approach | Acceptable. We assume private sector service providers will undertake or use market research to identify an appropriate and marketable set of services. | Some support, but concerns over the level of provision that can be required. |
| <p>Actions Following Preferred Options Consultation: Develop Preferred Approach but amend as follows: request Cambridgeshire Horizons to undertake further work on services and facilities needed to inform Masterplanning; retain list of likely services and facilities needed but clarify that this is a provisional minimum requirement.</p> <p>Justification for Policy Approach: 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 courses, etc. 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. 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. The priorities for commercial leisure provision 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 for publicly provided services and facilities above.</p> | | | | | |

| NS12 (i) Community Facilities, Leisure, Art and Culture – Location of Services and Facilities | | | | | | |
|---|------------------------------|----------------|-----------|--------------------------|---|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Policy reflects fundamental principles of government policy and the Structure Plan. There are no reasonable alternatives. | PPG13 para 19, PPG17 para 21 | | | Not included | | |

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Actions Following Preferred Options Consultation:

Justification for Policy Approach: Providing accessible services and facilities is a key element of producing a sustainable settlement.

NS12 (J) Community Facilities, Leisure, Art and Culture – Public Art

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--------------------------|---|---|
| Alternatives could be a do nothing option, or a specific requirement higher than the Council's policy requirement. Both are not reasonable alternatives. | | | C3 | Not included | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Reflects the council's public art policy.

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

D7 a-h Transport Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--|---|---|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS28 – Transport Objectives – Preferred Approach | Sustainability benefits due to the focus on public transport, cycling and walking, and the degree of integration of the Guided Busway and local loop into the layout of the settlement. | There was considerable support, but also concerns that the transport infrastructure be provided at appropriate stages of development. |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Amend 1st bullet to read "...routes within the town linking homes to PUBLIC TRANSPORT and the main areas of activity..."; Amend the 2nd bullet to read "to develop an improved RIGHTS OF WAY network of paths..."; Amend 4th and 6th bullets - references to the "Local Bus Loop" should refer instead to a "dedicated busway"; Amend final bullet to read "...when SERVICES and transport infrastructure will need to be provided".

Justification for Policy Approach: 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.

NS13 (a) Road Infrastructure

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| None. | | P1/3, P9/3 | Not included | | |
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Actions Following Preferred Options Consultation:

Justification for Policy Approach: Policy sets a requirement to ensure highway safety.

NS13 (b-c) Road Infrastructure – A14 Improvements

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--------------------------------------|---------|----------------|-----------|--------------------------|---|---|
| None. | | | | Not included | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Development of Northstowe needs to be carefully phased to ensure adequate infrastructure improvements along the A14 corridor are in place in order to avoid exacerbating the existing congestion and safety problems. This may include the early provision of parallel local distributor roads.

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NS13 (d-e) Road Infrastructure – Primary Road Access

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|---|---|
| The points of access detailed in the option are required to meet the access requirements of Northstowe. Alternatives would not be reasonable, or offer only minor variations. | | P1/3, P9/3 | | NS29 – Sites A and B Road Access – Preferred Approach | Acceptable. Proposals focus on access from the northwest round to the southwest which is where most of the traffic will arise. No mention is made of access from the east (see NS31 to NS33). | Some support for the approach, but also concerns about the impact on nearby villages. There is considerable concern that the Northstowe development should not be allowed to go ahead prior to the much needed improvements to the A14. |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan. The upgrading of the A14 is vital for the full development of Northstowe, given the existing traffic conditions along the corridor. There needs to be a guarantee that the A14 upgrade will be implemented before any planning permission is granted. Some development at Northstowe may be able to proceed before the A14 upgrading as it will take more than a year after the development commences before houses will be available for occupation and completion rates will take a year or two to get up to full speed. The Area Action Plan should indicate that any planning application for Northstowe should be able to demonstrate that travel conditions will not significantly worsen the existing conditions, even if this means the developers putting in infrastructure in advance of the Highways Agency. For example, this could be the provision of a parallel distributor road, improvements to junctions and the links to the parallel road.

Justification for Policy Approach: Links from an improved Hatton's 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. A link to the Longstanton West Bypass / 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. Development of Northstowe needs to be carefully phased to ensure adequate infrastructure improvements along the A14 corridor are in place in order to avoid exacerbating the existing congestion and safety problems. This may include the early provision of parallel local distributor roads.

NS13 (f) Road Infrastructure – Emergency Access

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| Options offer three alternatives to Road access from the east side of Northstowe. A potential alternative would be a do nothing option (or providing emergency access as required by statutory bodies). | | | | NS31 - Additional Road Access to Station Road Oakington Option A | Appears marginally preferable to Option B as it will reduce traffic impacts in Oakington and does not require an additional crossing of the guided busway. Its impact on Westwick depends on anticipated traffic volumes. | This option received support, but there are concerns that providing such a link into Northstowe would encourage traffic from the Cottenham direction, and from Northstowe, to use this route and then access Cambridge, the A14 and M11 via Oakington village. |
| | | | | NS32 - Additional Road Access to Cottenham Road Westwick Option B | Acceptability depends on traffic levels. It diverts traffic away from Westwick and Cottenham but introduces a new road into open landscape, and will require an extra crossing of the guided busway. | The option received some support, but also objections on the impact of such a road on surrounding villages and the environment. |
| | | | | NS33 - Additional Road Access to Cottenham Road Westwick Option C | Unsuitable. Unlike options A and B it does not divert additional traffic away from Westwick and Cottenham. | The option received some support, but also objections on the impact of such a road on surrounding villages. |
| Actions Following Preferred Options Consultation: Option A will be utilised to provide for emergency access, cycling, pedestrians and horse riders only. | | | | | | |
| Justification for Policy Approach: Concerns over local traffic generation lead to rejection of the three additional access options to Oakington. An access only road will improve permeability to Northstowe via non-car modes. | | | | | | |

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NS13 (g) Road Infrastructure – Mitigating Traffic Impact

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|------------------|----------------|-----------|--------------------------|---|---|
| Mitigation of traffic impact is required by Core Strategy Policy TR3. There are no reasonable alternatives. | PPG13 para 23-27 | P1/3, P9/3 | | Not included | | |
| Actions Following Preferred Options Consultation: | | | | | | |
| Justification for Policy Approach: If Northstowe has an impact on the traffic, it should be required to mitigate that effect. | | | | | | |

NS13 (h) Road Infrastructure – Willingham Bypass

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|------------------|----------------|-----------|--------------------------|---|---|
| Alternative option would be a do nothing option, but that is unreasonable if an impact is established. | PPG13 para 23-27 | P1/3, P9/3 | | Not included | | |

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Actions Following Preferred Options Consultation: Although not listed as an option, a number of representors pointed out the need for a Willingham Bypass.

Justification for Policy Approach: If Northstowe has an impact on the traffic of Willingham, it should be required to contribute towards mitigation of that effect.

Car Parking Standards

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|------------------|----------------|-----------|---|--|---|
| A variety of options exist as to what parking standards should be applied, but reasonable options are selected on the basis on PPG13 and policies in the Core Strategy. | PPG13 Para 52 | P8/5 | T16 | NS37 – Car Parking Standards - Preferred Option | We concur that this is the preferred approach since it is based on standards in the Local Plan that conform to current guidance designed to meet overarching transport policy objectives. However NS37 and NS38 are not exclusive and a move to the latter might be possible once the settlement is occupied and there is information about the travel choices that residents and visitors are making. As a result of our comments in the detailed assessment the Council intends to add further text as shown below dealing with disabled | Mainly objections, with concerns being raised about insufficient parking in Northstowe. |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| | | | | | needs and corporate travel plans. A key phrase is the need to provide "genuine (travel) choice without excluding the car" . ADD: This will include making adequate and convenient provision for disabled parking. (Addressed through the Core Strategy Parking Standards). ADD: Employers will be required to prepare green travel plans to show how they intend to ensure sustainable travel by their employees. | |
| | PPG13 Para 52 | P8/5 | T16 | NS38 – Car Parking Standards - Alternative Option | We conclude it would be inappropriate to implement stringent parking controls in certain areas at the outset if this could discourage inward migration. Nevertheless parking would have to be kept within standards, and a more stringent policy might be adopted once the settlement is established and if modal shift is seen to be happening. | Mixed representations, both supports and objects. Concerns about insufficient parking in Northstowe raised. |
| Actions Following Preferred Options Consultation: Develop a hybrid of NS37 and NS38 into policy in the Northstowe Area Action Plan. This will require car parking provision in accordance with the maximum standards as set out in the Core Strategy, but will seek to minimise parking in some areas with good accessibility and close to facilities and services, and the exploration of shared use parking in suitable locations. | | | | | | |

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Justification for Policy Approach: 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 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.

NS14 (a) Alternative Modes

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|------------------------|-----------|--------------------------|---|---|
| The principle of provision of alternative transport modes is required by government guidance, the Structure Plan and the Core Strategy. | | P1/3, P8/1, P8/2, P9/3 | | Not included | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Adequate provision for alternative modes of transport is a necessary step towards achieving a sustainable settlement.

NS14 (b) Alternative Modes – Public Transport

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| <p>The Guided Bus is a scheme detailed in the Structure Plan and Local Transport Plan. Alternatives exist as to how it is integrated into Northstowe.</p> | <p>PPG3 para 47, PPG13 para 19</p> | <p>P1/3, P8/1, P8/2, P9/3</p> | <p>T13</p> | <p>NS34 Public Transport – Preferred Approach</p> | <p>Clearly promotes several aspects of sustainable development. The Council proposes to add a fifth paragraph to the supporting text: ADDED TO OPTION: Whilst the alignment of the local route within the town will aim to maximise accessibility to residents of the town, where there is best opportunity to achieve greatest patronage and achieve a change in travel modes as new residents move into the town, there will also be benefits to local villages where enhanced cycle and footpath links will provide access to high quality public transport within the town and beyond to Cambridge and St Ives.</p> | <p>Whilst there is support for the Preferred Approach, objections to the Guided Busway proposals have been made.</p> |
| <p>Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan. The guided bus is a matter for the Transport & Works public inquiry. The Structure Plan makes clear that Northstowe should be developed making best use of this proposal.</p> | | | | | | |
| <p>Justification for Policy Approach: High Quality Public Transport (HQPT) will form a fundamental part of making Northstowe a sustainable new town and minimise its impact of 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. 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. A careful balance must be struck between coverage and quality of service.</p> | | | | | | |

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NS14 (c) Alternative Modes – Park and Ride

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|------------------|-----------|---|---|---|
| Park & Ride is part of the guided bus scheme. Alternatives exist as to how it is integrated into Northstowe. | | P1/3, P8/1, P9/3 | | NS35 Park and Ride – Preferred Approach | Acceptable. | General support for the preferred approach. |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan.

Justification for Policy Approach: Direct access to the park & ride from Northstowe is not required as residents have access to the dedicated local busway. The Park & Ride will support use of the guided bus by those from further afield.

NS14 (d) Alternative Modes – Cycling and Pedestrians

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|-------------------|------------------------|-----------|--|---|---|
| Provision for Cyclists and pedestrians required by Structure Plan and Core Strategy. There are no reasonable alternatives. | PPG13 para 76, 79 | P1/3, P8/1, P8/8, P9/3 | T12 | NS36 Pedestrian and Cycle links – Preferred Approach | Acceptable. Possibly reword the text to make explicit provision for the less able-bodied. | General support for the preferred approach. |

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Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: refer to connection to the wider rights of way network, and provision for horse riding.

Justification for Policy Approach: Developing good quality linkages for pedestrians, horse riders and cyclists is vital to reducing car use.

NS14 (e) Alternative Modes – Car Pooling

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|------------------|-----------|--------------------------|---|---|
| No reasonable alternatives. A do nothing option would miss the opportunity to explore its potential. | | P1/3, P8/1, P9/3 | | Not included. | Acceptable. Possibly reword the text to make explicit provision for the less able-bodied. | General support for the preferred approach. |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Car pooling can reduce the amount of land required for car parking. Policy makes clear this should be assessed through the Transport Assessment and Travel Plan.

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D8 a-i Landscape Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--|---|---|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS39 – Landscape Objectives – Preferred Approach | Acceptable – with coordination of green space areas in the settlement with external open space/recreation area being a particular strength. | General support for the approach, with some amendments to wording sought. |

Actions Following Preferred Options Consultation: Ensure the plan acknowledges that there is a clear relationship between landscape and biodiversity.

Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.

NS15 (a) Landscape Principles – Landscape Strategy

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|--------------|----------------|-----------|---|--|---|
| There are a variety of alternative approaches to management and design of landscaping. The option puts forward the only reasonable approach at this stage of the planning process. | PPG3 para 52 | P1/3, P7/4 | ENV1 | NS57 – Landscape Management Strategy – Preferred Approach; NS79 Landscaping | Option is largely a procedural issue, but it meets several sustainability objectives including | Some support, but also concerns about exact management and ownership arrangements not being set out in the AAP. |

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| | | | | Recreational Areas – Preferred Approach | the prospect of community involvement. | |
|--|--|--|--|---|--|--|

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the area action plan, requiring a management strategy to be prepared for Northstowe.

Justification for Policy Approach: It is not possible or appropriate for the Area Action Plan as a high level planning policy document prepared at an early stage in the process of developing the new town to be prescriptive about how maintenance and management of public open space will be dealt with, including issues of community involvement and funding. What is important is to highlight it as an important issue to be addressed and provide an appropriate policy hook to ensure that this issue must worked up more fully as part of a planning application, on which there will be public consultation. It is also important to make the link between the management of open spaces which have a variety of uses and which need an integrated approach to management, such as landscape, biodiversity, rights of way and drainage.

A single ownership of facilities offers significant benefits, and should be required.

NS15 (b) Landscape Principles – Treatment of Construction Spoil

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--------------------------|---|---|
| Reflects preferred approach to construction spoil detailed in policy NS27. | | P1/3, P7/4 | | | | |

Actions Following Preferred Options Consultation:

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Justification for Policy Approach: Reflects preferred approach to construction spoil detailed in NS27

NS15 (c) Landscape Principles – Water as a Defining Feature in the Landscape

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|---|---|
| Specific design principle with limited potential for reasonable alternative approaches. | | P1/3, P7/4 | | NS53 – Water as a feature in the landscape – Preferred Approach | Acceptable. | Approach was generally supported. |

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Water is a key element in the landscape of the Fens and Fen Edges. The use of water in Northstowe is therefore consistent with this, and can contribute to the character of the built environment.

NS15 (d) Landscape Principles – Existing Landscape Features

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| No reasonable alternatives. | PPS1 para 20 | P1/3, P7/4 | ENV2 | | | |
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Actions Following Preferred Options Consultation:

Justification for Policy Approach: Seeks to utilise and protect existing landscape features for the benefit of Northstowe.

Landscape West of Station Road

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|---|---|
| Potential alternatives as to the amount of landscaping in this location. Option reflects assessment of distance required to protect the open nature of the countryside. | | P1/3, P7/4 | ENV2 | NS50 –landscape west of station road – Preferred Approach | Acceptable. | |

Actions Following Preferred Options Consultation: No longer relevant as site option A was selected.

Justification for Policy Approach: No longer relevant as site option A was selected.

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| Landscape Willingham and Rampton | | | | | | |
|--|---------|----------------|-----------|--|---|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Potential alternatives as to the distance utilised and the amount of landscaping. Options limited by the site options. | | P1/3, P7/4 | ENV2 | NS51 – landscape Willingham and Rampton – Preferred Approach | Acceptable. Visual impact is inevitable given the requirement to build the settlement. Separation between Northstowe and the other villages will be greater if site option A or B is taken forward. | Some support, but also objection to development north of the railway. |
| Actions Following Preferred Options Consultation: No longer relevant as site option A was selected. | | | | | | |
| Justification for Policy Approach: No longer relevant as site option A was selected. | | | | | | |

| Landscape Site Option C Treatment of Land between Northstowe and the villages of Willingham and Rampton | | | | | | |
|--|---------|----------------|-----------|--------------------------|---|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |

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| Potential alternatives are a wide variety of land uses. Due to quality of agricultural land, option is only reasonable alternative. | | P1/3, P7/4 | ENV2 | NS52 – Landscape Site Option C Treatment of Land between Northstowe and the villages of Willingham and Rampton – Preferred Approach | Acceptable. | Some support, but also objection to development north of the railway. |
| Actions Following Preferred Options Consultation: No longer relevant as site option A was selected. | | | | | | |
| Justification for Policy Approach: No longer relevant as site option A was selected. | | | | | | |

NS16 (a) Landscape Treatment of the Edges of Northstowe – The Eastern Water Park

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--|---|---|
| Potential alternatives on the area covered by the water park. Given requirements of the site, and drainage, there are no reasonable alternatives. | | P1/3, P7/4 | ENV2 | NS49 – Landscape St.Ives Railway– Preferred Approach; NS54 Landscape Water Park – Preferred Approach | Acceptable. The option text suggests the water feature would occupy all of the green separation along this side of Northstowe and it is not clear whether there would be vegetation screening. The Council has subsequently revised the text of the option as shown: ADDED TO OPTION (<i>italics</i>): The outer | There was some support, but also concern over the specific landscape treatments used, or whether the separation could be used elsewhere. There were also concerns over how this option would work if Site Option C was selected, and also that it was inconsistent with the wording of other separation policies. |

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| | | | | | edge of the new town along the St Ives railway will require an area in the order of 100m in depth to provide a linear water park and tree planting which will provide an attractive amenity for the town and also a landscape buffer to the open countryside | |
| Actions Following Preferred Options Consultation: Amend so that in the second sentence "a minimum" is deleted and the sentence be amended to read: "...This should be IN THE ORDER OF 100 metres..." | | | | | | |
| Justification for Policy Approach: The 100m width is the best assessment at this time of the land necessary to provide adequate surface water drainage facilities and sufficient associated landscaping to provide an appropriate landscape treatment on this side of the town in long distance views and also provide access routes along the water park so that it can become an attractive amenity for the town and the wider area as part of a circular route around the outer edge of the town linking proposed country parks. The series of balancing lakes best reflect the Fen Edge Character. | | | | | | |

| NS16 (b) Landscape Treatment of the Edges of Northstowe – Airfield Road Between Longstanton and Oakington | | | | | | |
|---|---------|----------------|-----------|---|---|--|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Not utilising this existing feature would be contrary to other policies. Alternative approach of removing it is therefore not reasonable. | | P1/3, P7/4 | ENV2 | NS46 – Landscape Treatment at Airfield Road– Preferred Approach | Acceptable. | In general this approach is supported although one representation suggest this is too detailed a matter for the AAP. |

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Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: An existing tree belt exists as a major feature in the landscape. This can be enhanced to make a positive contribution to the landscape setting of Northstowe.

NS16 (c) Landscape Treatment of the Edges of Northstowe –Sporadic Linear Development B1050 Station Road Longstanton

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|---|--|--|
| Alternatives would be to vary the area of the landscaping zone, but variations are restricted by the requirements of the site. | | P1/3, P7/4 | ENV2 | NS47 – Landscape Sporadic Linear Development on the B1050 south of the railway – Preferred Approach | Acceptable. There is a need to balance the requirement to separate the existing housing from the new settlement without hemming it in. | A number of representations object saying that these properties should have 200 metre separation not 50 metre. |

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: The ribbon of 5 houses in the countryside south of the railway on the B1050 lies outside the established village of Longstanton. The amenity of these properties can be protected by a narrow tree belt on the edge of Northstowe.

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

| Landscape Treatment of the Edges of Northstowe –Sporadic Linear Development B1050 Station Road Longstanton North of Railway | | | | | | |
|--|---------|----------------|-----------|---|--|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Alternatives would be to vary the area of the landscaping zone, but variations are restricted by the requirements of the site. | | P1/3, P7/4 | ENV2 | NS48 – Landscape Sporadic Linear Development on the B1050 North of the railway – Preferred Approach | Acceptable. The access road into the northern quarter (under Option NS3) will need to be landscaped sympathetically in line with other green separation proposals. | Approach was generally supported. |
| Actions Following Preferred Options Consultation: No longer relevant as site option A was selected. | | | | | | |
| Justification for Policy Approach: No longer relevant as site option A was selected. | | | | | | |

| NS17 (a-c) Landscaping Within Northstowe – Green Corridors | | | | | | |
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| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |

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| Alternative would be a do nothing option, but this is not reasonable as it does not reflect Structure Plan policy P1/3. | | P1/3, P7/4 | ENV2 | NS55 – Landscape Green Corridors– Preferred Approach | | Approach was generally supported. |
|---|--|------------|------|--|--|-----------------------------------|

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: As well as visual amenity, green corridors will offer a recreational facility, and also support wildlife.

NS17 (d) Landscaping Within Northstowe – Crossing Green Corridors

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|--|---|
| There are no reasonable alternative approaches. | | P1/3, P7/4 | ENV2 | NS76 Crossing Green Corridors– Preferred Approach | Acceptable. In response to our assessment the Council proposes an additional statement in the option. ADD: Safe and appropriate crossing facilities for wildlife should also be provided, such as tunnels under roads. | Approach was generally supported, but some modification sought. |

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan, as modified: '...such as tunnels under roads, AND DITCHES ALONGSIDE ROADS WHERE APPROPRIATE.' Refer to safe and appropriate crossings for people, as well as wildlife.

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Justification for Policy Approach: Any road and bus crossings must take account of the implications for safety of people and wildlife.

NS17 (e) Landscaping Within Northstowe – Rampton Drift

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--|---|--|
| Alternatives would be to apply an area of green separation, but variations are restricted by the requirements of the site. | | P1/3, P7/4 | ENV2 | NS45 Landscape Treatment at Rampton Drift– Preferred Approach | Sympathetic landscape treatment is required to integrate retained housing at Rampton Drift with the surrounding, new settlement without isolating it. | Whilst there were a few supports, a number of representations seek a separation of 50m or greater. |

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Rampton Drift will be incorporated into Northstowe and will therefore be surrounded by urban uses. It is important to ensure that this area is sensitively integrated into the new town whilst maintaining its residential amenity. It is not considered that a specified distance is required in the Area Action Plan in order for this to be appropriately achieved.

NS17 (f) Landscaping Within Northstowe – Landscaping of the Built Environment

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| Reflects structure plan and core strategy principles. There are no reasonable alternatives. | | P1/3, P7/4 | ENV2 | | | |
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Actions Following Preferred Options Consultation:

Justification for Policy Approach: Landscaping of the built environment is required in order to achieve a high quality sustainable settlement.

NS17 (g) Landscaping Within Northstowe – The Town Park

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|--------------------------|---|---|
| There are no reasonable alternatives. | | P1/3, P7/4 | ENV2 | | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Required to ensure a successful town park.

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NS17 (h) Landscaping Within Northstowe – Landscaping of Open Spaces

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|--------------|----------------|-----------|--------------------------|---|---|
| There are no reasonable alternatives. | PPG3 para 52 | P1/3, P7/4 | ENV2 | | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Required to ensure a successful open spaces.

NS18 (a) Linking Northstowe to it's Surroundings – Access Roads

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|--|---|
| There are no reasonable alternatives, as landscaping must reflect the existing landscape character. | | P1/3, P7/4 | ENV2 | NS56 - Landscape Access Roads- Preferred Approach | Acceptable, although measures other than ponds and vegetation are not specified. | Approach was generally supported. |

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Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Appropriate landscaping is required so that new roads do not appear as alien features in the landscape.

NS18 (b) Linking Northstowe to it's Surroundings – Connecting to the Wider Landscape

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|------------------|-----------|--------------------------|---|---|
| There are no reasonable alternatives. | | P1/3, P7/4, P8/9 | ENV1 | Not included. | | |

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Integration of development with adjoining landscapes is required by the Structure Plan, and the Core Strategy.

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

D8 a-i Biodiversity Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|---|---|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS58 – Biodiversity Objectives – Preferred Approach | Well integrated with other options, especially those integrating green corridors and water features into the landscape to provide a habitat for the modest range of local wildlife. The Council also proposes to add an additional bullet point to the option as a result of the assessment: ADD: To focus conservation effort upon species of local biodiversity importance and to ensure that habitat creation schemes provide suitable opportunities through the use of characteristic planting schemes or innovative landscaping. | Support for objectives. |

Actions Following Preferred Options Consultation: Utilise objectives in the Area Action Plan.

Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.

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NS19 (a) Existing Biodiversity Features – Biodiversity Surveys

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|--------------|----------------|-----------|--------------------------|---|---|
| There are no reasonable alternatives. | PPG9 para 26 | P1/3, P7/2 | ENV3 | Not included. | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Essential in order to protect and enhance the biodiversity of the area, as required by the structure plan and the core strategy.

NS19 (b) Existing Biodiversity Features – Management Strategy

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|--------------------------|---|---|
| There are no reasonable alternatives. | | P1/3, P7/2 | ENV3 | Not included. | | |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Essential in order to protect and enhance the biodiversity of the area, as required by the structure plan and the core strategy.

NS19 (c) Existing Biodiversity Features – Retention of Existing Features

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|--------------------------|---|---|
| There are no reasonable alternatives. | | P1/3, P7/2 | ENV3 | Not included. | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Essential in order to protect and enhance the biodiversity of the area, as required by the structure plan and the core strategy.

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NS20 (a) New Biodiversity Features – Eastern Water Park

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|------------------|-----------|---|--|--|
| There are no reasonable alternatives. | | P1/3, P7/2, P9/3 | ENV3 | NS59 – Biodiversity Water Park – Preferred Approach | Ostensibly a management option and therefore procedural, but clearly supports biodiversity objectives. | Support for the approach, but some concern over management issues. |

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Drainage requirements provide an opportunity to create wetland habitats and support biodiversity, as required by the structure plan and the core strategy.

NS20 (b) New Biodiversity Features – Southern Parkland Country Park

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------------|------------------------|-----------|---|--|---|
| Alternatives exist on the location and size of the country park, which was addressed through other options / policies. Requirements to reflect existing landscape character and to promote biodiversity limit alternatives as to its implementation. | PPG17 para 25 | P1/3, P4/2, P7/2, P9/3 | ENV3 | NS60 – Biodiversity Southern Parkland– Preferred Approach | Biodiversity impact difficult to isolate as this area appears to occupy land that is currently open space and presumably the aim would be to preserve as much of its | Approach was generally supported. |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| | | | | | natural character as possible. Sustainability benefits come from preservation of open area and improved access for exercise and recreation. | |
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Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Country parks offer an opportunity to create wildlife habitat over a wide area. The policy reflects the local landscape character.

NS20 (c) New Biodiversity Features – The Northern Country Park

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------------|------------------------|-----------|--------------------------|---|---|
| Alternatives exist on the location and size of the country park, which was addressed through other options / policies. Requirements to reflect existing landscape character and to promote biodiversity limit alternatives as to its implementation. | PPG17 para 25 | P1/3, P4/2, P7/2, P9/3 | ENV3 | Not included. | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Country parks offer an opportunity to create wildlife habitat over a wide area. The policy reflects the local landscape character.

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NS20 (d) New Biodiversity Features – Green Corridors Through and Beyond the Town

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|---------------------------------|-----------|--|--|---|
| There are no reasonable alternatives. | | P1/3, P4/2, P7/2, P9/3 | ENV3 | NS61 - Biodiversity Green Corridors Beyond the Town – Preferred Approach | Very positive biodiversity proposal which helps to mitigate any threat of habitat fragmentation by Northstowe and other development at Longstanton that precedes it. The Council has also proposed a change to the wording of this option in response to our assessment, clarifying the dual role of green corridors in human recreation and biodiversity value. ADDED TO OPTION (see italics): It is the Preferred Option that the green corridors <i>running through the town should be managed for biodiversity and should be established continued beyond the town</i> to provide links to larger scale wildlife habitats further afield such as Fen Drayton Pits and Needingworth Quarry. | Approach was generally supported. |

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Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Green corridors provide connectivity between open areas and larger areas on the periphery. Integration of development with adjoining landscapes is required by the Structure Plan, and the Core Strategy.

NS20 (e) New Biodiversity Features – Creating Habitats within the Urban Area

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|------------------|-----------|--------------------------|---|---|
| There are no reasonable alternatives. | | P1/3, P7/2, P9/3 | ENV3 | Not included | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Reflects core policy NE/6, and supports the protection and enhancement of biodiversity.

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D10 a-i Archaeology and Heritage Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|---|--|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS62 – Archaeology and Heritage Objectives – Preferred Approach | As worded some of the objectives are procedural, but they are still consistent with relevant SEA/SA objectives. | Approach was generally supported, but clarification was sought on how it could be used as an educational resource. |

Actions Following Preferred Options Consultation: Utilise objectives in the Area Action Plan.

Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.

NS21 Use of Existing Buildings

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|--|---|--|
| There are no reasonable alternatives. | PPG15 | P1/2 | ENV3 | NS63 - Archaeology and Heritage Use of Existing Buildings – Preferred Approach | Acceptable, although buildings appear to have only modest heritage value. | Drew a limited response, most of which was in support. However, English Heritage consider that whilst mitigation is important, opportunities for enhancement should also be pursued. |

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Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: The policy seeks to retain structures of historical or architectural interest. It would be misleading to include references to the enhancement of archaeology and built heritage, as it is difficult to envisage how the construction of a new town can realistically be expected to enhance archaeology and built heritage. Archaeology can be preserved in situ and documented, but this cannot be said to constitute enhancement. The same applies to built heritage, as it is considered that the most appropriate setting for structures with a heritage value is the historic setting in which they were originally constructed. The development of Northstowe will mean that the original setting will be replaced. Preservation, maintenance and mitigation are more realistic goals.

D11 a-d Meeting Recreational Needs Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--|--|--|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS64 – Recreation Objectives– Preferred Approach | Acceptable. The Council might consider additional wording to reinforce its plans to integrate recreational facilities into the open space provision in the settlement, and with transport systems that serve it. | General support, but call for clarification on access to countryside recreation. |

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan, as modified: Replace final bullet point with: 'TO PROVIDE OPPORTUNITIES TO ACCESS AND ENJOY THE SURROUNDING COUNTRYSIDE.'

Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

| Public Open Space | | | | | | |
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| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| An alternative approach would be to utilise a different minimum public open space standard for Northstowe. | PPG17 para 6-7 | P1/3, P9/3 | C4, C5 | NS65 - Public Open Space– Preferred Approach | Acceptable. | Approach was generally supported. |
| Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan. | | | | | | |
| Justification for Policy Approach: The minimum outdoor play space standards detailed in the Core Strategy are based on an audit and needs assessment for the District as required by PPG17. Although the standard is based primarily on existing villages, the close relationship to the nationally recognised NPFA standard provides a degree of legitimacy for using it for Northstowe. | | | | | | |

| NS22 (a-c) Urban Recreation – Formal Sports Provision | | | | | | |
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| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| There are no reasonable alternatives. | PPG17 para 1 | P1/3, P9/3 | C4, C5 | NS68 - Formal Sports Provision– Preferred Approach | As worded the option is a procedural issue and it is not appropriate to assess it. | Support for preparation of a strategy for formal sport provision. |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: A strategy for formal sport provision will enable comprehensive planning of facilities at Northstowe. It will be developed in partnership with stakeholders.

NS22 (d) Urban Recreation – Location of Sports Facilities (dual use)

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--|--|---|
| An alternative approach would be to use a method of provision other than dual use. | | | | NS69 - Dual Use Sports Provision– Preferred Approach | Acceptable, however the reference to floodlit sports pitches suggests some outdoor provision – see comments against option NS66. | Approach was generally supported. |

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Cambridgeshire has a well developed network of village colleges which provide dual use facilities. It offers a value for money approach so that all people have access to good quality local sports facilities.

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

| NS22 (e-f) Urban Recreation – Location of Sports Facilities (pitches) | | | | | | |
|--|---------|----------------|-----------|---|--|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| An alternative approach would be to locate facilities elsewhere in the town. | | | | NS66 - Location of Sports Pitches– Preferred Approach | Acceptable. The option supports the role of the school as part of the communal core infrastructure. The only other issue is the potential impact of out-of-school sports activity on residents living near the school. | Support in principle, but there was concern that school pitches should not count towards public open space requirements, and that the approach may be too prescriptive. |
| Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan. | | | | | | |
| Justification for Policy Approach: Locating a cluster of pitches and facilities adjacent to the secondary school will allow flexibility of use by the school and the community. | | | | | | |

| NS22 (g) Urban Recreation – Accessibility to Outdoor Sports Pitch Provision | | | | | | |
|--|---------|----------------|-----------|--------------------------|---|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |

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| Alternative approaches are possible on the distance threshold. | PPG17 para 7 | P9/3 | C4, C5 | NS67 - Distance to Formal Sport– Preferred Approach | Acceptable as it is consistent with national guidelines. | Approach was generally supported. |
| Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan. | | | | | | |
| Justification for Policy Approach: PPG17 requires local standards for open space provision to include considerations of accessibility. The standard will ensure that facilities are within walking distance of all residents. | | | | | | |

| NS22 (h) Urban Recreation – Location of Children’s Play and Youth Facilities | | | | | | |
|---|-----------------------------|----------------|-----------|--|--|--|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Alternative approaches are possible on the distance thresholds. | PPG3 para 53, PPG17 para 23 | P9/3 | C4, C5 | NS70 – Local areas for play– Preferred Approach; NS71 – Local equipped areas for play– Preferred Approach; NS72 – Neighbourhood equipped areas for play– Preferred Approach; | Acceptable – conforms to national standards. In due course it would be helpful to clarify how these areas are integrated with other open space provision within the urban areas. | No objection, but should be dealt with at the detailed design stage. |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: Distribution of play spaces is important to ensure provision meets local needs. Standards are based on NPFA recommendations.

NS22 (i) Urban Recreation – Town Park

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| Alternatives would be a do nothing option, or variations in the minimum size or type of space provided. | | P9/3 | C4, C5 | NS73 – Town Park– Preferred Approach | Acceptable – a positive contribution to the townscape, although the statement that a single feature rather than a string should be explained. As a result of this assessment the Council proposes to amend the supporting text as shown below. ADDED TO OPTION: 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, <i>which would not provide the same focus, attraction and opportunities for community events as a single larger high quality park.</i> | Provision of a town park was generally supported. Opinion was divided over whether the option was too specific, or whether a specific location should be detailed. |

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Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan.

Justification for Policy Approach: A town park will provide a town centre facility and focus for the towns outdoor activities. To achieve this it must be a single space, and the minimum size proposed will ensure it is large enough to fulfil this function.

NS22 (j) Urban Recreation – Green Corridors

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--|---|---|
| Alternatives of allowing formal pitches in green corridors or not both covered in options. | | | | NS74 – Green Corridors– Preferred Option | The purpose of this pair of preferred approach and potential options is not clear. NS75 advocates a slightly more managed approach to layout and function of parts of the green corridors but only where this does not affect landscape or biodiversity value. At this stage it is not possible to judge these impacts or to assess how many locations could be designed under option NS75. As worded NS75 appears preferable simply because it provides more flexibility in design while recognising other impacts of introducing formal recreation into | General support for this option. |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| | | | | | these areas. | |
| | | | | NS75 – Green Corridors– Alternative Option | This option is the same as the Preferred Option, but with the prospect to introduce suitable alternative uses (specifically formal recreation) where there is sufficient space and where it would not affect landscape and biodiversity. It represents a marginally more flexible option than NS60 and is therefore preferable provided the above impacts are avoided. | There were a number of objections to this option, while two representors pointed out pitches could be accommodated without harming the purposes of the separation. |
| Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan. | | | | | | |
| Justification for Policy Approach: Formal sport pitches could detract from the general role of the green corridor. There may however be opportunities to create pitches alongside a green corridor to create a wider area of open space. | | | | | | |

NS22 (k) Urban Recreation – Water Features

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| The two reasonable alternatives to the approach to drainage lakes are covered in options. | | | NS77 – Water Features – Preferred Option | We concur that this is the preferred option. In addition to aesthetic and townscape benefits the linear layout appears more consistent with the proposed role of this feature in drainage works (options NS87 and NS88) and also its contribution to the network of green corridors that will have benefits in helping some local wildlife re-establish itself on the site. | General support for this option. |
| | | | NS78 – Water Features – Rejected Option | We concur that this feature, although acceptable, adds less in terms of townscape value (benefit in one location) and does not support the green corridor approach. Given the emphasis placed in NS63 and other policies on features in sympathy with local character, we note there are few patches of open water away from the floodplain, and it could be argued further that this feature would be inconsistent with local character. | Support for rejection of this option, apart from one support on the basis of the recreational potential of a single lake. |
| Actions Following Preferred Options Consultation: Develop the preferred option into a policy in the Northstowe Area Action Plan, as modified: ensure policy states that motorised water sports will not be acceptable. | | | | | |
| Justification for Policy Approach: The potential benefits for formal sport do not outweigh the impact on the fen edge character and the greater potential to enhance the design of the new town. The policy reflects the approach to the water park detailed in NS15. | | | | | |

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| NS22 (L) Urban Recreation – Phasing of the Delivery of Open Space | | | | | | |
|---|---------|----------------|-----------|--|--|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| There are no reasonable alternatives. | | | | NS82 – Phasing of the Delivery of Open Space– Preferred Approach | Also procedural but supports sustainability objectives especially establishing open space and vegetation to build landscape / townscape character early. A key issue not mentioned is the need to carefully integrate early landscaping with construction planning to avoid damage to these areas as they are established. | Approach was generally supported, but must also address countryside recreation and landscaping. |
| Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan. | | | | | | |
| Justification for Policy Approach: Due to the time required to develop sports pitches, early provision is essential. Phasing is also addressed in policy NS/31 on Order of Service Provision, and will also be addressed through the landscaping strategy. | | | | | | |

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NS23 (a-c) Countryside Recreation – Country Parks

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------------|----------------|-----------|---|---|---|
| Alternatives exist on the location of any country parks. | PPG17 para 25 | P4/2, P9/3 | | NS84 – Countryside Recreation– Preferred Approach | Acceptable – these areas appear to lie outside the planned footprint of the settlement and would therefore lie within the Green Belt, although the proposed land use is consistent with the purpose of GB policy. | There was some support for this option. There were also concerns that a country park was not suitable for green separation, and also comment that no provision should be made for a country park outside the site of the new town as no need has been demonstrated and it is unreasonable to require a developer to make provision of facilities beyond what is reasonably required to serve Northstowe or address under provision elsewhere in the sub-region. |

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan, taking account the results of the County Council's Strategic Open Space Study.

Justification for Policy Approach: Country parks will provide residents the opportunity to connect with the surrounding countryside. Strategic Open Space is a type of open space for which is reasonable to seek developer contributions, and the level will reflect the outcome of the County Council's Strategic Open Space Study. There will therefore be no obligation imposed on developers to provide facilities at a level above that reasonably required by Northstowe. The sites selected offer the best opportunity to be accessible to the town. The country park is not incompatible with the land allocated for green separation.

NS23 (d) Countryside Recreation – Access to the Countryside

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| There are no reasonable alternatives, the Structure Plan requires urban fringe areas to provide improved access to the countryside. | | P4/2, P8/9, P9/3 | NS85 – Access to the Countryside– Preferred Approach | Intrinsically sustainable in terms of landscape and townscape character, biodiversity value, provision of green space and of areas to encourage recreation (human health objective). | There was support for the approach. A number of representors sought reference to bridleways. |
| Actions Following Preferred Options Consultation: Utilise the preferred approach in the Area Action Plan. Include reference to bridleways. | | | | | |
| Justification for Policy Approach: Policy will enable access for residents to the countryside. | | | | | |

NS23 (e) Countryside Recreation – Golf Provision

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------------|----------------|-----------|---|--|---|
| A do nothing alternative would have a negative impact on access to facilities. | PPG17 para 13 | | | NS83 – Golf Provision– Preferred Approach | Acceptable. We assume a suitable relocation site would be identified through the process covered by option NS81. | There was support for provision of a new golf course. A number of representations object to the loss of the existing golf course, even if it were to be replaced locally. |
| Actions Following Preferred Options Consultation: Require replacement of the golf course with other golf facilities to meet local need. | | | | | | |

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Justification for Policy Approach: The present golf course occupies such a strategic and central location within all of the site options that it will be developed. PPG17 allows for replacement of a recreational facility if is lost., in order to continue to meet needs.

D12 a-i Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|--|--|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS86 – Land Drainage and Water Conservation Objectives – Preferred Approach | Acceptable – biodiversity value of drainage is not mentioned specifically but is covered implicitly through the maintenance of natural drainage processes. | Whilst there was some support, there was considerable concern expressed about floodrisk to surrounding villages, particularly Longstanton. |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: Include additional objective: 'IF THE NORTHSTOWE DEVELOPMENT WILL HAVE A DIRECT IMPACT ON FLOODING AT LONGSTANTON, IT WILL MITIGATE EXISTING FLOODING PROBLEMS IN THE VILLAGE.'

Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.

NS24 (a) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Surface Water Drainage

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| Options cover the two broad alternatives. | PPG25 para 40- 42, 61 | P1/2, P6/3, P6/4, P9/3 | ENV9 | NS87 – Surface Water Drainage – Preferred Option | <p>These options cannot be assessed on their technical merits at this stage without more details of layout. The design of the preferred option is consistent with other drainage features for the settlement in having both practical, recreational and aesthetic value. This feature is assumed to be the same as that defined in option NS59. As a result of our comments the Council intends to adjust the supporting text as shown below. ADDED TO OPTION (italics): Surface water from within the development would need to be guided to a series of channels which could be set within green corridors running through the urban area and which would then feed down to the main water holding area, which would form a linear feature along the western boundary of the St. Ives railway line, and have the potential to be the Water Park described elsewhere in this report.</p> | General support for this option. |
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| | | | | NS87 – Surface Water Drainage – Alternative Option | This option appears less attractive because it concentrates runoff in a particular location, moreover the design of the feature, as described in the supporting text, makes no reference to integration with other components of a sustainable drainage system, which should be a pre-requisite in an area adjacent to fenland and where there are constraints on water supply. | |
| | PPG25 para 40- 42, 61 | P1/2, P6/3, P6/4, P9/3 | ENV9 | | | Support for rejection of this option. |

Actions Following Preferred Options Consultation: Develop the preferred option into policy in the Area Action Plan, as modified: Refer to a series of connected water bodies, rather than specifically referring to lakes. Require in the Area Action Plan the use of Sustainable Drainage Systems where practicable.

Justification for Policy Approach: Water is a key element in the landscape of the Fens and Fen Edges. The use of water in Northstowe is therefore consistent with this, and can contribute to the character of the built environment.

NS24 (b) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Foul Drainage and Sewage Disposal

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| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| There are no reasonable alternatives to the requirements in the policy. | PPG25 para 40-42, 61 | P1/2, P6/3, P6/4, P9/3 | ENV9 | NS89– Foul Drainage and Sewage Disposal– Preferred Approach | It might be argued the proposal does not meet the proximity principle, however the concerns about flooding at Longstanton must be taken into account. It is not possible to assess this option otherwise but it is assumed the capacity of the treatment works is sufficient to handle output from a further 8000 to 10000 homes plus associated services and businesses. | Whilst there was some support for the option, it was noted that the exact method of foul water drainage was still being explored by stakeholders, and a criteria based policy detailing requirements on what the drainage systems must achieve was more appropriate. |
| Actions Following Preferred Options Consultation: Whilst Uttons Drove may still prove to be the appropriate solution for foul drainage and sewage disposal, do not include exact list of foul drainage measures in Area Action Plan, instead include a criteria-based policy detailing requirements that a system must achieve. | | | | | | |
| Justification for Policy Approach: The policy clearly established what the foul drainage and sewage disposal system must achieve. It aims to ensure protection for the environment, and from flooding, at all stages of the development. | | | | | | |

| NS24 (c-d) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Mitigating Flood Risk at Oakington | | | | | | |
|---|----------------------|----------------|------------|---|--|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Four alternative options address the only realistic alternatives available. | PPG25 para 40-42, 61 | P1/2, P9/3 | SS14, ENV9 | NS93– Alleviating Floodrisk at Oakington – Option A | The principal problem with this option is the introduction of earthworks for flood containment. This is stated to be an alien feature in the local | Mixed representations with supports and objections. Representations also made clear that the exact measures required were still being investigated. |

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| | | | | | landscape, although we believe this is not the case in the fenland further to the north. | |
| | PPG25 para 40-42, 61 | P1/2, P9/3 | SS14, ENV9 | NS94– Alleviating Floodrisk at Oakington – Option B | The option appears more consistent with local landscape and drainage character. We suggest the Council consults the Environment Agency and English Nature to discuss whether other surface drainage infrastructure that will be planned in and around Northstowe would [a] provide compensation for any biodiversity damage caused by lowering water levels; or [b] help to maintain groundwater volumes. | General support for this option. Representations also made clear that the exact measures required were still being investigated. |
| | PPG25 para 40-42, 61 | P1/2, P9/3 | SS14, ENV9 | NS95– Alleviating Floodrisk at Oakington – Option C | The choice between options B, C and D rests largely on the extent to which the new drainage feature can be accommodated in the existing landscape without excessive impact, and on its biodiversity impacts. This option has the potential to reduce flood risk to properties in Oakington. | Some support for this option. Representations also made clear that the exact measures required were still being investigated. |

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| | PPG25 para 40- 42, 61 | P1/2, P9/3 | SS14, ENV9 | NS96– Alleviating Floodrisk at Oakington – Option D | As for Option NS95. | Some objection to this approach. Representations also made clear that the exact measures required were still being investigated. |
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Actions Following Preferred Options Consultation: Develop a criteria based policy in relation to flood alleviation requirements in the Area Action Plan.

Justification for Policy Approach: NS93, NS94, NS95 and NS96 set out options for alleviating the flooding of the Beck Brook in Oakington, namely a new channel, a new balancing pond or by modifications to the existing balancing pond at Bar Hill. In response, the Environment Agency indicates that the method has yet to be determined and therefore that a preference should not be made at this stage. A criteria based policy for the AAP has been developed instead. If the Northstowe development will have a direct impact on flooding at Longstanton, it will be required take the opportunity to mitigate existing flooding problems in the village.

NS24 (e) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Mitigating Flood Risk at Longstanton

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|----------------------|----------------|------------|--------------------------|---|---|
| Alternatives to deal with the flooding through other measures. Policy reflects Environment Agency advice on the best approach. | PPG25 para 40-42, 61 | P1/2, P9/3 | SS14, ENV9 | Not included. | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: The Structure Plan requires any additional floodrisk elsewhere to be avoided. If there is an impact on Longstanton it will be required to be mitigated. The Hatton's Road improvements will have an impact on Longstanton Brook, which requires mitigation.

| NS24 (f-g) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Management and Maintenance of Water Courses | | | | | | |
|--|---------|----------------|-----------|---|---|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| All realistic options are considered as options. | | | | NS90 - Management and Maintenance of Water Courses – Preferred Approach | This option is primarily concerned with financial sustainability which is not one of the assessment criteria. | Whilst there was some support for this approach, a number of representations stated that it was inappropriate to determine the exact management arrangements at this stage. |
| | | | | NS91 - Management and Maintenance of Water Courses – Rejected Option A | This option is primarily concerned with financial sustainability which is not one of the assessment criteria. | Whilst there was some support for this approach, a number of representations stated that it was inappropriate to determine the exact management arrangements at this stage. |
| | | | | NS92 - Management and Maintenance of Water Courses – Rejected Option B | This option is primarily concerned with financial sustainability which is not one of the assessment criteria. | Whilst there was some support for this approach, a number of representations stated that it was inappropriate to determine the exact management arrangements at this stage. |
| Actions Following Preferred Options Consultation: Develop a criteria based policy for management and maintenance of watercourses, detailing the requirements any management body must meet, including achieving management in perpetuity | | | | | | |
| Justification for Policy Approach: It is vital to ensure that surface water drainage is suitably managed and maintained. Whilst the body responsible has yet to be determined, it is important for the AAP to establish requirements that body must meet. | | | | | | |

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| NS24 (h) Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal – Water Conservation | | | | | | |
|---|---------|----------------|-----------|--|---|--|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Alternatives available on the specific water conservation measures sought. | | P1/3, P9/3 | ENV9 | NS97 - Water Conservation – Preferred Approach | Acceptable – very clear sustainability benefits. | Approach was generally supported, one representor expressed concern about imposing specific targets. |
| Actions Following Preferred Options Consultation: Develop the preferred approach in the Area Action Plan. | | | | | | |
| Justification for Policy Approach: Water consumption of new development was identified as a key issue in the Sustainability Appraisal Scoping Report. The scale of development require action to be taken to conserve water. The 25% target offer a realistic and achievable goal. | | | | | | |

| D13 a-b Telecommunications Objectives | | | | | | |
|---|---------|----------------|-----------|---|---|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS98 – Telecommunications Objectives – Preferred Approach | Acceptable. We recommend the Council could add an additional bullet point highlighting the role of this infrastructure in | General support, with specific technologies suggested. |

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| | | | | | providing high-capacity communications for local businesses, and providing an additional medium for community interaction. | |
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Actions Following Preferred Options Consultation: Utilise objectives in the Area Action Plan.

Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.

NS25 Telecommunications Infrastructure

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|---|---|---|
| There are no reasonable alternatives. | | P1/3, P6/5 | E6 | NS99 - Telecommunications– Preferred Approach | Acceptable. It may be appropriate to add an option proposing a strategy and management plan because roll-out of the infrastructure must be coordinated with construction of the site. | General support, with specific technologies suggested. |

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Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.

Justification for Policy Approach: Effective telecommunications can offer sustainability benefits in terms of opportunities for home working etc.

D14 a-d An Exemplar in Sustainability Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--|---|--|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS100 – Energy Objectives – Preferred Approach | Acceptable – broad overarching objectives that are clearly consistent with sustainability and Kyoto commitments. A wording change to emphasis the desirability of energy reduction / efficiency measures in all aspects of design might be considered, although this is evident in options NS101 and NS102. | Considerable support for sustainability goals, with calls for demanding standards to be set. |

Actions Following Preferred Options Consultation: Utilise objectives in the Area Action Plan.

Justification for Policy Approach: Plan Objectives are developed to reflect the vision, and requirements of other plans and programmes, and outcomes of the Sustainability Appraisal Baseline Report.

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| Energy Provision | | | | | | |
|--|------------------|------------------|-----------|--|---|--|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Addressed through the core strategy, an alternative approach would be to operate a different standard for Northstowe. | PPS22 para 8, 18 | P1/3, P7/7, P9/3 | ENV8 | NS101 – Energy Provision– Preferred Approach | Qualified acceptance. Our assessment of the equivalent options in the Core Strategy suggest further consideration be given to wind energy and to biomass generation. This is an implicit change to this option although we suggest it is an improvement and does not mean it is rejected on sustainability grounds. | Considerable support for sustainability goals, with calls for demanding standards to be set. |
| Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, utilising the District Wide Policy on renewable energy and new developments. | | | | | | |
| Justification for Policy Approach: To be implemented through Core Policy NE/3: The Government has set a clear target for the generation of 10% of UK electricity from renewable energy sources by 2010. Therefore, it is reasonable to expect larger developments to contribute towards this target. The emerging RSS14 includes a policy (ENV8) which would require all developments above a certain threshold to demonstrate that 10% of energy requirements can be met by Renewables. The approach in this policy would therefore be consistent. | | | | | | |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

| Energy Conservation | | | | | | |
|---|--------------|----------------|-----------|--|---|---|
| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
| Addressed through the core strategy, an alternative approach would be to operate a different standard for Northstowe. | PPS1 para 22 | P1/3, P9/3 | ENV8 | NS102 – Energy Conservation – Preferred Approach | Acceptable. No mention is made in any options or the supporting text of the role of ISO14001 standards in requiring a clear energy management strategy for the community as a whole, and for individual businesses. We recommend that this issue should be addressed when drafting policy. As a result of our assessment the Council has agreed to amend its overall policy on energy. Detail of its response can be found in the sustainability appraisal of the Core Strategy Preferred Options Report. As a result of our assessment the Council has agreed to amend its overall policy on energy. Detail of its response can be found in the sustainability appraisal of the Core Strategy Preferred Options | Considerable support for sustainability goals, with calls for demanding standards to be set. Also concerns over additional costs this may create. |

Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| | | | | | Report. | |
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Actions Following Preferred Options Consultation: Issue addressed by Core Policy NE/1.

Justification for Policy Approach: Encouraging energy efficiency required by draft RSS and the Structure Plan. Building regulations are due to become more stringent on energy conservation, so encouragement for achieving standards above the minimum is appropriate.

NS26 An Exemplar in Sustainability

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--|--|---|
| None, approach required by the Structure Plan. | | P1/3, P9/3 | SS16 | NS103 – Energy Provision Exemplar Projects– Preferred Approach | Acceptable as the option involves providing additional energy efficiency options to a proportion of homes in Northstowe. | General support for providing exemplar projects, but not purely based on energy efficiency. |

Actions Following Preferred Options Consultation: Revisit the Exemplar Projects policy to make it all-encompassing and not energy specific.

Justification for Policy Approach: The Structure Plan requires Northstowe to be an example of excellence in the creation of a sustainable settlement. This could be achieved through particular projects, or an increased level of sustainability above existing requirements across the whole development.

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E1 a-e Phasing and Implementation Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|--|---|---|
| Limited by requirements of other plans and programmes, and the vision for Northstowe. | | | | NS104 – Phasing and Implementation Objectives – Preferred Approach | The second bullet point should be changed, ideally, to state “implementation of a landscape strategy”, this has been addressed in the policy. | Some support, but also concerns that infrastructure, including transport and flood alleviation measures are timed to coincide with the phases of development. |

Actions Following Preferred Options Consultation: Utilise objectives in the Area Action Plan.

Justification for Policy Approach: Issues of timing of infrastructure provision have been covered by policy NS31.

NS27 (a) Construction Strategy – Site Access and Haul Roads

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| There are no reasonable alternatives. | | | | NS105 Site Access – Preferred Approach | Acceptable, recognising the inevitability of adverse impacts during construction and the provision for appropriate mitigation measures contained in other options in this section. | Generally supported, with a number of representors emphasising the need to protect existing communities. |
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Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.

Justification for Policy Approach: Northstowe will be under construction for a long-time, and it is important to minimise the impact both on existing communities, and the early phases of Northstowe.

NS27 (b) Construction Strategy – Storage Compounds, Plant and Machinery

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|--|---|--|
| There are no reasonable alternatives. | | | | NS106 Storage Compounds, Plant and Machinery– Preferred Approach | Acceptable. | Generally supported, with a number of representors emphasising the need to protect existing communities. |

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.

Justification for Policy Approach: An important part of the strategy to minimise the impact of construction on existing communities.

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NS27 (c) Construction Strategy – Construction Activities

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|---------|----------------|-----------|---|--|---|
| The only alternative, a do nothing option, is clearly inferior. | | | | NS107 Construction Activities– Preferred Approach | A procedural option which has not been assessed, although it is clearly desirable. | Approach was generally supported. |

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.

Justification for Policy Approach: An important part of the strategy to minimise the impact of construction on existing communities.

NS27 (d) Construction Strategy – Construction Spoil

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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Northstowe Area Action Plan: Consideration of Alternative Approaches and Development of Draft Policies

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| The two broad alternative approaches are covered by the options. | | | NS111 Construction Spoil – Preferred Option | Neither option is ideal, particularly in terms of its effect on soil structure. The Preferred Option is marginally superior provided redistribution of spoil is managed effectively so that it is re-laid and stabilised quickly to limit dust problems. | General support for the preferred approach, but acknowledgement sought that not all types of spoil would be suitable to retain on-site. |
| | | | NS112 Construction Spoil – Preferred Option | This is clearly an inferior option as it will be necessary to dispose of the spoil elsewhere under conditions which do not create environmental or sustainability problems, and removal will increase the number of haulage trips to/from the site. | No objections to rejection of this option, but calls for acknowledgement sought that not all types of spoil would be suitable to retain on-site. |
| Actions Following Preferred Options Consultation: Develop the preferred option into a policy in the Northstowe Area Action Plan, as modified: Refer to 'all SUITABLE construction spoil...' | | | | | |
| Justification for Policy Approach: Managing spoil requires a careful strategy. Transporting large amounts of spoil is unsustainable, but it must be carefully sited if retained on site to avoid creation of alien features in the landscape. While as much spoil as possible should remain on the site, the policy should acknowledge that this is not appropriate for every type of spoil. | | | | | |

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NS27 (e) Construction Strategy – Development Starting on Site

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|--------------------------|---|---|
| There are no reasonable alternatives. | | P9/3 | | Not included. | | |

Actions Following Preferred Options Consultation:

Justification for Policy Approach: Important to ensure all new residents have access to services and facilities from the outset.

NS28 (a) Strategic Landscaping – Early Delivery of Landscaping

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|--|---|---|
| There are no reasonable alternatives. | | | | NS108 - Strategic Landscaping – Preferred Approach | Acceptable. Option is consistent with the landscape management strategy (options NS80 & NS104) to integrate it with early landscaping with construction | Approach was generally supported. |

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| | | | | | activity, and proposes planning conditions to ensure developers provide appropriate measures and ongoing management. | |
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Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.

Justification for Policy Approach: Landscaping is a vital part of minimising the impact of development, and due to the time it takes to establish effective landscaping it is vital that implementation of a landscape strategy begins early in the development.

NS28 (b) Strategic Landscaping – Green Separation

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--|--|---|
| The two broad alternative approaches are covered by the options. | | P1/3 | | NS109 - Green Separation– Preferred Option | We concur this is preferable to minimise the impact of construction activity on existing communities. These requirements should be built into the overall management plan so that planting occurs early and the vegetation becomes an effective barrier earlier in the long construction period of the town. | There was considerable support for this option. Two representors were concerned about the additional burden this could place on developers. |

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| | | P1/3 | NS110 - Green Separation- Rejected Option | We concur that this is an inferior option. | Mixed response, with support for both rejecting and utilising this option. |
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Actions Following Preferred Options Consultation: Develop the preferred option into a policy in the Northstowe Area Action Plan.

Justification for Policy Approach: The Structure plan requires green separation to maintain village character. If this is to be achieved while the development is taking place, it will need to be established prior to development commencing. Much of the landscaping of green separation will mean working with the existing landscape, and therefore be easier than starting from scratch.

NS29 (a-b) Making use of existing buildings / resources on site – Recycling of Building Materials

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|--------------|----------------|-----------|--|---|--|
| Structure Plan and Core Strategy requirements for sustainable construction minimise potential for alternatives. | PPS1 para 22 | P1/3 | | NS113 - Recycling of Building Materials – Preferred Approach | Acceptable. The option might be made even more sustainable by stating that opportunities should be sought to use appropriate recycled materials from other locations. | Support for recycling, but concerns over the location of plant relative to existing communities. |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan, as modified: 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."

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Justification for Policy Approach: Recycling will reduce the waste generated by the new development.

NS29 (c) Making use of existing buildings / resources on site – Use of Raw Materials

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---|--------------|----------------|-----------|---|---|---|
| Structure Plan and Core Strategy requirements for sustainable construction minimise potential for alternatives. | PPS1 para 22 | P1/3 | | NS114 - Use of Raw Materials – Preferred Approach | Acceptable. | Some support, but also concerns that existing trees should be retained. |

Actions Following Preferred Options Consultation: Develop the preferred approach into policy in the Northstowe Area Action Plan.

Justification for Policy Approach: Recycling materials available on the site could reduce the additional resources required for the development. A significant amount of the trees on the site are non-native species. Deciding which trees to retain will be a matter for the design stage.

NS29 (d) Making use of existing buildings / resources on site – Re-Using Existing Buildings

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
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| There are no reasonable alternatives. | PPS1 para 22 | P1/3 | Not included. | |
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Actions Following Preferred Options Consultation:

Justification for Policy Approach: Buildings could play a useful role in the early establishment of a community at Northstowe.

Accommodation for Construction Workers

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|--|---------|----------------|-----------|--|--|--|
| The main alternative would be a do nothing option. | | | | NS115 – Accommodation for construction workers- Preferred Approach | This option refers primarily to site management during construction. Whilst there may be local capacity available to house these workers, locating them within the community will result in some influx of additional disposable income and reduce journeys to work. It is unreasonable at this stage to speculate on what level | Objection on the basis of detrimental impact on local villages through overloading resources, social disturbance, and there would be a need for policing, and access should not be through villages. |

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| | | | | | of local employment will be available during the construction period. | |
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Actions Following Preferred Options Consultation: This approach is rejected.

Justification for Policy Approach: The potential problems and implications for continuing with this approach are recognised, most of which would be beyond the remit of the Area Action Plan or control of the local planning authority. This approach is discontinued, and it will be a matter for the construction industry to sort out.

NS30 Management of Services, Facilities, Landscape and Infrastructure

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|--|--|---|
| There are no reasonable alternatives. | | P6/1 | | NS80 – Management of Services, Facilities, Landscape and Infrastructure - Preferred Approach | This is largely a procedural issue and has not been assessed although it is positive in encouraging support for developer contributions. | There is general agreement that the management of open space must be addressed prior to the commencement of development. But there is representation that it is premature to settle on the model presented and that the AAP should set out general guidelines to inform detailed discussions. |

Actions Following Preferred Options Consultation: Develop a criteria based policy requiring the management plan to be approved prior to the S.46 agreement, and single ownership of facilities, but allowing greater flexibility on the exact method of management.

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Justification for Policy Approach: The exact model of management most suitable has yet to be determined, therefore a criteria based policy is an appropriate response. The model detailed in the preferred approach has proved successful in other new communities. A working group has been established to explore possibilities of a Northstowe Development Trust, and also the other possibility of a community trust to manage both open space and community facilities. As detailed in the preferred approach, a single ownership of facilities offers significant benefits, and should be required.

NS31 Achieving the build rate

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|---|---|---|
| There are no reasonable alternatives. | | P9/3 | | NS116 – Achieving the build rate - Preferred Approach | Ostensibly this is a procedural option, but clearly there is an overwhelming requirement to achieve build rates in order that the Council can meet commitments to government housing targets. | Some support, but also concerns over whether the rate can actually be achieved. |

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.

Justification for Policy Approach: Setting a challenging build rate is vital to achieving the development required by the Structure Plan. Evidence from other new communities suggests it is achievable. Although the build rate is influenced by a range of factors, there are steps developers can take to support it.

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NS32 Timing / order of service provision

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|------------------------|-----------|--|---|--|
| There are no reasonable alternatives. | | P6/1, P6/2, P9/3, P9/8 | CSR5, H3 | NS117 – Timing / order of service provision - Preferred Approach | Acceptable. | Support, but concerns that it must be implemented effectively. |

Actions Following Preferred Options Consultation: Develop the preferred approach into a policy in the Northstowe Area Action Plan.

Justification for Policy Approach: A policy is necessary to ensure provision of services, facilities and infrastructure when they are needed at each stage of development.

E2 a-b Planning Obligations and Conditions Objectives

| Potential For Alternative Approaches | PPG/PPS | Structure Plan | Draft RSS | Preferred Options Report | Initial Sustainability Appraisal Result Summary / Changes | Summary of Result of Preferred Options Public Participation |
|---------------------------------------|---------|----------------|-----------|--------------------------|---|---|
| There are no reasonable alternatives. | | | | Not included. | | |

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Actions Following Preferred Options Consultation:

Justification for Policy Approach: To clarify requirements of the development.