



South
Cambridgeshire
District Council

Local Development Framework

Northstowe Area Action Plan

Development Plan Document

Adopted July 2007

08450 450 500
www.scambs.gov.uk



Local Development Framework
**Northstowe
Area Action Plan**

Development Plan Document
Adopted July 2007

Published by South Cambridgeshire District Council

ISBN: 0906016576 © July 2007

Gareth Jones, B Sc. (Hons), MRTPI – Corporate Manager
(Planning & Sustainable Communities)

**If you would like a copy of this document
in large print or another format please contact
South Cambridgeshire District Council on
08450 450 500 or email ldf@scambs.gov.uk**

CONTENTS

	Page
Preface - The South Cambridgeshire LDF	1
What is a Local Development Framework?	1
Context	2
Community Strategy	3
Relationship with Other Plans and Strategies	4
Cornerstone of Sustainability	4
Community Involvement	5
Chapter A INTRODUCTION	7
Chapter B VISION AND DEVELOPMENT PRINCIPLES	9
The Vision for Northstowe	9
Development Principles	9
Chapter C THE SITE AND ITS SETTING	13
Objectives	13
C1 The Site for Northstowe	15
C2 Mitigating the Impact of Northstowe on Existing Communities	19
Chapter D THE TOWN OF NORTHSTOWE	21
D1 The Town Centre	21
Objectives	21
D2 Local Centres	27
Objectives	27
D3 Housing	31
Objectives	31
D4 Employment	35
Objectives	35
D5 Community Facilities, Leisure, Art and Culture Including Community Development	39
Objectives	39
D6 Transport	45
Objectives	45
Introduction	45
Road Infrastructure	46
Alternative Modes	48

	D7 Landscape	53
	Objectives	53
	Landscape Principles	53
	Landscape Treatment on the Edges of Northstowe	58
	Landscaping within Northstowe	60
	Linking Northstowe to its Surroundings	63
	D8 Biodiversity	65
	Objectives	65
	Introduction	65
	Existing Biodiversity Features	66
	New Biodiversity Features	68
	D9 Archaeology And Heritage	71
	Objectives	71
	D10 Meeting Recreational Needs	73
	Objectives	73
	Urban Recreation	73
	Countryside Recreation	79
	D11 An Integrated Water Strategy	81
	Objectives	81
	Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal	82
	D12 Telecommunications	87
	Objectives	87
	D13 An Exemplar In Sustainability	89
	Objectives	89
	Chapter E DELIVERING NORTHSTOWE	93
	E1 Implementation	93
	Objectives	93
	Construction Strategy	93
	Strategic Landscaping	97
	Making Use of Existing Buildings / Resources on Site	98
	Management Of Services, Facilities, Landscape and Infrastructure	100
	E2 Planning Obligations & Conditions	101
	Objectives	101
	Planning Obligations	101
	Timing / Order of Service Provision	102

E3 Delivering Northstowe	103
Objectives	103
Introduction	103
Delivery Mechanisms	103
Delivering Houses at Northstowe	104
Achieving the Build Rate	105
HOUSING TRAJECTORY	107
E4 Monitoring Northstowe	109
Objective	109
Introduction	109
Annual Monitoring Reports	109
Monitoring Northstowe	109
Housing Trajectory	110
Responding to Delivery Issues	110
Glossary of Terms	113
Proposals Map Inset Map A: Northstowe	127

INDEX OF POLICIES

	Page
NS/1 The Vision for Northstowe	9
NS/2 Development Principles	9
NS/3 The Site for Northstowe	15
NS/4 Green Separation from Longstanton and Oakington	19
NS/5 The Town Centre	22
NS/6 Local Centres	27
NS/7 Northstowe Housing	31
NS/8 Northstowe Employment	35
NS/9 Community Services, Facilities, Leisure, Arts and Culture	39
NS/10 Road Infrastructure	46
NS/11 Alternative Modes	48
NS/12 Landscape Principles	53
NS/13 Landscape Treatment of the Edges of Northstowe	58
NS/14 Landscaping within Northstowe	60
NS/15 Linking Northstowe to its Surroundings	63
NS/16 Existing Biodiversity Features	66
NS/17 New Biodiversity Features	68
NS/18 Use of Existing Buildings	71
NS/19 Public Open Space and Sports Provision	73
NS/20 Countryside Recreation	79
NS/21 Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal	82
NS/22 Telecommunications Infrastructure	87
NS/23 An Exemplar in Sustainability	89
NS/24 Construction Strategy	93
NS/25 Strategic Landscaping	97
NS/26 Making use of Existing Buildings / Resources on Site	98
NS/27 Management of Services, Facilities, Landscape and Infrastructure	100
NS/28 Timing / Order of Service Provision	102

PREFACE - THE SOUTH CAMBRIDGESHIRE LDF

WHAT IS A LOCAL DEVELOPMENT FRAMEWORK?

- 1.1 The Local Development Framework (LDF) for South Cambridgeshire will replace the existing Local Plan which was adopted in February 2004. It is being prepared under the new government legislation for development plans. The LDF comprises a number of Development Plan Documents (DPDs) that set out policies and proposals for the development and use of land in the district, the first DPDs cover the period to 2016. The LDF includes a vision for the future of South Cambridgeshire and objectives and targets, which developments must meet to secure that vision. Once adopted, planning applications and other decisions will be made in accordance with it.
- 1.2 The Local Development Framework:
- Takes account of national, regional and strategic planning policies;
 - Identifies sites for, and requirements of, major development;
 - Provides the framework of policies for assessing all planning applications;
 - Enables infrastructure and service providers to bring forward their services when needed by new development;
 - Enables the public to be fully involved in developing local policies and proposals.
- 1.3 The Local Development Framework forms part of the Development Plan for South Cambridgeshire. The Development Plan is made up of those plans which have been statutorily adopted and which cover the District. The composition of the current development plan is set out in the Council's Local Development Scheme. This document sets out how the Council will move from the previous to the current development plans system, and lists which local development documents are to be produced and when.
- 1.4 The East of England Regional Spatial Strategy will replace the Cambridgeshire and Peterborough Structure Plan when it is published in its final form by the Secretary of State. A number of Structure Plan policies will be 'saved', and remain valid until at least 28 September 2007, under the transitional provisions of the Planning and Compulsory Purchase Act 2004. Whilst under the terms of the new plan making system the LDF must be in general conformity with RPG6, in the circumstances of the Cambridge Area it is also appropriate and consistent for the LDF to have regard to the policy requirements of the Structure Plan.

CONTEXT

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

COMMUNITY STRATEGY

- 1.9 The Local Development Framework will be a key mechanism for delivering the South Cambridgeshire Community Strategy. All local authorities are required by the Local Government Act 2000 to "prepare a community strategy for promoting the economic, environmental and social well-being of their areas and contributing to the achievement of sustainable development in the UK".
- 1.10 The Strategy is the result of a partnership between the District and County Councils, working with the health services, the police, parish councils, the business and voluntary sector. These groups have come together in the South Cambridgeshire Strategic Partnership to produce the Community Strategy. The Local Strategic Partnership will continue to develop a joint approach to the important issues, whenever possible, and will oversee the delivery of the Strategy. The Local Development Framework will be important in securing those parts of the Community Strategy which involve the development, or use of land and buildings.
- 1.11 The Community Strategy's vision is split into 6 aims as set out below:
- ACTIVE, SAFE AND HEALTHY COMMUNITIES where residents can play a full part in community life, with a structure of thriving voluntary and community organisations.
 - BUILDING SUCCESSFUL NEW COMMUNITIES where large-scale developments have created attractive places with their own identity, supported by a range of quality services.
 - A PROSPEROUS DISTRICT where jobs, skills and learning are developed and sustained to benefit everyone.
 - GOOD ACCESS TO SERVICES for all sections of the community, including older people, children and families, through better transport links and improved local services.
 - QUALITY HOMES FOR ALL with new affordable homes developed to meet local needs and assistance provided for those needing help.
 - A HIGH QUALITY ENVIRONMENT with better access to a more biodiverse countryside, which is protected and improved, and sustainable measures implemented, minimising waste and tackling climate change.
- 1.12 The Community Strategy is reviewed regularly and includes actions for the following 3 year period which focus on meeting key aspects of the vision taking priority at the time and reflecting potential opportunities. Some of

these will relate to district wide policies contained in the LDF, including issues such as affordable housing. Others will relate to the major developments in the district, which are addressed in planning terms in Area Action Plans, and which are a key priority for many of the stakeholders and service providers involved in the Local Strategic Partnership.

RELATIONSHIP WITH OTHER PLANS AND STRATEGIES

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

CORNERSTONE OF SUSTAINABILITY

- 1.14 The LDF aims to improve the overall quality of life for residents of South Cambridgeshire in a way which will also benefit future generations. Taking a sustainable approach to economic, social and environmental issues will be at the heart of the plan and will be closely related to the national strategy for sustainable development which has four objectives:
- Social progress which recognises the needs of everyone;
 - Effective protection and enhancement of the environment;
 - Prudent use of natural resources; and
 - Maintenance of high and stable levels of economic growth and employment.
- 1.15 European Directive 2001/42/EC requires an 'Environmental Assessment' of plans and programmes prepared by public authorities that are likely to have a significant effect upon the environment. This process is commonly known as 'Strategic Environmental Assessment' (SEA), and covers relevant plans and programmes whose formal preparation begins after 21 July 2004. Among the documents to which this requirement will apply are land use plans that cover a wide area, such as the LDF.

- 1.16 The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) of all emerging Development Plan Documents and Supplementary Planning Documents. As the draft guidance explaining this requirement makes clear, SA and SEA are similar processes that involve a comparable series of steps. If there is a difference between them, it lies in the fact that SEA focuses on environmental effects whereas SA is concerned with the full range of environmental, social and economic matters.
- 1.17 A Sustainability Appraisal Scoping Report has been prepared, and been the subject of public participation. This highlights economic, social and environmental issues relevant to the area, and objectives to test the LDF against. A Sustainability Report, incorporating an 'Environmental Report' has been prepared to accompany each DPD.
- 1.18 A further requirement comes from the Habitats Directive (Council Directive 92/43/EEC) which requires Assessment of plans or projects affecting Natura 2000 sites. Natura 2000 is a Europe-wide network of sites of international importance for nature conservation. Ramsar sites support internationally important wetland habitats, and are also included in the Assessment in line with Government policy in PPS9. The DPD has been subject to a Screening Assessment which identifies the likely impacts of the DPD on a Natura 2000 site or Ramsar site, either alone or in combination with other projects or plans, and considers whether these impacts are likely to be significant. The sites assessed have been agreed with Natural England and include those within and outside the district where assessment is required because of their proximity to South Cambridgeshire and / or the nature of their conservation interest. The Assessment objectively concluded that the DPD is not likely to have any significant effects on any Natura 2000 or Ramsar sites. There is therefore no requirement to proceed to the next stage of an Appropriate Assessment.

COMMUNITY INVOLVEMENT

- 1.19 The Northstowe AAP has been prepared following a programme of consultation and public participation. Consultation with the community on the future planning of South Cambridgeshire began at the end of 2001 with the publication of an Issues Report. In April 2004 the Council carried out an initial consultation with statutory bodies, as required under the new system of plan making, to ensure that it was aware at an early stage of any programmes and plans that would affect the LDF. This was followed in October 2004 by consultation on issues and options, which gave people the opportunity to comment on how the local planning authority should approach the preparation of a particular development plan document. The Issues and Options Reports focused on key issues for the DPDs and issues

where there were choices to be made on the policy direction. A Preferred Options Report (pre-submission draft) of the DPD was published in June 2005 and was subject to a six-week long public participation period, allowing people to make representations to be considered by the Council.

- 1.20 The DPD was then submitted to the Secretary of State in January 2006, and made available for a further six-week consultation period. Representations received were considered at an independent Examination, conducted by Inspectors appointed by the Secretary of State to consider the “soundness” of the plan. The independent Inspector subsequently produced a report, which was binding on the Council. Further information on the plan preparation process can be found on the Council's website: www.scambs.gov.uk.
- 1.21 A Glossary of Technical and Other Terms is to be found at the back of this document.

A INTRODUCTION

- A.1 The Area Action Plan for Northstowe identifies the site for a sustainable new town with a target size of 10,000 dwellings and associated development as well as the off-site infrastructure needed to deliver and serve the town. It establishes an overall vision for the new town including its relationship with surrounding villages and its countryside setting. It also sets out the policies and proposals to guide all the phases of development. The area covered by Northstowe Area Action Plan is shown on the Proposals Map, Inset A, as the area not covered by grey tone.
- A.2 The development of Northstowe will take many years to complete and the Area Action Plan provides the basis for the original grant of planning permission and for further detailed planning and approval of individual phases of development. The Area Action Plan comprises policies which will guide development from the overall vision through site identification to setting the policy framework for the development of the town.
- A.3 A number of detailed plans will be needed, ranging from the masterplan to design codes. The Area Action Plan requires:
- A Masterplan to accompany the outline planning application for the new town showing the general disposition of development, roads, services, open space and landscaping.
 - Design Guidance (incorporated in the masterplan and supplemented by a Design and Access Statement).
 - Design Codes will be prepared to accompany subsequent planning applications for individual neighbourhoods, the town centre and any major employment areas or areas of strategic recreation / open space, and will set more detailed design criteria to create a clear identity for these areas.
- A.4 A number of strategies are also required as part of the implementation of development at Northstowe to ensure that it is a high quality sustainable development which meets the needs of its residents.

B VISION AND DEVELOPMENT PRINCIPLES

THE VISION FOR NORTHSTOWE

POLICY NS/1 The Vision for Northstowe

Northstowe will be a sustainable and vibrant new community that is inclusive and diverse with its own distinctive local identity which is founded on best practice urban design principles, drawing on the traditions of fen-edge market towns, which encourages the high quality traditions and innovation that are characteristic of the Cambridge Sub-Region.

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

DEVELOPMENT PRINCIPLES

POLICY NS/2 Development Principles

Plans to be Approved:

- 1. A Masterplan for Northstowe will be submitted for approval by the local planning authority as part of the application for initial planning permission:**
 - a. The Masterplan will include Design Guidance, supplemented by a Design and Access Statement, setting out the general principles for good design of the town as a whole.**
 - b. Design Guides / Design Codes for each phase of development, will be prepared as part of applications for the grant of approval of reserved matters.**

The Town of Northstowe:

- 2. As a town with a target of 10,000 dwellings (of which at least 4,800 should be aimed for by 2016) with appropriate employment, services, facilities and infrastructure.**

The Character and Design of Northstowe:

3. The town of Northstowe will be developed:

- c. **As an attractive and interesting feature in the landscape with which it is well integrated through a variety of edge treatments;**
- d. **With a distinctive town character with well designed and landscaped urban and residential areas to create neighbourhoods with their own character and legibility;**
- e. **As a balanced, viable and socially inclusive community where people can live in a healthy and safe environment, and where most of their learning needs are met;**
- f. **To integrate Rampton Drift sensitively into the new town to preserve residential amenity;**
- g. **To a flexible design which will be energy efficient, and built to be an exemplar of sustainable living with low carbon and greenhouse gas emissions and able to accommodate the impacts of climate change;**
- h. **Making drainage water features an integral part of the design of the town and its open spaces, so that they also provide for amenity, landscape, biodiversity and recreation.**

B.3 Before the District Council can grant any planning permission for Northstowe it will need to ensure that the development will be delivered consistent with the principles set out in the Area Action Plan. A Masterplan will be required to be prepared as part of the supporting information to the application for the initial grant of planning permission to ensure this is the case and to create the framework within which a quality environment can be achieved. Different levels and types of design guidance will be required at appropriate stages during the development to ensure the delivery of a high quality development.

B.4 The size of the town of Northstowe is determined through the Area Action Plan having regard to the policy for the new town set out in the Core Strategy DPD. In order for it to become established as a successful new community, the town will need to provide all the necessary employment, services, facilities and infrastructure required to support a new community of 10,000 dwellings. The Core Strategy DPD includes a figure of 4,800 as being the contribution to be provided at Northstowe by 2016. This is a target which should be aimed for but is not a ceiling on development in that period.

- B.5 There are a number of overarching development principles that will guide the development of Northstowe to ensure that it is a sustainable and vibrant new community that respects its context within this rural part of South Cambridgeshire, including how it sits within its landscape setting, the form and character of the town, the drive towards sustainable living, and the importance of creating a balanced and inclusive new community. These are consistent with the policy context for Northstowe provided by the Core Strategy DPD, the Structure Plan and national planning policy.
- B.6 Northstowe will be one of Cambridgeshire's largest towns. Apart from Cambridge the towns are relatively small market towns – St Neots, Huntingdon, St Ives, Ely, March, Whittlesey and Wisbech. Northstowe will be Cambridgeshire's first new town since medieval times. It should be planned in this context rather than as a detached suburb of Cambridge.
- B.7 Northstowe should be planned to have a town centre with a vibrant shopping and commercial centre at its heart, located where it will be most accessible to all its residents.
- B.8 With a target of 10,000 dwellings (4,800 of which will be built by 2016) it will need a secondary school and a number of primary schools. The schools may be the focus for the neighbourhood centres which will provide very local services and facilities within easy walking distance of all homes.
- B.9 The need to use cars for journeys within Northstowe will be minimised by the provision of a high quality dedicated public transport route through the town and local centres which will be taken off the guided busway along the St Ives railway line, which is programmed to be opened in 2009. The aim is for the majority of the town's residents to be within 400m of a bus stop (i.e. 5 minutes walk). Northstowe will be approximately 1 km wide for most of its length, so this objective should be capable of being met. The town will also have a network of pedestrian and cycle routes designed to maximise accessibility by the shortest distances to the town centre and all its local centres. This will encourage a high proportion of all journeys to be undertaken by modes other than the car, making Northstowe the most sustainable town in Cambridgeshire.
- B.10 Northstowe will have its own employment – in the services and facilities in the town and local centres - as well as more substantial business areas which will be integrated with the town centre where workers will be able to contribute to its vitality and viability. Other employment will be catered for in a smaller area in the north of the town close to the Park and Ride site which will provide a wider range of employment facilities to serve the needs of the town.

- B.11 Northstowe must be interesting and attractive if it is to be a successful place in which to live and work. It will need a good range of shopping and all the other services and facilities of a town such as restaurants, cafes, pubs and bars, a library, cinema, faith centres, health centres, police and fire station, sports halls, swimming pool, community centres and meeting rooms.
- B.12 It will need to have sufficient variety in its built form to create a sense of different places within the town with landmark places and buildings to reinforce the identity of the town and its constituent parts. This can include larger buildings and structures which will help to create an attractive skyline within the town – making the town a positive feature in the landscape.
- B.13 Planning a sustainable new town is not just about the location of homes, jobs and shops and the transport networks which connect them. Development of housing at overall net densities of at least 40 dwellings per hectare (average), and higher in the town and local centres and stops on the dedicated busway, will ensure that shops and other facilities including public transport will have enough people living nearby to make them commercially viable. The buildings themselves will also need to be sustainable – planned to take advantage of natural sunlight and manage internal temperatures, incorporating a high degree of energy efficiency. Opportunities for generating some of the town's own energy needs will need to be investigated to meet the requirement that 10% of energy should be from renewable sources.

C THE SITE AND ITS SETTING

OBJECTIVES

1. Site

- C1/a To meet the requirements of Policy P9/3 of the Structure Plan, and the South Cambridgeshire Core Strategy DPD.**
- C1/b To ensure that Northstowe will not merge with any of the surrounding villages.**
- C1/c To provide opportunities for outdoor sport and recreation and public access to the open countryside around Northstowe.**

2. Landscape

- C2/a To create an appropriate setting for the new town, minimising any adverse visual or landscape impacts on the surrounding area including the setting and character of the surrounding settlements, in particular the closest villages of Longstanton, Oakington and Westwick and their Conservation Areas as well as its more distant neighbours at Rampton, Willingham, Over and Bar Hill.**
- C2/b To enable the landscape to provide an environment suitable for the mitigation of adverse wildlife impacts and to maximise benefits to wildlife including plants.**
- C2/c To enable the landscape to contribute to the informal recreation needs of those living, working and visiting the town.**
- C2/d To develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.**

C1 THE SITE FOR NORTHSTOWE

POLICY NS/3 The Site For Northstowe

- 1. The site for Northstowe of approximately 432 hectares (including the land needed for Green Separation to protect the village character of Longstanton and Oakington) will accommodate a new town with a target capacity of 10,000 dwellings (aiming for at least 4,800 dwellings by 2016) and associated employment, services, facilities and infrastructure and is located to the east of Longstanton and to the north of Oakington. The site is shown on the Proposals Map and is bounded by:**

West:

- a. Longstanton Road between Longstanton and Oakington villages;**
- b. Longstanton village;**
- c. Generally, the B1050 Station Road north of Longstanton as far as the disused St Ives railway line;**

North and East:

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

South:

- e. The C197 Station Road between Oakington village and the disused St Ives railway line;**
- f. Oakington village;**

North and West:

- g. A further area of 57.7 hectares to the north and west of the B1050 and bounded by the railway line to the north east as defined on the Proposals Map is identified as an area of longer term strategic reserve to accommodate residential development and related local services with high levels of connectivity with the remainder of Northstowe.**
- 2. Any part of the site that does not come forward for development by 2016 will be safeguarded for development for the period post 2016 to meet longer-term development needs.**

- C1.1 The South Cambridgeshire Core Strategy DPD requires the development of a new town of Northstowe. In doing so the Core Strategy followed Regional Planning Guidance for East Anglia (RPG6) which led to the identification of Longstanton / Oakington as the preferred location for a new town of 8,000 to 10,000 dwellings in the Cambridgeshire and Peterborough Structure Plan 2003.
- C1.2 The Structure Plan set out a number of policy requirements for locating the new town and said that it should:
- Be located at Longstanton / Oakington, located to the east of Longstanton and to the north of Oakington;
 - Make best use of previously developed land at Oakington Airfield;
 - Be well served by a rapid transit system based on the St Ives railway line to provide high quality links to Cambridge and Huntingdon;
 - An ultimate capacity for 8,000 to 10,000 dwellings, with 6,000 by 2016;
 - Include an effective and dedicated local busway through the town to maximise the opportunities offered by the guided bus route;
 - Be a small town with a town centre catering for the town's residents but also the immediate surrounding area;
 - Include proposals for Green Separation between the development and existing communities to maintain the village character of Longstanton and Oakington; and
 - Be a strategic employment location to provide opportunities for the long-term growth of the high technology clusters in the Cambridge Sub-Region as well as providing employment opportunities that serve local needs.
- C1.3 As a further steer to the development of the new town, the Structure Plan also requires that provision is made in the Area Action Plan for:
- High Quality Public Transport links to employment and other facilities in Cambridge;
 - New or improved road links from the town to the A14;
 - Affordable and Key Worker housing;
 - Secondary school and primary schools;

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

C1.4 These requirements have provided the basis for the policies and proposals in the Area Action Plan for Northstowe and will be included in the Masterplan, Development Briefs and planning applications which will follow.

C1.5 Minimising the need to travel and ensuring that local services and facilities have enough people living nearby to make them economically viable are key planks of government policy and at Northstowe mean developing a compact town at densities which are found locally in the older parts of Cambridge and the market towns – areas which prove to be very popular. To reinforce this approach, Policy P5/3 of the Structure Plan sets a target of an average of at least 40 dwellings per hectare (net) in locations such as the new town. Within the new town, higher densities are encouraged at the town and local centres where there is good access to services and public transport.

C1.6 This site will have the least impact on the wider landscape by containing Northstowe almost wholly in views from the west by Longstanton village and from the south by Oakington village. Containment by the disused St Ives railway to the east and north will provide the greatest certainty that impact on Willingham and Rampton is minimised. Local impacts can be mitigated further by a number of means but principally:

- The Structure Plan requirement for Green Separation for Longstanton and Oakington which can be supported wherever possible by locating lower intensity uses on the nearest edges of Northstowe; and
- Ensuring that access roads avoid traffic passing through the two villages or in close proximity to existing properties.

C1.7 The site has the best fit with the requirement to be east of Longstanton and north of Oakington. The site would be best integrated into the express guided bus service running along the disused St Ives railway line by a dedicated local busway (with connections to the guided bus route) which can provide a greater frequency of stops through the town. This will provide the opportunity to create a sustainable design of new town with most parts

of the town within walking distance of stops on the dedicated busway. This site also minimises the amount of agricultural land (including land of higher quality) that would be taken for development.

- C1.8 The Area Action Plan follows the Structure Plan requirement that any land that does not come forward for development by 2016 be designated as safeguarded land to meet longer term development needs. This is also consistent with the emerging RSS.

C2 MITIGATING THE IMPACT OF NORTHSTOWE ON EXISTING COMMUNITIES

POLICY NS/4 Green Separation from Longstanton and Oakington

- 1. Green Separation will be provided between the village frameworks of Longstanton and Oakington and the built-up area of Northstowe. The green separation will have a high degree of public access where appropriate to character and amenity, having particular regard to the character of conservation areas. It will contain only open land uses, including playing fields, allotments and cemeteries, which will contribute towards effective separation between these communities. Where the public has access to land adjoining Longstanton and Oakington, mitigating measures to protect the privacy and amenity of potentially affected properties will be provided.**

Extent and Treatment of Green Separation:

- 2. Conservation Area, Longstanton St Michael's: Public access to countryside west of Long Lane will be controlled to protect the Conservation Area. The open aspect of the fields affording views of All Saints Church will be maintained. Elsewhere the landscape character of a series of hedged paddocks, small copses and tree belts will be maintained and enhanced.**
- 3. Conservation Area, St Michael's Mount, Longstanton: The landscape character will be maintained and enhanced adjoining St Michael's Mount.**
- 4. Oakington: The green separation on the northern side of Oakington will comprise additional tree planting of individual trees, groups and copses to reinforce the pastoral parkland nature of this local landscape area. Tree groups would be located so as to shield views through the green separation but at the same time retain a more open character.**

C2.1 In order to provide an appropriate landscaped setting for the new town where it is closest to existing villages and to ensure the maintenance of the village character of Longstanton and Oakington as required by the Structure Plan, there will be suitably landscaped green separation between them which will continue to form part of the rural setting of these two villages.

C2.2 The village character of Longstanton and Oakington and the individual landscape character in the areas adjoining them will be taken into account in the development of an appropriate Masterplan for the new town.

Proposals for Northstowe will be required to respect the openness of the existing conservation area and to propose appropriate landscaping treatments such as woodland copses which are deep enough to close off views through an area, or a series of paddocks and tree lined hedgerows that provide sufficient depth to filter views. Existing tree cover within the green separation will be maintained or enhanced. In some cases it will require thinning. Tree cover should be reinforced wherever possible by locating urban open space uses on the edge of Northstowe closest to Longstanton and Oakington. Open uses such as playing fields and allotments, provided within a comprehensive landscape framework, will contribute towards green separation objectives.

Longstanton

- C2.3 The predominant historic character of land adjoining Longstanton comprises a series of paddocks with hedgerows and small copses. Where still found this character should be retained and enhanced. The paddocks bounded by Mills Lane and St Michael's Lane already exhibit that character.
- C2.4 The Conservation Area at St Michael's includes fields and paddocks adjoining the village, and bounded by the tree lined bridleway of Long Lane which lies further than 200m from the village framework. Historically this is an important area and includes fields which still demonstrate remnants of the early ridge and furrow field system. Long Lane is a long established right of way and its sylvan character is a key part of the setting of Longstanton.
- C2.5 Proposals for Northstowe will be expected to demonstrate a comprehensive landscape framework to reinforce the quality of the existing landscape. A variety of landscape treatments may be appropriate, including new landscaped areas, new planting, more active open uses as well as the retention of the historic landscape where this remains.

Oakington

- C2.6 The character of land adjoining Oakington is more consistent along the village edge than at Longstanton, comprising a mixture of small paddocks and larger fields and parts of the Airfield. It has a generally more open aspect than the tightly knit paddocks adjoining Longstanton.

D THE TOWN OF NORTHSTOWE

D1 THE TOWN CENTRE

OBJECTIVES

- D1/a To provide a vibrant and diverse town centre which is located at the heart of Northstowe where it will be as accessible to all of the town's population as is possible by walking, cycling and public transport.**
- D1/b To maximise accessibility and usability within the town centre.**
- D1/c To provide a town centre with shops, services, cultural, leisure and community facilities to serve the needs of Northstowe and the immediately surrounding area which will not undermine the vitality and viability of nearby market towns or compete with Cambridge.**
- D1/d To provide a town centre with a large number and range of comparison and convenience shops and other units and spaces which will create an attractive urban environment at the heart of Northstowe.**
- D1/e To ensure that no single store sells such a range of comparison and convenience goods that it would threaten the development of the remainder of the town centre.**
- D1/f To create a high quality and varied built and open space environment where people will wish to shop and find their services and facilities, both day and evening.**
- D1/g To support the success of the town centre by locating uses which will generate additional custom and activity in and around the centre including employment, housing and other services and facilities which will provide the opportunity to combine trips.**
- D1/h To provide access to the wider road network for visitors to the town centre and car parking of a scale appropriate to a modest sized town with a limited catchment area.**
- D1/i To secure an early start to the development of the town centre to help create an identity for Northstowe at the earliest opportunity.**

POLICY NS/5 The Town Centre

Town Centre Location:

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

Town Centre Form:

- 2. The town centre will make provision for such a range of shops, services, cultural, leisure, entertainment and community facilities that will serve the needs of Northstowe and the immediately surrounding area without undermining the vitality and viability of nearby village centres and market towns or compete with Cambridge, having regard to the sequential test. It should have landmarks (both built and natural) and other points of interest, including public art, to create a legible sense of place.**
- 3. Parking provision for cars and cycles will be included in the form of public car and cycle parks for the town centre of a size consistent with its role as a small market town.**

Vitality and viability:

- 4. A Town Centre Strategy for Northstowe will be submitted for approval by the local planning authority as part of the application for initial planning permission.**

Location

- D1.1 In most towns, the town centre is to be found where the town was originally established. Where there have been no geographical constraints to development, many town centres are still to be found in the middle of the towns that have grown up around them. Sometimes, geography intervenes and towns such as St Ives have their centre to one side of the town because the original settlement was based on the river crossing.

- D1.2 At Northstowe the town centre will be located broadly in the geographical centre of the site to ensure that its shops, services and facilities are as accessible as possible to the maximum number of its residents. Developed as a compact town, most parts of Northstowe will be relatively close to the town centre which will help to ensure the success of the town centre and allow a sustainable town to be developed with the car as least preferred mode of transport – i.e. maximise access by walking, cycle and public transport.
- D1.3 Placing the town centre on the dedicated local busway through Northstowe will increase accessibility to those parts of the town furthest from the centre. The town centre will also provide shops and facilities not found in surrounding villages and therefore access by road to car parks and by footpaths and cycleways will also be important.
- D1.4 A long-term view needs to be taken of the development of Northstowe. Once established, like any town Northstowe will be home to generations of residents. It is therefore important to ensure that the best possible plan is produced to ensure that it serves its residents as well as is possible.
- D1.5 The presence of the existing housing at Rampton Drift will have a bearing on the location of the town centre as these houses are relatively centrally located within the site. The impact of the town centre on this local community will be minimised through the masterplan process.

Town Centre Form and Uses

- D1.6 Creating an attractive and successful town centre for Northstowe will be challenging. The centres of Cambridgeshire's market towns have grown up over many centuries and their variety and number of shops and commercial premises owes much to the age of both the businesses and the buildings in which they are located.
- D1.7 The town centre will be THE main defining feature of Northstowe by which it will be judged by its residents and visitors. It will be crucial to create a town centre where people want to be even when the shops are shut because it has the best environment in the whole town and provides a range of opportunities to socialise into the evening. It is also important that it offers locations and facilities to hold community events. The mix of uses will be crucial to this as will be creating a town centre where people live and will help support many of its facilities. Creating attractive landmark buildings and spaces will also be vital in order that Northstowe town centre will be a place worthy of its residents.

- D1.8 Town centre uses will include shops, restaurants, public houses / bars commercial services (such as banks, building societies, post office) commercial leisure uses such as a cinema, library and lifelong learning centre, health facilities, cultural facilities, places of worship and public services including the administrative buildings for Northstowe (a Town Council will be needed) (see also chapter on Community Facilities, Leisure, Art and Culture including Community Development). Locating employment opportunities in and well related to the town centre will ensure that people working in Northstowe will have safe and convenient access to its shops and facilities and help support a viable and vital town centre (see also Employment chapter).
- D1.9 The District Council will co-sponsor a study to establish how much shopping floor area should be located in the town centre and the types and mix of uses which will help to secure a successful and vibrant town centre. This study will lead to the production of a Town Centre Strategy which will help in determining planning applications to ensure the staged development of the town centre as a whole, and in particular the early start to the development of the town centre in order to provide a heart to Northstowe as early as possible. An early start on the development of the town centre at Northstowe will be important not only to give Northstowe an identity but also to ensure that the rapid build up of population has available to it the services and facilities that its residents would expect to find in a growing town.
- D1.10 The form of the town centre will be crucial to its success in terms of achieving a place that is attractive and convenient as a destination for shopping and leisure. This will be determined through the masterplanning process and the development of the Town Centre Strategy, taking account of the potential character and commercial requirements of the town, the integration of the guided bus and the need to provide public spaces. The urban design of this twenty first century town should seek to pay some regard to the typical form and character of Cambridgeshire's market towns. The potential for a market to be held in the town centre will be explored. It will have a larger town square as a key focal point for entertainment and gathering. The town square should be vested in the Town Council to ensure its availability for public events.

Vitality and viability

- D1.11 The vitality and viability of the town centre is likely to need support to ensure that sufficient custom is offered to retailers and service providers, particularly during the early years of development. In addition to the resident population of Northstowe as a whole, this can be assisted by:
- The town centre also being home to many of the town's residents – for example living above its shops, services and facilities;

- Mixing retailing with services and facilities such that undertaking one trip provides the opportunity to combine the journey with another purpose;
- Locating uses which can generate business activity in addition to the people normally living in Northstowe, most importantly locating the town business district in or adjacent to the centre will generate a significant amount of extra business during the working day.

D1.12 It is expected that residents of Longstanton and Oakington will find the town centre of Northstowe particularly attractive for its shops and services. In addition to the opportunity to visit the town centre by car, the cycle and footpath network in Northstowe will be extended to serve these two villages.

D1.13 It will be important to ensure that Northstowe's town centre is not so large that it threatens the viability of nearby towns and villages although it is inevitable that some changes elsewhere will occur. It is important that any such consequences are identified in advance and that change is managed. The study referred to above will also address these issues.

D2 LOCAL CENTRES

OBJECTIVES

- D2/a To provide local centres located appropriately to the dedicated local busway through the town.**
- D2/b To ensure that all residents of Northstowe are within reasonable walking distance of a local centre or the town centre.**
- D2/c To ensure that local centres provide for the day-to-day needs of local residents for convenience shopping and service provision.**
- D2/d To act as a focus for small-scale local employment.**
- D2/e To ensure early provision of local centres to help create community identity from the outset.**

POLICY NS/6 Local Centres

- 1. The development of Northstowe will make provision for local centres which will:
 - a. Be appropriately located to the dedicated local busway through the town;**
 - b. Be located with the aim that all the residents of Northstowe are within 600m walk of the town centre or a local centre and that the majority are within 400m distance;**
 - c. Include a primary school; and**
 - d. Provide for the day-to-day needs of local residents for convenience shopping and service provision.****
- 2. The local centres will provide a community focus for neighbourhoods within Northstowe with landmarks and other points of interest to create a legible sense of place.**
- 3. The secondary school may be located at one of the local centres and will provide the opportunity for a “local plus” centre with a higher order of facilities, although not such that it would perform the role of a district centre.**

- D2.1 Local centres will have only modest shopping facilities and, where appropriate, be developed around the primary schools which will be developed across the town. These primary schools will be located at the heart of their local catchment areas and may provide the basis for small local centres which will include local shops meeting day-to-day needs such as a newsagent, hot food takeaway or a small convenience store typical of many local centres in Cambridgeshire's market towns. Some will also contain local services and facilities such as health care. Consideration will be given to locating these local centres at stops on the dedicated local busway through Northstowe which will generate trade for the centres, be safe places to wait for a bus and be accessible for the greatest number of people. The development of each local centre will be appropriately phased to ensure that local services and facilities are available within walking distance of all homes as soon as is practicable. It will be especially important for community development to provide a local centre for the first neighbourhood (or each neighbourhood if the first phase of development covers two neighbourhoods).
- D2.2 The secondary school will be located outside the town centre and will provide the opportunity for a focal point of higher order facilities within the community.
- D2.3 In order to ensure that Northstowe provides for a mix of uses which will ensure that services, facilities and some employment is locally at hand, the local centres will also provide an opportunity for small scale office and other employment uses appropriate to a generally residential area.

Location of Services and Facilities

- D2.4 Local centres should be located within walking distance of all homes. Each local centre is likely to offer different facilities and co-location with other service providers will also be explored. Subject to masterplanning, it is anticipated that each local centre will include:
- Primary school, with community space associated mainly with pre and post school provision and also nurse practitioner services;
 - Local commercial facilities, including convenience shopping, a nursery and café / takeaways;
 - Flexible meeting space(s) probably adjacent to the primary school for a range of community activities;
 - Children's play area;
 - Neighbourhood recycling point;

- Car and cycle parking;
- Information access point.

D2.5 The other facilities will be located to serve the whole population of Northstowe, generally within the town centre area, enabling interaction between the users of the different services. The secondary school will need to be located away from the majority of the town centre services, to provide a more appropriate environment for pupils, at lunchtimes and before / after school, and better access to playing fields and sports provision.

D3 HOUSING

OBJECTIVES

- D3/a To provide an adequate and continuous supply of land for housing to meet the strategic requirement for at least 4,800 dwellings at Northstowe by 2016 as set out in the Core Strategy DPD, with an ultimate target beyond that date of 10,000 dwellings.**
- D3/b To provide high quality housing that makes best use of land with higher densities in locations close to a good range of services and facilities and public transport stops.**
- D3/c To ensure the provision of a well integrated mix of housing types, tenures and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including Key Workers.**

POLICY NS/7 Northstowe Housing

Housing Supply:

- 1. Northstowe will provide an adequate and continuous supply of land for housing to meet the strategic requirement for at least 4,800 dwellings at Northstowe by 2016, and a target of 10,000 dwellings beyond that date.**
- 2. Northstowe will be well designed, of a high quality, and will be developed with a good mix of house types, sizes and tenure (including affordable housing) attractive to, and meeting the needs of all ages and sectors of society including those with disabilities.**

Density:

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

House Types and Quality:

- 4. Design Guidance will ensure that there will be variety in the**

housing types provided at Northstowe to offer choice. It will require imaginative and high quality developments both in terms of design and materials which include apartments in the more accessible locations and close to services and facilities, town houses, terraced housing and family housing in forms which embrace the move towards more sustainable ways of living and will include a significant proportion of smaller homes.

5. Market properties should provide:

- a. In the range of 25% to 30% of homes with one or two bedrooms; and
- b. In the range of 35% to 40% of homes with three bedrooms; and
- c. In the range of 30% to 35% of homes with four or more bedrooms;

unless it is demonstrated that a different mix would better meet the needs of Northstowe or is justified having regard to economic viability and an up-to-date Housing Market Assessment. A proportion of new dwellings should be designed to lifetime mobility standards.

Affordable Housing:

6. The starting point for negotiations concerning the provision of affordable housing at Northstowe will be Policy HG/3 of the Development Control Policies DPD. However, this is a major and complex development which has a wide variety of requirements covering infrastructure and services, and a balance may need to be struck between competing requirements, in the light of economic viability. Contributions for off-site provision will not be appropriate.

Housing Supply

- D3.1 Northstowe will provide an adequate and continuous supply of land for housing to meet the strategic requirement for at least 4,800 dwellings at Northstowe by 2016, with a target of 10,000 dwellings beyond that date.

Housing Density

- D3.2 Creating a town which minimises the amount of land that will need to be taken for development and which provides a basis for sustainable living where services and facilities are nearby for most of its residents means

development at densities of at least 40 dwellings per hectare. The approach should be design-led and seek to make the most effective and efficient use of land across the development.

- D3.3 Higher densities will be appropriate in the town and local centres and around public transport stops where increased density and scale of buildings will also contribute to the design quality of Northstowe by providing opportunities for landmark buildings and different character areas.
- D3.4 There will be some small areas that are less accessible and where lower densities may be more appropriate and also to provide variety in character and more typical family housing.

House Types and Quality

- D3.5 One of the keys to the success of Northstowe will be as much the quality of what is provided as the nature of the uses, services and facilities themselves. Densities of 40 dwellings per hectare or more are quite normal in most towns and do not mean sacrificing quality. A high quality of design in both the buildings and the wider environment will be required at Northstowe, and the Design Guidance that will be required will be a key tool in ensuring that high quality is delivered on the ground.
- D3.6 In order to meet the need for smaller dwellings in the area and to respond to the density requirements for the town, a variety in dwelling types will need to be provided. This will also help provide interest in the character and design of the town. This will include modern apartments in the town centre and close to services and facilities and public transport nodes, imaginative use of town houses, terraces and other forms of high quality but higher density housing types. In the interests of providing a range of housing at Northstowe, it would also be desirable for land to be made available within the town for an element of self-build projects.
- D3.7 The District Council will prepare a Travellers' Policy Development Plan Document which will include policies and proposals for the needs of travellers, including site requirements, which may include provision at Northstowe. It will be informed by a sub-regional Travellers' needs survey. The Document is provided for in the Council's Local Development Scheme.

Housing Mix

- D3.8 Policy HG/2 of the Development Control Policies Development Plan Document 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. However,

because Northstowe is an entirely new town, without any existing imbalance in the housing mix, the mix set out in Policy HG/2 would not be appropriate. A mix expressed in a range of percentages provides flexibility for the masterplanning process and the ability to react to economic viability and any different requirement shown through an up to date Housing Market Assessment.

Affordable Housing

- D3.9 A key driver behind the growth area strategy for the Cambridge Sub-Region is to help provide more affordable housing in and close to Cambridge. The issue of affordable housing is addressed in the Housing section of the Development Control Policies DPD, which sets out affordable housing policy district-wide. Policy HG/3 requires that 40% or more of the dwellings given planning permission should be affordable. The strategic developments are key to addressing the affordable housing requirements of the area, and therefore Policy HG/3 will be the starting point for negotiations as to the percentage of affordable housing in Northstowe.
- D3.10 However the District Council is mindful of the significant infrastructure requirements of building a new town. If there is an issue about whether the development will stand the affordable housing target, that is a matter that needs to be addressed through the planning application process where all the policy calls on the development, together with other development related requirements, can be looked at comprehensively and relative priorities determined.
- D3.11 The other factor particular to Northstowe is that it is an entirely new freestanding settlement. It is not an addition to an existing settlement where the wider housing mix will be relevant in addition to that within the development itself. Here, it will be a new community and it is important that it achieves a balanced and sustainable community profile. In order to ensure this, it is important that the right tenure mix within the affordable housing is secured. The mix of affordable housing will be determined in response to identified needs at the time of the development.
- D3.12 In order to ensure that Northstowe develops as a sustainable community, affordable housing will be distributed through the development in small groups or clusters, with the appropriate cluster size being determined having regard to the location within the development e.g. town centre and residential neighbourhoods. In view of the scale of the development and the importance of achieving a sustainable and balanced community, contributions for off-site provision of affordable housing will not be appropriate to Northstowe.

D4 EMPLOYMENT

OBJECTIVES

- D4/a To provide a part of the labour force for Cambridge and its locality as well as enabling people who live in Northstowe to work in the town.**
- D4/b To encourage the development of a mixed economy to provide a range of employment to support the development of a socially inclusive community.**
- D4/c To provide for the development of a significant high technology research and development business district located close to the town centre and linked to the main focus of research activity in and on the edge of Cambridge by guided bus.**
- D4/d To provide for firms that the sub-region needs to attract in order to grow and strengthen its role as a High Technology Cluster.**

POLICY NS/8 Northstowe Employment

- 1. Northstowe will provide approximately 20 hectares of employment land throughout the town comprising:**
 - a. A significant high density employment area integrated with the town centre and located close to a stop on the dedicated local busway providing a business district which includes office based accommodation, D1 educational uses and research institutes, and which supports and contributes to the sub-regional technology cluster, including research and development, in accordance with the Town Centre Strategy;**
 - b. Small-scale local B1 employment within local centres as demand requires, of an appropriate scale to a generally residential area; and**
 - c. An employment area of approximately 5 hectares for predominantly B1c, B2 and B8 employment of a scale serving the needs of Northstowe adjoining the Park and Ride site on Station Road, Longstanton.**
- 2. Planning applications will need to demonstrate how employment development proposals will encourage the development of a**

mixed economy to provide a range of employment to support the development of a socially inclusive community comprising:

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

- D4.1 Northstowe must be a place where people work as well as live if it is not just to become a dormitory town that generates large amounts of daily traffic. However, Northstowe is also a crucial part of the Regional Planning Guidance (RSS6) and Structure Plan 2003 strategies to address the shortage of housing in relation to the number of jobs in and close to Cambridge, and as a result it is not intended to match the number of jobs in the town with the number of residents. This will ensure that people working in or close to Cambridge will also have the opportunity to live in Northstowe, served by high quality public transport links with the city.
- D4.2 Employment development at Northstowe will need to demonstrate a clear need to be located in the area, or serve local needs to supply, service or support the sustainable growth of the new town or support and contribute to the sub-regional high technology cluster including research and development.
- D4.3 South Cambridgeshire Core Strategy DPD Policy ST/8 identifies Northstowe as a Strategic Employment Location which will provide a key opportunity for new employment associated with high technology clusters in the Cambridge Sub-Region. Development will include a significant office and high technology business district (including research and development activities) built to high building:plot ratios, integrated with the town centre and supporting / contributing to sub-regional office / service sector demand and the high technology cluster, including activities linked to the main high-technology focus in and on the edge of Cambridge, Cambridge city centre and Addenbrooke's by guided bus. Its location will ensure support for the town centre and be convenient for its employees, whilst maintaining separation from existing communities. Some activities such as

bio-technology research may need more land and a more peripheral location that is well located to the surrounding road network and to the guided busway.

- D4.4 The equivalent of 20 hectares of employment land will be provided at Northstowe. However, the crucial factor is numbers of jobs as opposed to land provision. There will be opportunities to provide employment at higher densities in this urban area, making more efficient use of land than on traditional low-density business parks.
- D4.5 Northstowe, like all established towns, must be socially inclusive and offer a range of employment opportunities. Whilst the Cambridge research sector is not dependent upon any one technology and has proven itself to be resilient to change, it does require a highly trained workforce. To ensure that there is a balance of employment in Northstowe which will ensure that everyone living in the new town has the opportunity of finding employment, it will be necessary to plan for light industry and local services. An area for general industrial (B2) (including small scale pilot manufacturing), storage and distribution (B8) is also needed, serving a local function for Northstowe and its immediate hinterland and there will also be a need to take account of the potential for live-work units for small business owners.
- D4.6 This location may also be suitable for a Household Waste Recycling Centre and associated bulking up and transfer facility for business and commercial waste to serve the needs of Northstowe and its immediate hinterland pursuant to Policy WLP20 of Cambridgeshire County Council's Waste Local Plan 2003. The Masterplanning process for Northstowe will need to take account of all components of the development plan, and will be the vehicle for bringing together the overall policy framework for the new town.
- D4.7 Employers in Northstowe will be required to prepare green travel plans to show how they intend to ensure that travel to work by car by their employees is not encouraged.

D5 COMMUNITY FACILITIES, LEISURE, ARTS AND CULTURE INCLUDING COMMUNITY DEVELOPMENT

OBJECTIVES

- D5/a To support the early establishment of a successful new community at Northstowe.**
- D5/b To establish a strong feeling of community ownership of facilities and community space.**
- D5/c To ensure provision of appropriate high quality community services and facilities of a high standard of design, which would reasonably be expected to be found in a new town with an ultimate population approaching 25,000 people with a small catchment of surrounding villages.**
- D5/d To secure the provision of high quality leisure and cultural facilities of a high standard of design, which would reasonably be expected to be found in a new town with an ultimate population approaching 25,000 people with a small catchment of surrounding villages.**
- D5/e To ensure the provision of public art.**
- D5/f To develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance of community facilities, leisure, arts and culture.**

POLICY NS/9 Community Services, Facilities, Leisure, Arts and Culture

Publicly and Community Provided Services and Facilities:

- 1. Northstowe will provide a full range of publicly provided services and facilities (e.g. schools, community uses, health facilities), funded where appropriate and reasonable by the development, or by taking every opportunity to draw down funds from as many sources as possible.**
- 2. Northstowe will provide those services and facilities which are to be delivered by the community or voluntary sector and which are essential to successfully establish a sustainable community where appropriate through the provision of serviced land suitable for their development, e.g. faith, social and sporting clubs, etc.**

3. The development will provide for innovative means of provision, including opportunities for joint provision and co-location to provide services which best meet people's needs, are accessible to all and which are cost efficient to service and facility providers.
4. The needs of Northstowe will be determined in accordance with detailed assessments and strategies, prepared and / or approved by the local authority in partnership with the landowners and stakeholders, having regard to capacity at existing facilities.
5. Any planning permission granted for the development of Northstowe will include a planning obligation enabling the phased delivery of publicly provided community services, facilities, leisure, arts and culture, of a high standard of design, with the provision of key services and facilities for early phases of the development, including the provision of Community Development Workers.

Commercially Provided Services and Facilities:

6. The development will make provision for all the commercial services and facilities of a high standard of design that a new town will require.
7. Detailed assessments and strategies to provide for the needs of Northstowe will be prepared in partnership with the land owners and in consultation with potential service providers and stakeholders to determine how these needs can best be met and their delivery phased. Where appropriate, in accordance with the terms of Circular 05/2005, requirements will be included within the planning obligation.

Location of Services and Facilities:

8. Services and facilities should be provided in accessible locations. This will normally be either in the town centre area where they serve the whole population of Northstowe, or in local centres where they have a more local function.

Public Art:

- 9 Provision should be made for public art in Northstowe to help provide a sense of place and distinctiveness. A strategy for public art should be prepared as part of the masterplanning process.

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

- D5.1 The development of Northstowe provides the opportunity for community services and facilities providers to take advantage of emerging best practice in order to ensure that the new residents of Northstowe and the surrounding villages secure the greatest benefit from living in and close to the new town.
- D5.2 Not all services and facilities will be provided by the public or commercial sectors. Some facilities at Northstowe will be best provided through the direct involvement of community groups e.g. facilities for faith and public worship, and associations including social and sporting clubs. In appropriate instances the development may be required to provide land for their provision.
- D5.3 The principles that will guide the location of services and facilities in Northstowe are:
- **Accessibility** to the people who will be seeking services and facilities;
 - **Combining** or linking services and facilities which will be mutually supportive and convenient for the public;
 - **Concentrating** services and facilities in a few locations in order to ensure that a journey for one purpose provides the opportunity to serve another purpose, reducing the number of journeys, and providing opportunities for community interaction.
- D5.4 The town and local centres will be the focus of services and facilities at Northstowe and will be linked together by the dedicated busway through the town as well as by the footpath and cycleway network which will provide safe and convenient public access.
- D5.5 The service providers are investigating opportunities for closer integration of their services to offer a better overall service to the public and to make the best use of land, buildings and other resources. Co-location can provide substantial savings, operational efficiency and better customer service. This would be achieved by sharing buildings, car parks and other facilities such as receptions. Examples of shared provision which are being investigated are:
- A combined library, information and learning centre;
 - Making the secondary school a focus of community activities including lifelong learning, a sports centre and swimming pool;

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

D5.6 Before planning permission could be granted for Northstowe, the needs of the development must be determined in accordance with 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, arts 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.

D5.7 In addition to the provision of services and facilities, provision may be needed for professional Community Development Workers to help establish a vibrant and sustainable community from the outset of development and also to provide support mechanisms in response to local need. This will involve a Community Development Strategy outlining roles, partnership working and the professional people needed to help establish the new community. This work could include support to help establish good communication and information for new residents, establishment of new groups, support mechanisms, sports clubs and community events. The needs of young people should be considered at the earliest stage of development, including the employment of youth workers. Early and ongoing development work can help establish a strong feeling of community ownership of facilities and community space.

Commercially Provided Services, Facilities, Leisure, Arts and Culture

- D5.8 Not all services and facilities will be provided by the public sector. A large number of facilities at Northstowe will be provided commercially e.g. health and fitness clubs, cinemas, tenpin bowling, golf course, etc. Some of these are considered essential to the development of a successful community and there will need to be some certainty that they will be capable of being provided, and sustained long term. This will be particularly important in the early phases of development in order to ensure that Northstowe has a range of services and facilities which will help attract its first residents. Retail and related facilities e.g. restaurants and cafes are addressed in the Town and Local Centres chapters.
- D5.9 The priorities for commercial leisure provision (for example, cinema, ten pin bowling, health and fitness clubs, snooker and pool rooms, public houses and a market) will be considered in consultation with potential service providers as part of the assessment and strategy.

Location of Services and Facilities

- D5.10 Services and facilities will generally be located at the town centre and local centres. This is addressed at those individual chapters.

Management of Community Services and Facilities

- D5.11 It is important that not only are the community services and facilities needed by the town provided, but that they are properly and effectively managed and maintained if they are to provide high quality facilities for the community in the long term. It is also important that a feeling of community ownership is developed for all community facilities and that they are managed to ensure accessibility by all. The strategies for both publicly and commercially provided community services and facilities will therefore need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in the Phasing and Implementation policies.

Public Art

- D5.12 Provision should be made for public art in Northstowe to help provide a sense of place and distinctiveness. Policy SF/6 of the Development Control Policies DPD sets out the Council's policy to see the provision of public art in larger developments. The provision of quality visual arts and crafts as part of new developments can bring social, cultural, environmental,

educational and economic benefits, both to the new development and the community at large. It is considered particularly important that public art is integrated into the overall design of the town including landmark works such as sculpture as well as functional elements e.g. lighting, landscape, street furniture, floor designs and signage.

- D5.13 The District Council has adopted a Public Art policy that provides guidance for developers implementing large-scale developments, including residential and commercial. It encourages developers to allocate a proportion of the budget for the implementation of a carefully considered public art scheme.
- D5.14 Whilst public art is normally sought through negotiation rather than being a requirement of development, in view of the scale of Northstowe and that it will be an entirely new community, the provision of public art as an integral part of the development will be a key part of ensuring the creation of a high quality and distinctive new town. Whilst the Area Action Plan does not prescribe a level of public art provision, it does require that a strategy for public art is prepared, with the appointment of (a) lead artist(s) at an early stage in the planning and design of development and a significant level of provision for public art will be required as part of any proposals.

D6 TRANSPORT

OBJECTIVES

- D6/a** To develop an improved rights of way network to support sustainable transport, recreation and health, and to connect the town to neighbouring villages and the open countryside.
- D6/b** To provide attractive, direct, safe and convenient walking routes within the town linking homes to public transport and the main areas of activity such as the town centre, schools and employment areas.
- D6/c** To provide a highly accessible network of safe and convenient cycleways, segregated from other modes where appropriate, and to ensure covered, secure cycle parking facilities for homes, workplaces, the town centre, local centres and other places.
- D6/d** To create an effective and dedicated local busway through the town to maximise the opportunities offered by the guided bus route and to ensure that all dwellings are within easy walking distance of a bus stop.
- D6/e** To secure the vitality of the town centre by ensuring adequate access to it for the residents of the town and surrounding villages, with a focus on the dedicated local busway, but covering all modes and including an appropriate level of car parking.
- D6/f** To develop a network of safe streets which connect the principal land uses.
- D6/g** To link Northstowe to the main road network whilst minimising the impact of traffic generation on surrounding communities.
- D6/h** To identify the appropriate stages in the development when public transport services and transport infrastructure will need to be provided.

INTRODUCTION

- D6.1** For Northstowe to be a truly sustainable place it will be important to ensure that the transport infrastructure encourages the use of more sustainable

forms of travel – public transport, cycling and walking. The compact, higher density form of development proposed will also favour journeys to be made by these modes. At the same time provision will have to be made for cars and goods vehicles. It will be important to integrate the various modes, providing interchanges to encourage maximum use of the sustainable modes.

ROAD INFRASTRUCTURE

POLICY NS/10 Road Infrastructure

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

A14 Improvements:

- 2. Planning permission for Northstowe will be subject to conditions requiring that sufficient highway capacity is available in the A14 corridor between Bar Hill and Cambridge throughout the development of Northstowe for the traffic forecast to be generated by each phase of new town development and ultimately for up to 10,000 dwellings.**

Primary Road Access:

- 3. Northstowe will be accessed by existing and new roads which may include the following:**
 - a. An improved Hattons Road from the A14 or its parallel distributor road and a new road into the southern end of Northstowe;**
 - b. A new access from the proposed Longstanton West Bypass / Station Road, Longstanton into the northern end of Northstowe;**
 - c. A new road from the A14 or its parallel distributor road in the vicinity of the existing Dry Drayton junction into the southern end of Northstowe.**

Emergency Access:

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

Mitigating Traffic Impact:

5. All roads will be designed and located to minimise and where possible avoid any adverse impacts on the landscape and existing residential properties.
6. Traffic management measures will be funded by the development to minimise traffic impacts on nearby villages.

Willingham Bypass:

7. If at the time of grant of outline planning permission a Willingham Bypass is required by the County Council, a contribution will be sought from the developers of Northstowe towards its construction related to the forecast percentage volume of traffic that will be generated by Northstowe.

A14 Improvements

- D6.2 The A14 is proposed to be improved to a dual three-lane carriageway, with associated parallel local roads. The improvements should be completed by 2015.
- D6.3 Development of Northstowe needs to be carefully phased to ensure adequate infrastructure improvements along the A14 road corridor are in place in order to avoid exacerbating the existing congestion and safety problems, and that local highway conditions are not materially worsened. This may include the provision of measures such as the early provision of parallel local distributor roads.

Primary Road Access

- D6.4 Links from an improved Hattons Road and from Dry Drayton Road will provide access onto the A14 / parallel distributor roads so as not to increase traffic passing through local villages.
- D6.5 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.

Local Road Access

- D6.6 There is a need for emergency vehicles to gain access into Northstowe from the Cottenham Fire Station. There are a number of ways this could be provided. Access could be from Station Road, Oakington or Cottenham Road, Westwick or Longstanton road, Oakington. For the first two of these options, it may well be able to make use of the maintenance track of the guided busway, linking into the town via the dedicated busway within the town. The route of this access will be determined through Masterplanning. If it makes use of Longstanton Road, Oakington, design and traffic management measures, will facilitate movement by pedestrians, cyclists and equestrians and ensure that no motorised vehicular traffic, other than that for essential access, can use this route. Any solution will pay particular regard to the need to ensure that the green separation between Oakington and Northstowe is not fragmented or otherwise adversely affected.

Mitigating Traffic Impact

- D6.7 Careful consideration will need to be given to the design of access roads and junction layouts to minimise their impact on local residents, for example noise, and ensure there will be no resultant rat-running in the villages. Consideration will also need to be given to the adequacy of existing traffic calming measures to deal with the impact of additional traffic. This should be informed through the use of before and after traffic studies and, where necessary, developers will fund additional improvements, having regard to best practice at that time.
- D6.8 Traffic flows on the B1050 through Longstanton have already caused a Longstanton bypass to be required as part of a development at Home Farm, Longstanton. The requirement for a bypass for Willingham will be explored by the County Council as local highway authority and if traffic forecasts demonstrate that these measures will be needed over the lifetime of the development of Northstowe, a contribution will be sought from the developers of Northstowe towards its construction related to the forecast percentage volume of traffic that will be generated by Northstowe.

ALTERNATIVE MODES

POLICY NS/11 Alternative Modes

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

Public Transport:

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

Park and Ride:

- 8. The Park and Ride stop for the guided bus on the disused St Ives railway line will be easily accessible by foot and cycle from Northstowe. Direct road access to the site from the town will not be provided.**

Non-motorised Modes:

- 9. There will be a dedicated network of highly accessible, segregated, high quality, safe, direct, connected and convenient rights of way, including cycle, pedestrian and horse riding routes, within Northstowe, connecting with surrounding villages, and the wider rights of way network. These routes will be complemented with quality infrastructure including signing, seating and lighting where appropriate.**

Car and Cycle Parking Standards:

- 10. Secure cycle parking will also be provided in accordance with the minimum standards and car parking in accordance with the Development Control Policies DPD to reduce over-reliance on the car and to promote more sustainable forms of transport.**
- 11. Car pooling and shared use of car parking facilities will be encouraged, particularly on mixed-use sites, to minimise the amount of land given over to car parking. This must be explored through the Transport Assessment and Travel Plan.**

Public Transport

- D6.9 High Quality Public Transport (HQPT) will form a fundamental part of making Northstowe a sustainable new town and minimise its impact on the environment. The most significant connection for public transport for Northstowe will be the guided bus, offering services to the main centres of attraction in Cambridge and St. Ives / Huntingdon, and various points in between.
- D6.10 Northstowe will be served by a dedicated local busway connected to the main through route along the disused railway line at either end of the town. Unlike the through route, it will not be guided as this would create a barrier to movement within the town, but should take the form of a dedicated busway, segregated from other traffic, ensuring bus priority and better integration into the urban form of Northstowe, serving the main centres of attraction. The dedicated local busway will be supplemented by a local bus network with additional bus stops which will enable total public transport coverage within Northstowe.
- D6.11 All development within Northstowe will be within easy access of a public transport stop. The dedicated local busway should maximise coverage within Northstowe, with the aim that all areas will be within easy walking distance of a stop (no more than 600m walking distance, equating to a 5-10 minute walk). However, it would not be desirable to achieve total coverage if this would compromise the quality of service that could be provided. Therefore, a careful balance must be struck between coverage and quality of service. The Council will seek as much of the development as possible to be within 600m of a stop on the dedicated local busway, but where this is not possible, it should be within 400m of a local bus stop. In high density development areas all properties should be within 400m of the dedicated local busway providing High Quality Public Transport.

Park and Ride

- D6.12 A Park and Ride facility is planned as part of the Cambridgeshire Guided Busway proposals on the north western edge of Northstowe, to be served by buses on the guideway and dedicated local busway. The dedicated local busway will serve residents of Northstowe, so there will be no need for residents to travel by car to the Park and Ride facility.
- D6.13 The Park and Ride facility will be easily accessible by foot and cycle from Northstowe, as it will be the closest bus stop for residents in the northern part of the town. Direct road access from Northstowe will not be provided in order that car parking will be available for more long distance travellers, with vehicular access from Station Road, Longstanton. Design and traffic management measures will facilitate movement by pedestrians, cyclists and equestrians and ensure that no motorised vehicular traffic, other than that for essential access, can use this route.
- D6.14 The Council will also seek to explore opportunities for shared use of the car park with other nearby uses, in accordance with the strategy in the Travel Chapter of the Development Control Policies DPD.

Non-motorised Modes

- D6.15 Cycling has the potential to substitute for short car trips, particularly for journeys under 5km. Northstowe presents an opportunity to design at the outset a town where distances to facilities and services are minimised, and accessibility is maximised by walking and cycling.
- D6.16 The following external rights of way routes are encouraged and should be provided where possible to:
- Surrounding villages within a 5km radius including Oakington, Longstanton, Willingham, Rampton, Cottenham, Histon, Impington, Girton, Dry Drayton, Bar Hill, Swavesey and Over;
 - The National Cycle Network – Route 51 (along the guided busway);
 - The wider rights of way network of byways, bridleways, cycleways, footpaths.
- D6.17 Internal routes will be provided linking the residential areas and main destinations such as the town centre, local centres, schools, employment, open spaces and other services and facilities.

- D6.18 Routes will be segregated, high quality, safe, direct, connected and convenient for all users, including the less able, such as partially sighted, hearing impaired, and wheelchair users. These routes will also be complemented with quality infrastructure, such as signing, secure cycle parking, seating and lighting (of a level appropriate to the location).

Car and Cycle Parking

- D6.19 It will be important to establish a culture within the development which accepts that whilst the car has an important role in providing for some journeys, for those journeys within Northstowe and to other key destinations such as Cambridge it should be the least preferred option.
- D6.20 In part, this will be influenced by the scale of provision of car parking both in residential areas and at key destinations. There will be a need for a certain level of car parking to enable people to park without causing social or amenity problems and to enable the town to function effectively. This will include making adequate and convenient provision for disabled parking.
- D6.21 Maximum car parking standards are set out in the Development Control Policies DPD and will apply to the development at Northstowe. In addition, given that Northstowe will be served by HQPT, opportunities for reduced levels of parking will be explored in locations close to transport interchanges (including bus stops) facilities and services, and for car pooling and shared parking, for example on mixed-use sites, particularly where there is a suitable mix of day and night time uses.
- D6.22 Car parking will be designed to minimise the impact on the urban form. Development at higher densities may require more innovative design to incorporate off-street car parking, for example through integrating garages within the footprint of dwellings and underground parking. In terms of visual impact and lighting, and should design out crime and the potential for "cruiser" gatherings, which have presented problems in other areas.

Travel Plans

- D6.23 Employers and schools in Northstowe will be required to prepare travel plans to show how they intend to ensure that travel by car is not encouraged, and travel by other modes is positively promoted.

D7 LANDSCAPE

OBJECTIVES

- D7/a To create within the urban area a pleasant and attractive external environment to contribute to local character and provide legibility to meet the needs of those living, working and visiting the town.**
- D7/b To ensure a high degree of connectivity between green areas, within the town for wildlife and people.**
- D7/c To create a network of green spaces within the town which integrate well with the development, contribute to legibility, are pleasant and attractive.**
- D7/d To enable landscape areas to provide an environment suitable for the mitigation of any adverse impact on wildlife and to maximise benefits to wildlife in order to increase biodiversity.**
- D7/e To enable landscape areas to contribute to the informal recreation needs of those living, working and visiting the town.**
- D7/f To ensure that any alterations to topography within the town are appropriate to local landscape character.**
- D7/g To make the best use of the existing tree resource on site as a setting for the development.**
- D7/h To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption and maintenance of the landscape areas.**

LANDSCAPE PRINCIPLES

Policy NS/12 Landscape Principles

Landscape Strategy:

- 1. A Landscape Strategy for Northstowe, of a level of detail appropriate to the type of application, should be submitted prior to the granting of outline planning approval, and the formal approval of the Landscape Strategy will be secured at the grant**

of outline planning permission. The Strategy will be implemented as part of the conditions / planning obligations for the development of the new town. The Strategy will:

- a. Create an appropriate setting for the new town, minimising any adverse visual or landscape impacts on the surrounding area including the setting and character of the surrounding settlements, in particular the closest villages of Longstanton, Westwick and Oakington and their Conservation Areas as well as its more distant neighbours at Rampton, Willingham, Over and Bar Hill;
- b. Ensure a high degree of connectivity between the new town and wider countryside for wildlife and people, including extending the rights of way network (public footpaths and bridleways);
- c. Include appropriate planting and landscaping alongside all new access roads and the parallel distributor roads alongside the A14 as well as substantial planted areas in association with balancing ponds;
- d. Create a quality environment for residents, workers and visitors to the town;
- e. Ensure a high degree of connectivity between green areas within the town;
- f. Create a network of green spaces which contribute to legibility, are pleasant, attractive and beneficial to wildlife, and integrate well with the wider countryside;
- g. Enable landscaped areas to provide an environment suitable to mitigate any adverse wildlife impacts and to maximise the benefits to wildlife thus increasing biodiversity;
- h. Enable landscaped areas to contribute to the informal recreational needs of the town;
- i. Make the best use of the existing tree resource on the site, and sensitively integrate open spaces and areas of built form;
- j. Ensure that any alterations to topography are appropriate to local landscape character;

- k. Include appropriate management systems to ensure high quality, robust and effective maintenance of the landscape areas.**

Treatment of Construction Spoil

- 2. Construction spoil retained on site must be distributed in a manner appropriate to the local topography and landscape character, and can be used for noise mitigation, flood risk management or biodiversity enhancement.**

Water as a defining feature in the landscape

- 3. Where practical, water in the form of lakes and watercourses will be one of the defining characteristics of Northstowe.**

Existing Landscape Features

- 4. In order to assist the creation of a mature landscape at an early stage in the development, existing landscape features will be retained where they can make a significant contribution to the urban environment.**

- D7.1 Northstowe will be a major feature in the landscape and it is therefore important that it is designed and landscaped in a way that respects the landscape character of the area and enhances its landscape setting. To ensure that this is achieved, a landscape strategy will be required at an early stage.
- D7.2 Northstowe lies at a point of subtle transition between relatively high ground south east of the A14 (range 20-70m AOD) and the virtually level fenlands 5km to the north (range 1-5m AOD). A sparse network of drains and ditches flow north-east to the River Great Ouse. These drains are not prominent landscape features although a few support significant mature trees such as willow and poplars. This contrasts with the more natural watercourses in the area such as Oakington Brook and Beck Brook, which tend to flow in defined shallow valleys and support considerable tree growth.
- D7.3 The area lies within the Bedfordshire and Cambridgeshire Claylands national landscape character area as defined by the Countryside Agency and in Cambridgeshire as the Western Clay lands. They are characterised by:
- Large scale arable farmland with open fields

- Sparse hedgerows
- Scattered woodlands
- Villages with significant tree cover and grass paddocks on village edges - with church spires enlivening the skyline.

D7.4 The Northstowe area contains features strongly representative of this landscape character. It is a typical clay land open arable landscape of average quality for the region. Longstanton is the most significant landscape feature in the area, appearing as a substantial belt of trees within an otherwise open landscape, but with few buildings visible. The settlement of Bar Hill to the south-west is also prominent by virtue of its elevated position and visible development as is the Haddenham ridge to the north. From within the Area Action Plan area the skyline is enlivened by the spire of All Saints Church in Longstanton and the windmill and telecommunications mast at Over. The mature Lombardy poplars on the airfield are also prominent skyline features but the large hangers are not, being largely screened by trees and topography, except from the north and north-east. A water tower is prominent in many views. Longstanton and Oakington are fen-edge villages with the true fen starting 5 km to the north-east in the vicinity of the River Great Ouse.

D7.5 Cambridgeshire's villages and towns are important features in the landscape which can be both positive and negative. A characteristic which is common to most which assists with their assimilation into the countryside is a gradation from the edge of the settlements through lowering densities merging into a network of small fields on the countryside edge which gives way to the larger field structure which is typical of much of South Cambridgeshire. Assimilating Northstowe into its countryside setting will require a similar treatment which can include strengthening existing boundary features along field edges, footpaths, bridleways and roads in the vicinity of the town, including new roads constructed to serve Northstowe.

D7.6 Appropriate management systems will be required to ensure high quality, robust and effective maintenance of the landscape. This is dealt with in the Phasing and Implementation policies.

Landscape Strategy

D7.7 It will be important for the landscape of Northstowe to be determined at an early stage in the planning process in order to guide the development of the town and to allow structural planting and landscaping to be implemented at the earliest opportunity. The Landscape Strategy will assist in delivering a quality environment to meet the needs of residents and visitors. Connections between the landscaped open spaces will add to their overall

value for both people and wildlife. There is a considerable existing tree and shrub cover on the site which can be incorporated into the overall design of the town. Effective maintenance and management is essential to the long-term strategy. The level of detail required in a Landscape Strategy will be different at the outline and detailed planning application stages, with a strategy at the outline stage being more strategic in nature.

- D7.8 In general, the structural landscaping areas and Green Corridors which are created should be characteristic of the locality in terms of drainage, topography and species and habitats and thus, by virtue of their semi-natural nature, be robust and require minimum maintenance.

Construction Spoil

- D7.9 There will be a significant amount of construction spoil generated by the development of buildings and roads. A limited amount can be used to form new ground features as these may be required for instance to provide acoustic and wildlife benefits. Construction spoil should therefore be distributed over a wide area within the site such that new ground levels do not adversely affect water tables, visual amenity or the landscape character of the area. It would not be sustainable to transport construction spoil away from the site.

Water as a Defining Feature in the Landscape

- D7.10 Water is a key element in the landscape of the fens and fen-edges. It is also an important feature in Cambridge and in many Cambridgeshire market towns. The use of water as an urban feature in this new fen-edge town therefore would be consistent with these characteristics and would enliven and enhance the built environment. In some cases water features will form extensive areas in the form of lakes and ponds, but there is also the opportunity for the green corridors to include linear features reflecting the canals, dykes or lodes in the Cambridgeshire fenland tradition. There will be a variety of treatments for water features depending on their location. Within the urban fabric a more formal approach may be appropriate whilst in other areas such as on the edges of the town an informal and naturalistic approach may be appropriate.

Existing Landscape Features

- D7.11 There will be opportunities to incorporate existing tree belts, groups, individual trees and hedges and lakes and ponds where such features can make a significant contribution to the urban environment. The design of the town should therefore be guided by the need to incorporate this important

resource. In the circumstances where this is not possible, every effort will be made to transplant existing trees to new locations within the development. This will apply particularly to the oak trees currently growing on the MOD site. This will allow a more mature landscape to emerge within the town at an early stage in the development.

Management Strategy

- D7.12 The landscaping of Northstowe will not be effective if it is not managed to the highest standards. In order to achieve this, it will be necessary for all landscaped areas to be maintained by the same organisation. This will need to take into account the varying requirements of the different functions which open space has to perform. It will only be successful if the local communities using this open space recognise its needs and are fully involved in its development and maintenance as key stakeholders. There will therefore be the need to develop appropriate management strategies to ensure high quality, robust and effective implementation, adoption and maintenance arrangements are in place ahead of any planning permission being granted. This is dealt with in Chapter E1 Implementation.

LANDSCAPE TREATMENT ON THE EDGES OF NORTHSTOWE

POLICY NS/13 Landscape Treatment of the Edges of Northstowe

The Eastern Water Park:

- 1. A landscaped water park with appropriate planting and footpaths will be provided on the outer edge of Northstowe to the east along the St Ives railway. The water park will provide an attractive amenity for the town and a landscape buffer to the open countryside. It will also provide opportunities to create wildlife habitats and thus increase biodiversity.**

Airfield Road between Longstanton and Oakington:

- 2. The tree belt along the airfield road between Longstanton and Oakington will be retained and enhanced with additional planting to provide a strategic landscape boundary to the new town.**

Sporadic Linear Development on the B1050 Station Road, Longstanton:

3. Sensitive integration of the existing properties along Station Road, Longstanton, will be achieved by a variety of landscape and design responses.

- D7.13 The landscaping of the edges of Northstowe will be addressed through a variety of measures to integrate the town into its surroundings and also to protect the amenity of existing residents surrounding the site and the new community of Northstowe. The landscape treatment of the areas of green separation between Northstowe and the villages of Longstanton and Oakington to maintain the character of those villages will also provide an attractive setting to the town. On the northern outer edge of the town, the proposed water park following the line of the former St Ives railway will also provide the opportunity to create an attractive landscape treatment along that edge of the town.
- D7.14 There are also two other boundaries to the town which also require a suitable edge treatment: on the airfield road between Longstanton and Oakington and on the B1050 Station Road Longstanton. Both these areas also include areas of housing outside the village frameworks of Longstanton and Oakington, which are physically detached from the villages. Landscape treatments should provide appropriate edges to the town and protect the amenity of those existing properties.

The Eastern Water Park

- D7.15 Most of the site for Northstowe drains to the north-east and there is a need to attenuate surface water as part of the drainage strategy. This offers the opportunity to create a water park along the boundary of Northstowe where it meets the guided bus route along the former St Ives railway. This will have a number of functions, as well as drainage, as a landscape resource, for recreation and for improvements in biodiversity. The extent and depth of water will vary according to rainfall and the time of year. The water park is shown diagrammatically on the Proposals Map.

Airfield Road Between Longstanton and Oakington

- D7.16 Along the airfield road between Oakington and Longstanton St Michael's an existing tree belt screens the southern part of the Airfield and forms a major feature in the landscape. However, the opportunity needs to be taken to enhance this feature to make a more positive contribution to the landscape, given the changes which will occur as a result of the development of Northstowe.

Sporadic Linear Development on the B1050 Station Road, Longstanton

- D7.17 There is sporadic linear development on the B1050 north of Longstanton both north and south of the railway line. This is separate from and outside the village framework. South of the disused railway line, the majority of properties lie on the west side of this busy through route to the fens. The amenity of these properties will need an appropriate landscape response.

LANDSCAPING WITHIN NORTHSTOWE

POLICY NS/14 Landscaping Within Northstowe

Green Corridors:

- 1. A series of Green Corridors will be created into and through the urban area, which may be based on:
 - a. Drainage infrastructure;**
 - b. Existing landscape features;**
 - c. New landscape character areas.****
- 2. Water will be a central feature in many of these Green Corridors.**
- 3. They will have landscaping and biodiversity value and also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking, cycling and horse riding.**
- 4. Road and bus crossings through the Green Corridors will be designed to limit any adverse safety implications for people and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife will also be provided, such as tunnels under roads and ditches alongside roads where appropriate.**

Rampton Drift:

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

The Landscaping of the Built Environment:

- 6. The built environment will be landscaped with high quality design, materials and planting; this will be addressed in a Strategic Design Guide which must be submitted to and approved by the local planning authority prior to the approval of any reserved matters applications or detailed planning consents.**

The Town Park:

- 7. Pursuant to Policy NS/19 (Recreation) the town park will need to bring forward a high quality landscape which will enhance the setting of the town centre.**

The Landscaping of Open Spaces:

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

Green Corridors

- D7.18 A number of Green Corridors will penetrate into and through the urban area, drawing upon the character of Cambridge, and based on drainage infrastructure, existing landscape features and the opportunities to create new landscaped character areas. As well as having a visual amenity, these will offer varied recreational opportunities and will also act as wildlife corridors. For all these functions it is important that they connect to other key internal open spaces within the town and to the larger green areas on the periphery and the surrounding countryside. Water will often be a central feature of these green corridors thus enhancing this aspect of the character of the new town.
- D7.19 These Green Corridors will offer landscape and biodiversity value as well as recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, verges, planting and water / drainage features to around 100m of informal open space, recreation and children's play areas. There may be potential for the wider areas of the corridors to accommodate some formal sports provision without detracting from their overall landscape and biodiversity role.
- D7.20 The Green Corridors will be accessed from areas of built development by public rights of way including footpaths and cycleways and connect to each other, to the green separation with neighbouring villages and with the surrounding countryside in order to maximise their value in creating a

complete network. They will also link to other neighbourhood community facilities, and in particular the primary schools, offering recreational amenity for children and parents between home and school. In addition they can offer sustainable access links to areas of formal sports pitches and facilities.

- D7.21 In order that the Green Corridors can safely fulfil their landscape, recreational and biodiversity functions for both people and wildlife, the number of road crossings of these will be limited. Any crossings must be well designed and complement the local landscape character.

Rampton Drift

- D7.22 Rampton Drift is an area that will effectively lie within Northstowe and will therefore be surrounded by urban uses. It will need a specific treatment which allows it to be sensitively integrated into the town whilst ensuring that an adequate buffer is provided in order to maintain its residential amenity.

The Landscaping of the Built Environment

- D7.23 Within the urban area high quality streetscapes should be created through the use of attractive, durable materials which reflect the character of the locality and include sufficient practical space to incorporate green landscape elements, such as avenues and formal ornamental planting primarily in the public areas to create a varied and legible environment.

The Town Park

- D7.24 Although primarily a recreational resource, the town park will be a crucial element in the design and setting of the town centre. The town centre will be the focus of the highest densities of development and therefore this open space will be one of the most defining features of Northstowe and it will have an important amenity value for those living or working in or visiting the town centre.

The Landscaping of Open Spaces

- D7.25 Open spaces such as playing fields, play areas, burial grounds and allotments will need to be designed and landscaped to a high standard and link to and integrate with other landscaped and amenity areas so that they contribute to the overall quality of the setting for the urban fabric of Northstowe.

LINKING NORTHSTOWE TO ITS SURROUNDINGS

POLICY NS/15 Linking Northstowe to its Surroundings

Access Roads:

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

Connecting to the Wider Landscape:

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

Access Roads

- D7.26 It will be important to minimise any adverse landscape and visual impacts of the highway infrastructure and associated drainage areas including balancing lakes by means of appropriate tree and shrub planting and unobtrusive earth shaping. The new roads linking Northstowe to the existing network should be appropriately landscaped consistent with the existing landscape character so that the roads and their landscaping do not appear as alien features.

Connecting to the Wider Landscape

- D7.27 The value of the landscaped areas within the town will be enhanced by linking them together to form a network with the landscapes created on the periphery of the town, in the country parks and through to the wider countryside. Such landscaping should respect local landscape character.

D8 BIODIVERSITY

OBJECTIVES

- D8/a** To achieve and maintain a thorough understanding of the existing biodiversity of the plan area before, during and after construction.
- D8/b** To minimise any adverse impact on the existing species and habitats of particular biodiversity importance that may arise as a result of development.
- D8/c** To maximise the biodiversity value of the green spaces that either remain or are created as a result of development, in balance with other functions for these areas.
- D8/d** To maximise the biodiversity of the urban areas.
- D8/e** To establish awareness within the local population of the biodiversity within and beyond the town and thus encourage its protection and enhancement.
- D8/f** To establish a high degree of connectivity between green areas associated with the development of the town and the wider countryside, balanced with a need to minimise the adverse impacts to the surrounding ecology that might arise due to the substantial population increase in the area.
- D8/g** To ensure the maintenance and funding of the resources for biodiversity including the habitats and flora and fauna of merit.
- D8/h** To make use of existing features of ecological value to contribute to the creation and retention of key habitats within the new development.
- D8/i** To develop an appropriate management strategy to ensure high quality, robust and effective implementation, adoption, monitoring and maintenance of the biodiversity areas.

INTRODUCTION

- D8.1** The Area Action Plan lies within a mainly arable farmland landscape that supports few hedgerows, copses, woodlands, major water courses or water bodies. This has led to the biodiversity of the area being relatively poor by

national and regional standards. There is no land within the Area Action Plan that is statutorily designated for wildlife protection.

- D8.2 However, the site itself includes as well as arable land, rough grassland on the disused airfield with associated hedgerows and woodland plantation, Oakington and Longstanton Brooks, a network of ponds and a disused railway embankment. These key habitat areas provide good shelter, food and commuting resources for a range of protected species known to be within the area. The key protected species recorded within the Area Action Plan are badgers, bats, amphibians, reptiles, birds, water vole, otter and brown hare. The key principle will be to achieve a net increase in biodiversity.

EXISTING BIODIVERSITY FEATURES

POLICY NS/16 Existing Biodiversity Features

Biodiversity Surveys:

- 1. Developers will be required to undertake a full programme of ecological survey and monitoring prior to the commencement of construction. This work should conclude by proposing a strategy for the protection and enhancement of biodiversity, and Biodiversity Management Plans, to establish:**
 - a. Which areas of biodiversity will be protected and enhanced;**
 - b. Appropriate mitigation measures;**
 - c. Which specific impacts of development will need to be monitored during and after construction.**

Further ecological surveys will be required during and after construction, and the Biodiversity Strategy and Management Plans will be reviewed in the light of surveys and monitoring.

Management Strategy:

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

Retention of Existing Features:

3. Existing features including trees, tree plantations and the lake in the southern section of the airfield and the existing ponds in the golf course will be retained as biodiversity and landscape features where such features can make a significant contribution to the urban environment or to the biodiversity of the site.

Biodiversity Surveys

- D8.3 In order to protect and enhance the biodiversity of the area it will be essential to undertake full programmes for ecological survey and monitoring before, during and after construction. This will identify key areas of value to inform the design process and to develop strategies for:
- Key species, particularly badger, bat, great crested newt, barn owl, common lizard, grass snake, invertebrates, water vole and brown hare; and
 - Key habitats, including woodland, individual trees of merit, open water, mosaics of grassland, hedgerow and associated ditches.
- D8.4 It will be important to draw up strategies for the creation, retention and management of key habitats important for foraging and shelter, and mitigation for protected species to ensure and encourage their continued presence within the new development.

Management Strategy

- D8.5 As with landscape, a Biodiversity Management Strategy will be needed to maintain and fund biodiversity (see NS/12 - Landscape: Management Strategy). The landownership structure of public open space should be as simple as possible and subject to a single agreed management strategy in order to be comprehensive and all embracing. It will be important that any Biodiversity Management Strategy receives the full support of the local communities who should be involved in creation and care of habitats. This can be achieved by informing the residents of the town about the biodiversity of the area through community / wildlife groups, on-site information boards and local newsletters.

Retention of Existing Features

- D8.6 Existing biodiversity features will be incorporated into a green network to facilitate the movement of people and wildlife between them and prevent them becoming isolated.
- D8.7 The existing features are mature and support a relatively rich range of wildlife for the area. It is important to retain these habitats where possible. The Biodiversity and Landscape Management Strategies will consider how to enhance this resource through extensive woodland management including thinning, replanting and establishment of a diverse scrub and herb under-storey.

NEW BIODIVERSITY FEATURES

POLICY NS/17 New Biodiversity Features

Eastern Water Park:

- 1. The water park along the eastern boundary of the town and west of the disused railway, which will be created to provide for the attenuation of surface water flows, will be managed to enhance the biodiversity of Northstowe by providing an extensive wetland habitat and to maximise its value to key species.**

Southern Parkland Country Park:

- 2. A parkland landscape will be created between Northstowe and Oakington to provide a substantial resource of trees, grassland and other areas of semi-natural vegetation. This area will be designed and managed for its wildlife value.**

Green Corridors Through and Beyond the Town:

- 3. Green corridors will be established through the town to connect where possible to biodiversity features and corridors beyond the town.**

Creating Habitats Within the Urban Area:

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

New Biodiversity Features

- D8.8 A Landscape Strategy is being developed for Northstowe (see Landscape section) which envisages the creation of a water park along the boundaries of the new town where it meets the guided bus route.
- D8.9 The Landscape Strategy suggests that green corridors would penetrate into and through the urban area, based on drainage infrastructure, and existing landscape features will also act as wildlife corridors. For biodiversity it is the connectivity between these open areas and the links to the larger green areas on the periphery and thence into the open countryside which will enable wildlife to spread and flourish.

Creating Habitats Within the Urban Area

- D8.10 There are a number of ways in which biodiversity can be maximised within urban areas, such as by incorporating green roofs, erection of bat bricks and boxes, bird nest boxes, installation of mammal tunnels and other means of crossing points along severed routes. All of these will need to be designed and installed at appropriate locations to gain maximum net gains. The urban design and landscaping of the town can also contribute through the establishment of a network of open spaces planted with indigenous species which will support a wide range of wildlife.

D9 ARCHAEOLOGY AND HERITAGE

OBJECTIVES

- D9/a To develop an appropriate Archaeological Strategy which mitigates any adverse effects of the new settlement on the archaeological resource.**
- D9/b To minimise any adverse impacts on the setting and character of Listed Buildings and Conservation Areas in the surrounding area.**
- D9/c To develop an appropriate strategy which mitigates any effects of the new settlement on unlisted structures of historic interest within the RAF airfield.**
- D9/d To provide an educational resource which can be used to inform the local population and the wider academic environment on the archaeological significance of the area.**

POLICY NS/18 Use of Existing Buildings

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

- D9.1 Whilst there are no Scheduled Ancient Monuments at Northstowe, the site contains a rich buried archaeological resource. Several archaeological sites are identified on the Cambridgeshire County Council Sites and Monuments Record including large cropmark complexes of Iron Age / Roman / Anglo-Saxon date. Other buried archaeological sites may also await detection, in accordance with Policy CH/2 in the Development Control Policies DPD.**
- D9.2 At Oakington Barracks / Airfield there are a number of World War II buildings and structures of historical military interest including the Officers' Mess and a number of pillboxes, for which sustainable uses will be sought.**

D9.3 The built heritage in areas which will lie close to Northstowe is also significant and consists of a number of Listed Buildings in surrounding villages (some of which provide landmark buildings in the wider landscape) and Conservation Areas:

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

D10 MEETING RECREATIONAL NEEDS

OBJECTIVES

- D10/a To provide adequate sports facilities.**
- D10/b To ensure adequate public open space for play and informal leisure.**
- D10/c To create a town park to serve as a focus for the town's outdoor activities.**
- D10/d To provide opportunities to access and enjoy the surrounding countryside.**

URBAN RECREATION

POLICY NS/19 Public Open Space and Sports Provision

Formal Sports Provision:

- 1. A Strategy for Formal Sports Provision must be prepared, for the approval of the local planning authority. It will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community. It will take account of the Major Sports Facilities Strategy for the Cambridge Sub-Region prepared by Cambridgeshire Horizons, and consider the implications for Northstowe.**
- 2. The requirements of the strategy for formal sports provision which are directly related to the needs of the future residents of Northstowe and its implementation will be met in full by the development in terms of the quantity, quality and location of facilities provided.**

Location of Sports Facilities:

- 3. The main public indoor sports facility will be based at the secondary school. This will be a dual use facility used by both school and community. Grass pitches required to meet the needs of the secondary and primary schools will not count towards the provision of the required public open space.**

4. Large outdoor sports areas offering a combination of grass pitches, and ancillary changing and storage facilities, and social facilities will be provided. Such areas must not be of such a scale as to be detrimental to character and amenity of the town. One such area will be located adjacent to the secondary school.
5. The Formal Sports Strategy will identify those outdoor sports facilities and their locations which can be provided for dual use.

Accessibility to Outdoor Sport Pitch Provision:

6. All homes in Northstowe will be within 1,000m of outdoor sport provision.

Location of Children's Play Areas and Youth Facilities:

7. A Play Strategy will be required for Northstowe which will include a mixture of formal and informal provision.
 - a. No home will be more than a 1 minute walk (i.e. 100m actual walk distance) from a Local Area for Play (LAP).
 - b. No home will be more than 5 minutes walk (i.e. 400m actual walk distance) from a Local Equipped Area for Play (LEAP).
 - c. No home should be more than 15 minutes walk (i.e. 1,000m actual walk distance) from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).

Town Park:

8. A town park will be developed adjoining the town centre. It will be connected to the adjoining green ways and residential areas by high quality footpaths and cycle links. It will include some appropriate outdoor sports provision, such as tennis courts and bowling greens, and appropriate ancillary facilities.

Green Corridors:

9. As well as landscaping and biodiversity value (Policies NS/14 and NS/17), the Green Corridors will also perform a recreational function for both informal recreation and children's play. Public access will include provision for walking, cycling and horse riding.

Water Features:

- 10. The surface water drainage network for Northstowe will offer a recreation facility.**

Phasing of the Delivery of Open Space:

- 11. Recreational facilities and associated landscaping will be delivered early within the development such that the needs of the development are met at all times.**

- D10.1 Northstowe's residents should be able to find that their sport, leisure and recreational needs are met locally so that they can lead a healthy lifestyle and enjoy a high quality of life and leisure time. Whilst some higher order and commercial leisure activities can only be met in Cambridge as the sub-regional centre, every opportunity should be taken to allow people from Northstowe and the surrounding villages to meet as many of their needs as possible without the need to travel further afield.

Public Open Space and Sports Provision

- D10.2 A high standard of public open space provision will be required in Northstowe consistent with its role as a town of significant size. Policy SF/11 in the Development Control Policies DPD sets a minimum standard for outdoor play space and informal open space in the district. This standard will apply to Northstowe. The standard comprises:
- Outdoor Sport – 1.6 ha. per 1,000 people;
 - Children's Playspace – 0.8 ha. per 1,000 people;
 - Informal Open Space – 0.4 ha. per 1,000 people.

Strategy for Formal Sports Provision

- D10.3 A Strategy for Formal Sport will enable comprehensive planning of facilities at Northstowe, taking account of the needs of the Cambridge Sub-Region. The Strategy will be completed in partnership with Cambridgeshire Horizons along with other partner organisations and professional bodies such as Sport England and the Governing Bodies of Sport. It must also include an assessment of local and national sporting trends. A Major Sports Facilities Strategy for the Cambridge Sub-Region is being prepared by Cambridgeshire Horizons. The Strategy for Formal Sport must consider the implications of this Strategy for Northstowe.

- D10.4 The following is an indicative (but not exclusive) list of facilities to be explored by the Strategy:
- 25 m indoor swimming pool;
 - 8 court sports hall;
 - Fitness suite;
 - Squash courts;
 - Floodlit artificial turf pitches for hockey and football;
 - Multi-use games areas for training and five-a-side football;
 - Tennis courts;
 - Outdoor bowls green;
 - Indoor bowls facility;
 - Athletics track;
 - Grass pitches and ancillary facilities for a range of sports and age groups;
 - Cricket pitches.

Location of Formal Sport

- D10.5 Cambridgeshire has a well developed network of community colleges and village colleges which provide “dual use” sports facilities for both school and community use. This works well in South Cambridgeshire where the existing policy is to base its main indoor sports centres and swimming pools at secondary schools managed under a service level agreement with the school. This offers a good value approach and ensures that all people have access to good quality, local sports facilities. It also encourages greater after-school sport for young people and gives priority to community use in the evenings and weekends.
- D10.6 The service level agreements include all indoor sports facilities plus outdoor tennis courts and multi-use games areas. They do not include grass pitches as this leads to over use of school pitches and regular access cannot always be guaranteed by the schools. Grass pitches located close by can, however, offer some joint usage.
- D10.7 Dual use sports facilities also work well in neighbouring local authority areas where they are located in more urban environments including Huntingdonshire and East Cambridgeshire.
- D10.8 The location of one cluster of outdoor pitches supported by appropriate ancillary facilities, adjacent to the secondary school, will allow for flexibility of use by the school and community. Any group of pitches must not be of such a scale that it is detrimental to the design of the town. It is therefore likely that an area of more than eight pitches will not be suitable. Grass pitches at the secondary and primary schools will not be included as part of the community provision. However, artificial turf pitches and courts that are

subject to a Dual Use Agreement can be counted as both community and school provision.

Accessibility to Outdoor Sport Pitch Provision

D10.9 Planning Policy Guidance Note 17 Paragraph 7 states that local standards should include consideration of accessibility. Whilst in the majority of South Cambridgeshire villages provision of formal sport pitches is at a single location, for a settlement the size of Northstowe this could make access to formal sports facilities difficult. A minimum accessibility standard for formal sport is required. 1,000m is the equivalent of 10-15 minutes walking time.

Location of Children's Play Areas

D10.10 A Play Strategy will be produced for Northstowe which will include a mixture of formal and informal provision. Formal provision will include:

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

D10.11 The total land space required will be based on the Council's proposed standard for inclusion in the Development Control Policies DPD of 0.8 hectares per 1,000 population of which up to 50% will be in the form of LAPs LEAPs, NEAPs and SIPs. However the distribution of play spaces is also important if they are to properly serve local needs.

D10.12 LAPs will not be formally equipped but will provide soft and hard landscaping to provide a natural meeting place and play space for children and adults. The National Playing Fields Association recommends that no home should be more than 100m from a LAP.

D10.13 LEAPs offer formal equipment for children up to 8 years. They should incorporate at least 8 pieces of equipment including a minimum of 3 pieces suitable for toddlers. The National Playing Fields Association recommends that no home should be more than 5 minutes from a LEAP. LEAPs should be located close to local centres and en route between primary school and residential areas.

- D10.14 NEAPs will cater for unaccompanied 8–14 year olds and will include equipped play areas and youth sports facilities including informal multi-use areas and provision for a range of wheeled sports areas. SIPs are more natural areas using local features. The National Playing Fields Association recommends that no home should be more than 15 minutes from a NEAP or SIP.

Town Park

- D10.15 A formal town park will be provided in the town centre where the highest densities will be developed and which will be a focus for activity. This will be a town centre use, serving a wider function than meeting the needs of the residential development. Therefore a town park does not fit into the definition of types of open space required in Policy SF/11 of the Development Control Policies DPD.
- D10.16 The town park will ensure that those living in, working in and visiting these areas have easy access to high quality open space, and it will act as a peaceful / vibrant area close to the centre of activities. It will also offer the opportunity to provide an outdoor venue for entertainment such as concerts and fetes close to the heart of the town thus contributing to its community development. To fulfil this function it is important that it is one continuous space rather than a series of interlinking green areas around the town centre which would not provide the same focus, attraction and opportunities for community events as a single larger high quality park.

Green Corridors

- D10.17 The landscape strategy being developed for Northstowe includes a series of Green Corridors connecting the surrounding countryside with the town and penetrating into and through the urban fabric. These Green Corridors have potential for recreational use and are likely to range in width from approximately 15m to achieve cycleways, footpaths, bridleways, verges, planting and water / drainage features to around 100m of informal open space, recreation and children's play areas. There may be potential for some formal sports provision to be provided alongside the Green Corridors which would have the effect of widening them, thus increasing their value.

Water Features

- D10.18 To meet the objective of water forming an integral part of the design of the town, advantage should be taken of the need for substantial surface water drainage and incorporate this as an amenity. The layout of this water based amenity will take a number of different forms ranging from a linear canal

type feature akin to the lodes which are a drainage feature typical of the fens landscape, to a number of linked small linear lakes.

- D10.19 A linear water formation forming part of the surface water attenuation measures for Northstowe will be located adjoining the guided busway which could take the form of a water park providing a recreation and amenity feature and which could link with other open areas. This will offer the greatest overall community benefit to the new population of Northstowe.

Phasing of the Delivery of Open Space

- D10.20 It will be important for the new residents to have access to both recreational facilities and informal open space to meet their needs at a very early stage. Phasing is particularly relevant to the provision of sports pitches as they need to be established for up to 2 years before they can be used. The early implementation of these areas should therefore be conditions of any planning permission.

Management of Public Open Space

- D10.21 With a wide variety of public open space and facilities being planned for Northstowe, it is important that appropriate long-term management arrangements are planned and implemented at an early stage. This includes ensuring that parcels of land are not fragmented and that it is clear which body is responsible for their maintenance and care. This is particularly the case for incidental open space within housing development and roadside verges. Appropriate management systems will be required to ensure high quality, robust and effective maintenance of open space. This is dealt with in the Phasing and Implementation policies.

COUNTRYSIDE RECREATION

POLICY NS/20 Countryside Recreation

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

- D10.22 As a town with a considerable population living at densities which overall are higher than in the existing market towns, it will be important that residents have the opportunity to connect with the surrounding countryside. One advantage of Northstowe being developed in a compact form will be that the countryside is never far away and should be reachable on foot and certainly by bicycle. However, the intensively farmed nature of the countryside around Northstowe means that the opportunities for informal recreation are limited.
- D10.23 At Northstowe, there is a need for areas of open access, accessible by foot, cycle and public transport from Northstowe, where people could find the facilities which would enable them to experience informal countryside leisure activities. Such facilities could include a visitors' centre, areas for kite flying, picnicking or barbeques, kick about areas, and so on, as well as supporting facilities. Such areas will also provide publicly accessible wildlife areas and habitats, and areas solely for nature conservation. If it is intended to meet an existing deficit in this part of the district, it would not be appropriate for this burden to fall on the developers of Northstowe.
- D10.24 There is potential to connect these facilities by providing links via the green separation, green corridors and the water park to provide a countryside experience encircling Northstowe. Making use of green routes to link open spaces is an effective way of maximising the recreation experience without needing vast areas of dedicated open space.
- D10.25 There will also be a need to develop a strategy whereby there would be improved access from Northstowe into the wider countryside through footpaths, cycleways and bridleways, connecting wherever possible to other areas of Strategic Open Space. This should be developed having regard to the Rights of Way Improvement Plan (ROWIP). This is a statutory plan required by the Countryside and Rights of Way (CROW) Act 2000. The ROWIP will support improvements to the Rights of Way network over the whole county, and it is anticipated that the County Council will work with districts and other partners to achieve this. There may be potential for joint provision of public access routes and wildlife corridors.

D11 AN INTEGRATED WATER STRATEGY

OBJECTIVES

- D11/a To ensure that the development would not be at risk of flooding either from itself or surrounding watercourses, for up to the 1 in 100 year event including the forecast effects of climate change.**
- D11/b Not to increase the flood risk to surrounding properties and communities, particularly Oakington and Longstanton, or downstream areas.**
- D11/c To mitigate current flood risks affecting Oakington village and Longstanton village.**
- D11/d To maintain where possible, practicable and sustainable the natural catchment areas.**
- D11/e To ensure that landforms and engineering works in any drainage scheme do not compromise the Fen-edge character of the surrounding area by considering the landscape options available for the site.**
- D11/f To suggest an appropriate foul water drainage system and disposal method for the site.**
- D11/g To develop appropriate strategies for the management and maintenance of all water bodies and watercourses.**
- D11/h To determine the scope for water minimisation, conservation and recycling within the development, through layout and building design.**
- D11/i To incorporate the principles of sustainable drainage systems within the development.**

LAND DRAINAGE, WATER CONSERVATION, FOUL DRAINAGE AND SEWAGE DISPOSAL

POLICY NS/21 Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal

Surface Water Drainage:

- 1. Surface water drainage will be by means of a sustainable drainage system to drain the town. This will comprise a series of channels within green corridors through the town which will drain naturally to a main water holding area to create a water park. The surface water drainage system for Northstowe will only release surface water run-off into the water courses surrounding Northstowe at least at a rate no greater than if the site was undeveloped, and to a more demanding standard if this is feasible, except on occasions when the receiving system is capable of accommodating a greater flow.**

Foul Drainage and Sewage Disposal:

- 2. Neither the development of Northstowe as a whole, nor any phase of the development, will result in harm in the form of untreated sewage discharge or increased flood risk from treated waste water. Planning conditions (which may include 'Grampian' style conditions) will link the start and phased development of the new town to the availability of waste water treatment capacity and the capacity of receiving watercourses.**

Mitigating Flood Risk:

- 3. All flood mitigation measures should make allowance for the forecast effects of climate change. If practicable, such measures will take the opportunity to mitigate the existing flood risk to Oakington and Longstanton by providing balancing ponds:**
 - a. For Oakington Brook, which would intercept potential flood water and surface water from the southernmost access road before it reaches Oakington village; and**
 - b. Associated with the access roads serving Northstowe to provide flood control for Longstanton Brook.**

Management and Maintenance of Watercourses:

- 4. All water bodies and water courses required to serve the development will be maintained and managed by one or more publicly accountable bodies to ensure a comprehensive and integrated approach to surface water drainage with clearly defined areas of responsibility and funding to ensure that:**
 - c. Flooding does not occur outside the design parameters of the surface water drainage system;**
 - d. No additional discharge is made into surrounding water courses or onto surrounding land than that naturally discharging from the site in its current undeveloped form, except on occasions when the receiving system is capable of accommodating a greater flow;**
 - e. Water quality and levels are maintained within Northstowe's and receiving surface water drainage systems, sufficient to support and encourage natural habitats;**
 - f. The managing organisation will be funded in perpetuity.**
- 5. No development shall commence until the written agreement of the local planning authority has been secured that organisations with sufficient powers, funding, resources, expertise and integrated management are legally committed to maintain and manage all surface water systems for Northstowe in perpetuity.**

Water Conservation:

- 6. All development in Northstowe will incorporate water conservation measures, including water saving devices, rainwater harvesting and greywater recycling whilst managing the recycling of water in order to achieve between 33% and 50% reductions on mains water use compared with conventional housing.**

Surface Water Drainage

- D11.1 The majority of the site drains naturally north-eastwards as ground levels fall towards the Fens. Draining Northstowe will be by means of a sustainable drainage system comprising a network of piped drains and open watercourses (greenways) taking surface water eastwards to a series of balancing lakes or lagoons parallel to the former St. Ives railway line to hold any surface water run-off within the site of Northstowe so that discharge into

existing watercourses will be controlled at a rate no greater than if the site was undeveloped. This will include a robust worst case scenario to determine the size of balancing ponds and could include swales, reed beds and other forms of filtration drainage within the development where practical.

- D11.2 An extensive, multi-functional linear water park will be created at the eastern edge of the town as a foil to the built development, the character of which will both reflect the fen-edge location and complement the built form. This water park will also allow the creation of a diverse environment to provide both a visual and recreation amenity for the residents of the new town and surrounding villages as well as opportunities for biodiversity.

Foul Drainage and Sewage Disposal

- D11.3 Anglian Water has advised that the flows from the development could be treated at Uttons Drove Sewage Treatment Works (STW), which would require upgrading. In addition during times of heavy rainfall there are existing problems draining into the River Great Ouse. Anglian Water is currently undertaking a study to investigate outfall options with a view to agreeing suitable outfall arrangements with the Environment Agency, Internal Drainage Board and the District Council. The foul drainage and sewage disposal systems for Northstowe must be available at all times to ensure that there is foul drainage and sewage disposal capacity to permit the continued development of Northstowe at a rate of 650 houses per year together with associated employment, recreation, community services, facilities and all other development required for this new town.

Mitigating Flood Risk at Oakington

- D11.4 The Structure Plan requires that the development of Northstowe provides mitigation of flood risk to Oakington and should not exacerbate the existing flood conditions in Longstanton or any other part of the catchment area serving Northstowe. At Oakington the Beck Brook has been liable to flood and parts of the village have flooded as a consequence.
- D11.5 The preferred approach is to manage existing flows in Oakington Brook by using a large balancing pond, or series of ponds, between the A14 and Oakington village which will be oversized significantly beyond that required to accommodate surface water from the new roads providing access to Northstowe.

Mitigating flood risk at Longstanton

D11.6 Longstanton and Oakington villages both regularly experience flooding. The Area Action Plan proposes that flood risk in Lonstanton village also must also be mitigated by the developers. This can be achieved by the surface water attenuation ponds and the creation of a new channel for the Longstanton Brook alongside the Longstanton Bypass. Policies concerning foul drainage will ensure that flood risk from sewage treatment is avoided. The flood mitigation proposals for both Oakington and Longstanton will provide betterment for both villages yet cannot totally solve existing problems. The level of mitigation provided will be assessed using current hydrological assessment techniques, and the designs will also be checked allowing for climate change.

Management and Maintenance of Watercourses

D11.7 Northstowe's surface water drainage systems must be managed and maintained in perpetuity, during and beyond the lifetime of construction. The options for this are for maintenance and management to be the responsibility of one or more of the following:

- The District Council;
- A water company such as Anglian Water;
- A publicly accountable trust.

D11.8 It is important to ensure that the body or bodies made responsible have adequate expertise and are financially stable in perpetuity. It will be the responsibility of the promoter of Northstowe to secure and fund a suitable management and maintenance body / bodies.

Water Conservation

D11.9 East Anglia is the United Kingdom's driest but fastest growing region and the Cambridge Sub-Region will be the fastest growing part. Even allowing for the impact of climate change, careful husbandry of water resources will be crucial if the economic potential of the sub-region is to continue to be realised. The development of an entirely new town with a completely new infrastructure provides an almost unique opportunity to design water conservation measures into the infrastructure and buildings of the whole town in order to reduce the overall demand for water. This important issue should be considered as part of the Northstowe proposals.

D12 TELECOMMUNICATIONS

OBJECTIVES

D12/a To provide an effective telecommunications infrastructure, including provision for broadband.

D12/b To be capable of responding to changes in technology requirements over the period of the development.

POLICY NS/22 Telecommunications Infrastructure

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

- D12.1 Effective telecommunications are of great benefit to both the economy and the community, and the technology is developing rapidly. It is closely related to information technology, where broadband access is becoming increasingly important to businesses, as well as enabling home working which can contribute to reducing the need to travel. It is important that infrastructure can respond to changes in technology over the period of the development.
- D12.2 The development of an entirely new town provides the opportunity to ensure that all telecommunications infrastructure is designed and installed as an integral part of the development. This is in addition to the requirements of all developments as set out in the Development Control Policies DPD.
- D12.3 In terms of underground cables, these should be provided as part of the development of the town and located to ensure ease of future maintenance with minimum disruption, including to landscaping.
- D12.4 For surface infrastructure, the scope to share existing telecommunications masts should be maximised and potential to utilise existing buildings should also be explored to help minimise visual impact.

D13 AN EXEMPLAR IN SUSTAINABILITY

OBJECTIVES

- D13/a To include within Northstowe, projects which are an exemplar in terms of the use of the earth's resources, including energy, water and materials.**
- D13/b To contribute to the achievement of medium and long term emissions targets that move towards the Government's ambition of zero carbon development country-wide, with proposals seeking to achieve significant improvements sought by the Code of Sustainable Homes and significantly exceeding national standards set by Building Regulations subject to wider economic, viability and social testing.**
- D13/c To use energy efficiently.**
- D13/d To make greater use of renewable energy sources.**

POLICY NS/23 An Exemplar in Sustainability

- 1. Northstowe will include within the development exemplar projects in sustainable development, including energy efficient measures. This could be achieved by:**
 - a. Providing an increased level of sustainability across the development as a whole above current requirements to a material extent;**
 - b. Building a proportion of the development to advanced practice which fully addresses sustainability issues and minimises any environmental impact by pushing at the boundaries of the proven technology available at the time of the development.**

Exemplar Projects

- D13.1** In addition to the application of the district wide policy at Northstowe, the Area Action Plan also requires the provision of exemplar developments at Northstowe which respond to the Structure Plan requirement that the development "will be an example of excellence in the creation of a sustainable settlement ...and will promote the sub-region as a leader in technological innovation...".

- D13.2 This aspiration could be met in various ways. It could be achieved by a proportion of the development being built to advanced practice and pushing at the boundaries of technology. Alternatively, and potentially bringing a greater level of overall sustainability benefit, an increased level of sustainability above current requirements could be provided across the whole development. This would need to be at a level that was materially higher than could normally be required of the development. This approach would have the advantage of bringing benefits to a wider number of people and promote more effectively the principles of sustainable development.

Energy Provision

- D13.3 The Structure Plan envisages that Northstowe will be an “example of excellence in the creation of a sustainable settlement” (Policy P9/3).
- D13.4 A major development of the scale of Northstowe, and the fact that it will be a freestanding new settlement, enhances the potential for a comprehensive approach towards the provision of energy. It offers the opportunity for innovative measures, including the use of renewable energy. Policy NE/3 of the Development Control Policies DPD requires the provision of technology for renewable energy to provide at least 10% of predicted energy requirements, but the Northstowe proposals should seek to do better where possible, aiming towards a target of 20% of predicted energy needs from renewable energy subject to wider economic, viability and social testing.
- D13.5 The recent report “Delivering Renewable Energy in the Cambridge Sub-Region 2004” by Energy for Sustainable Development with Global to Local Ltd for Cambridgeshire County Council, Cambridge City Council, and South Cambridgeshire, East Cambridgeshire and Huntingdonshire District Councils assessed the potential and capacity at the major development locations proposed in the Structure Plan to implement renewable energy systems. It identified that Northstowe offers the greatest technical potential for incorporating a range of renewable energy sources, including photovoltaic energy (PV), solar, thermal, biomass and wind. It also suggests that it is likely to have the greatest potential for planned development of infrastructure, such as heat grids and private wire electrical networks needed to provide energy independently of the National Grid.
- D13.6 The District Council, in partnership with Cambridgeshire Horizons and the Energy Savings Trust, is carrying out a study of opportunities for generating some of the town’s own energy needs by harnessing renewable energy. As part of this work, the potential for setting up an Energy Supply Company (ESCO) for Northstowe is being considered. The aim is to achieve a forward thinking approach to maximising renewable energy provision in the new town.

Energy Efficiency and Conservation

- D13.7 Similar considerations apply to energy efficiency and energy conservation as to energy provision. The Development Control Policies DPD includes Policy NE/1 which seeks a high level of energy efficiency and energy conservation measures in all new development. It requires a high degree of measures to increase the energy efficiency of new buildings through, for example, location, layout, orientation, aspect, internal and external design and the use of improved insulation. It also encourages developers to reduce the amount of CO₂ m² / year emitted by 10% compared with the minimum Building Regulation requirement. Applying this policy as a minimum but seeking to achieve significant improvements on this policy in terms of further reductions in CO₂m² emitted in connection with the new town will help ensure that the performance of Northstowe over the long period of its implementation will always remain challenging and forward thinking.

Water Conservation

- D13.8 Policy NS/21 in the Land Drainage and Water chapter requires all development in Northstowe to incorporate water conservation measures. Within Northstowe there will be exemplar projects in sustainable development in response to the Structure Plan policy. Improvements upon the standards for water conservation would contribute towards such exemplar projects.

Materials

- D13.9 The Development Control Policies DPD Policy DP/1 criterion (e) suggests, where practicable, the use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials, and the inclusion of a Travel Plan to address the needs of labour during construction. Making these matters integral to the development would contribute towards exemplar projects.

E DELIVERING NORTHSTOWE

E1 IMPLEMENTATION

OBJECTIVES

- E1/a To ensure that the impact of the development of Northstowe is kept to a minimum both in terms of physical impact and duration, and where possible adverse impacts are avoided through the management of the development process.**
- E1/b To ensure the early provision and implementation of a landscaping strategy for Northstowe.**
- E1/c To ensure that Northstowe is developed using sustainable construction methods and principles.**

CONSTRUCTION STRATEGY

POLICY NS/24 Construction Strategy

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

Site Accesses and Haul Roads:

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

Storage Compounds, Plant and Machinery:

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

Construction Activities:

- 4. Planning conditions will be imposed to minimise the adverse effects of construction activity on residential amenity and the environment.**

Construction Methods:

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

Construction Spoil:

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

Development Starting on Site:

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

Site Accesses

- E1.1 Northstowe will be under construction for a very long period of time and the construction process will need careful management in order that disruption to the surrounding villages as well as to the already built parts of Northstowe is avoided. Avoidance of impact will be the objective, but where this is not possible, disruption will be kept to a minimum both in magnitude and duration. Realistically it will not be possible to avoid any impact when development is being undertaken immediately adjoining existing areas but measures should be taken to reduce that impact as far as possible. Forecasts of the development traffic should be taken into account in planning for construction traffic.

- E1.2 Northstowe will be developed close to the two villages of Longstanton and Oakington. The principal road accesses for construction vehicles will be from the A14 to the southwest of Longstanton and Oakington. However, it is possible that the sand and gravel works north of Willingham may be called upon to provide sand and gravel for this major construction project. In all cases, it will be necessary to ensure that disruption to existing residents is avoided wherever practicable and otherwise minimised in effect and duration.

Storage Compounds, Plant and Machinery

- E1.3 As part of an overall strategy to minimise the impact of construction activity. Storage compounds, plant and machinery must be located where they will have least impact on the amenity of existing businesses and residents of Longstanton and Oakington villages and the residents of Station Road, Longstanton, Toads Acre and Rampton Drift as well as the new residents and businesses at Northstowe.

Construction Activities

- E1.4 Cambridge City Council, in association with the Cambridge Forum for the Construction Industry, runs a 'Considerate Contractors Scheme' designed to ensure that construction activities do not make life unpleasant for people who live and work nearby. South Cambridgeshire District Council is developing a similar scheme.
- E1.5 The 'Considerate Contractors Scheme' requires that all contractors, sub contractors, suppliers and others working on a project:
- Have **consideration** for neighbouring uses to minimise disturbance;
 - Keep **noise** to a minimum and in particular that there are no works that are audible at the site boundary outside permitted working hours;
 - Keep all adjacent areas **clean** including from dust and smoke;
 - Keep each development site **tidy**;
 - Ensure that all activities, vehicle movements etc are carried out **safely** for workers and the general public.
- E1.6 Adopting this scheme will go a long way to minimising disruption from this long-term development project. Key issues such as access arrangements and working hours will be determined through conditions on planning

permissions to ensure that impacts on existing and emerging communities are minimised during construction.

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

Construction Spoil

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

Development Starting on Site

- E1.10 In the event that development commences at more than one location, all phases of development will be connected from the outset by public transport, cycle and pedestrian routes through the site.
- E1.11 As part of creating an identity for Northstowe and to ensure that all of its residents have access to its services and facilities from the outset of development, all phases of development must be connected to each other and to any of Northstowe's services and facilities without the need to leave

the site. This will include providing bus services through the site either on the route of the dedicated busway or on a temporary alignment to access any services and facilities provided in existing buildings.

STRATEGIC LANDSCAPING

POLICY NS/25 Strategic Landscaping

Early Delivery of Landscaping:

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

Green Separation:

- 2. In those areas of green separation for both Oakington and Longstanton, where mitigation is necessary early in the development, and also at the agreed boundary treatment for Rampton Drift, planting will take place in the first planting season after the grant of outline planning permission for Northstowe.**

Early delivery of Landscaping

- E1.12 Part of the strategy for minimising impacts of the development will involve the landscaping of the new town site as part of the overall development. Landscaping will involve both earth moving and could help with the general management of spoil which will be created from digging footings, land drains, surface water attenuation lakes etc. Woodlands, individual trees and hedgerows will also be planted during the development of Northstowe. The delivery of an agreed landscape strategy will need to be implemented and managed to ensure that strategic landscaping is carried out prior to each phase of development and maintained closely throughout the construction period.

Green Separation

- E1.13 Crucially, it will be important to ensure that the areas of green separation between Northstowe and Longstanton and Oakington are appropriately

landscaped at an early stage of the development to ensure that any trees and hedgerows that need to be planted can become established from the outset of the development and will contribute to providing visual separation from an early stage in the development. A similar approach will need to be taken with the countryside edges of the new town site to ensure that the impact on the wider countryside is also limited from the outset.

MAKING USE OF EXISTING BUILDINGS / RESOURCES ON SITE

POLICY NS/26 Making Use of Existing Buildings / Resources on Site

Recycling of Building Materials:

- 1. The preferred approach is that any redundant buildings together with the remainder of the runway and any redundant roads on the airfield are recycled to provide a local source of hardcore or other building materials.**
- 2. The District Council would encourage the recycling of existing building materials by the granting of planning permission for a plant to process such materials into hardcore and aggregates which would be located towards the eastern edge of the Oakington Airfield.**

Use of Raw Materials:

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

Re-Using Existing Building:

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

Recycling of Building Materials

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

Use of Raw Materials

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

Re-Using Existing Buildings

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

MANAGEMENT OF SERVICES, FACILITIES, LANDSCAPE AND INFRASTRUCTURE

POLICY NS/27 Management of Services, Facilities, Landscape and Infrastructure

- 1. Management strategies for services, facilities, landscape and infrastructure will be submitted to the local planning authority for adoption prior to the granting of outline planning permission to ensure high quality, robust and effective implementation, adoption and maintenance. Landownership for these uses should be as simple as possible, preferably in a single ownership to avoid fragmentation. In particular, there should be a single agreed Management Strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages and should therefore be investigated. Management strategies should cover:**
 - a. The method of funding of implementation, management and maintenance;**
 - b. The body or trust that will be responsible;**
 - c. Monitoring and review requirements.**
- 2. Management strategies must build in provision for ongoing consultation with the existing and emerging communities, which must be involved in the development of services, facilities, landscape and infrastructure.**

E1.19 It is important that not only are the services, facilities, landscape and infrastructure needed by the town provided to a high quality, but also they are properly and effectively implemented, managed and maintained if they are to meet the needs of the community in the long term. There would be advantages in single landownership to avoid fragmentation and assist in effective management. This particularly applies to the open areas for recreation, landscape and biodiversity.

E1.20 The Area Action Plan is not specific about the number of management strategies. However, there should be a single agreed Management Strategy covering recreation, landscape and biodiversity. The inclusion of water and drainage features within open spaces would have significant advantages to ensuring a holistic approach to the management of open spaces where the respective needs of the various land uses and functions within those spaces can be addressed and should therefore be investigated.

E2 PLANNING OBLIGATIONS & CONDITIONS

OBJECTIVES

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

PLANNING OBLIGATIONS

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

TIMING / ORDER OF SERVICE PROVISION

POLICY NS/28 Timing / Order of Service Provision

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

- E2.5 The services, facilities and infrastructure at Northstowe which will be provided by the development are those which are required only and entirely to serve the new town. The principle that development will fund in full the services, facilities and infrastructure that are required to enable the development to proceed and to meet the needs of its residents and other users is enshrined in planning law and government policy. The Area Action Plan therefore includes an indicative and not exhaustive list of services, facilities and infrastructure which will be needed for the development of a sustainable new town at Northstowe and which will be funded by the developers. The providers of services, facilities and infrastructure at Northstowe have not yet determined in full what and how they will make provision.

E3 DELIVERING NORTHSTOWE

OBJECTIVES

- E3/a To ensure appropriate mechanisms are in place to secure the efficient and timely delivery of Northstowe.**
- E3/b To consider the rate and timing of delivery of housing and associated development at Northstowe.**
- E3/c To ensure that the annual rate of house building at Northstowe meets the required development rate to deliver 4,800 dwellings by 2016.**

INTRODUCTION

- E3.1** The new town of Northstowe is an important part of the development strategy for the Cambridge Sub-Region. The Structure Plan proposed that 6,000 dwellings would have been constructed or to be under construction by 2016, with an ultimate capacity for 8-10,000 dwellings. This would have been a challenging target both for house builders and for the providers of services, facilities, infrastructure and jobs that a small town of approximately 25,000 people would have. Construction is now envisaged to start on site in 2007, a year later than proposed by the Structure Plan. This reflects the earliest date that planning permission could be granted once the AAP is adopted and a revised target of 4,800 dwellings by 2016 has been included in the adopted Core Strategy DPD. The anticipated rate of development at Northstowe is therefore likely to average at least 600 dwellings each year. This rate of development will also depend upon the delivery of key infrastructure such as the A14 road corridor improvements.

DELIVERY MECHANISMS

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

- E3.3 Cambridgeshire Horizons key focus is on the delivery of the development strategy for the Cambridge area. As such, it is assisting the local authorities with mechanisms to ensure prompt and efficient delivery of the major developments and necessary infrastructure. Given the urgency to ensure that plans are in place to bring forward the major developments to meet the needs of the Cambridge Area, the Area Action Plan is inevitably a fairly strategic document which sets out the anticipated key requirements of the development where these are already known, and identifies where strategies are required to identify all the specific requirements of the development. A Steering Group chaired by Horizons was established in 2003 and as of the date of this plan, a series of topic groups either had or were in the process of being established to facilitate further partnership working with the main stakeholders on key issues such as community facilities and drainage. This will help the landowner / developer to develop the plans and strategies required by the Area Action Plan with full and early input from the local authorities and key stakeholders to seek to ensure they are capable of being approved and delivered.
- E3.4 Cambridgeshire Horizons will have a key role in helping to draw together the identified requirements of Northstowe as work on a planning application for the new town progresses and in facilitating discussions on a planning obligation agreement. This independent input will assist partnership working between the local authority and the landowner / developer and ensure a realistic approach to negotiations.

DELIVERING HOUSES AT NORTHSTOWE

- E3.5 The new plan making system has an increased emphasis on demonstrating how the policies of the plan will be delivered, particularly housing. Planning Policy Statement 12 requires that all plans involving housing include a housing trajectory. This attempts to estimate the start date for housing being delivered on the ground and the build rate per year to test how reasonable it is to rely on policies to deliver the identified housing requirement.
- E3.6 In preparing the housing trajectory for Northstowe, the Council has had regard to a number of factors:
- The anticipated date of adoption of the Area Action Plan, before which no planning permissions could be granted for development;
 - The submission of planning applications for Northstowe;

- A reasonable build rate for the development, agreed with the landowner / developer, based on current expectations of the housing market and the capacity and intensions of the house building industry.

E3.7 However, all these assumptions must be heavily caveated that in the event of any changes, the housing trajectory will not reflect actual delivery. Many of these factors are beyond the control of the local planning authority or the development industry. The role of monitoring will be important in assessing the actual performance in terms of delivery of this and other parts of the development strategy. A monitoring strategy for Northstowe is set out in section E4.

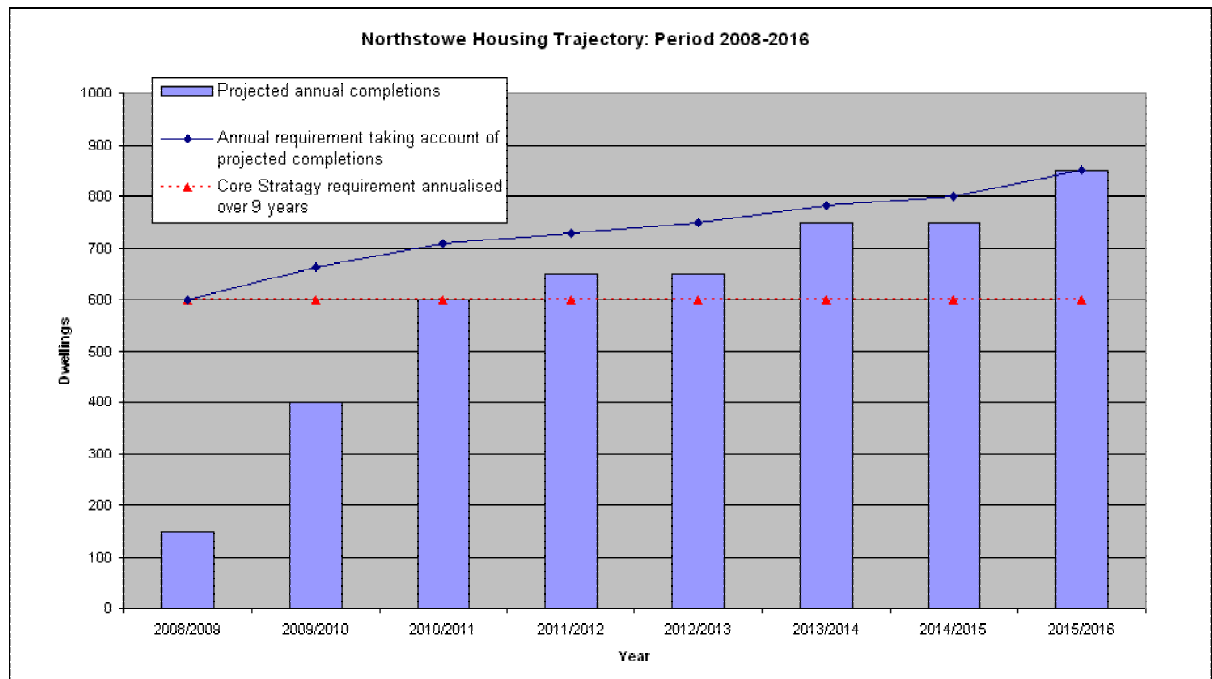
ACHIEVING THE BUILD RATE

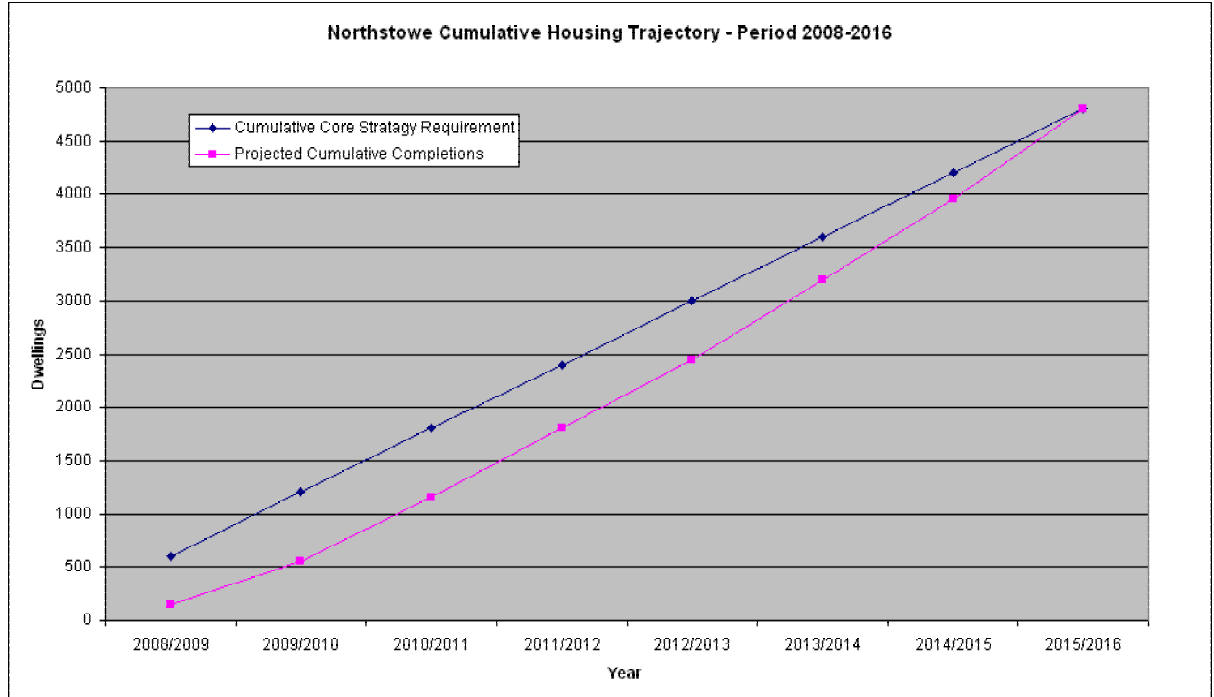
E3.8 In order to ensure that an average build rate of at least 600 dwellings per year is achieved, the Council will encourage the master developer / consortium of builders for Northstowe to submit a method statement alongside the outline planning application for the new town stating the measures that they will take to secure this build-rate, including the provision of affordable housing.

E3.9 Achieving an average build rate of at least 600 dwellings per year at Northstowe will be very challenging. Evidence presented to the Structure Plan EIP in 2002 and at the Examination of this AAP suggests that this rate is achievable and can be influenced by a number of factors, which are within the control of the promoters of the new town, such as the number of house builders active on site. The rate of development at Northstowe will also govern the rate at which services, facilities and infrastructure are provided which will be fundamental to achieving a high quality town at an early stage. It will also have a bearing on the length of the development process and the duration of any disruption to the locality.

HOUSING TRAJECTORY FOR NORTHSTOWE: 2007 - 2016

Period 2008-2016	PROJECTIONS								
	2008 / 2009	2009 / 2010	2010 / 2011	2011 / 2012	2012 / 2013	2013 / 2014	2014 / 2015	2015 / 2016	Total up to 2016
Projected annual completions	150	400	600	650	650	750	750	850	4,800
Annual requirement taking account of projected completions	600	664	708	730	750	783	800	850	0
Core Strategy requirement annualised over 9 years	600	600	600	600	600	600	600	600	4,800





E4 MONITORING NORTHSTOWE

OBJECTIVE

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

INTRODUCTION

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

ANNUAL MONITORING REPORTS

- E4.2 Every local planning authority now has to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State. This forms part of the overall package of documents making up the Local Development Framework for each district. South Cambridgeshire District Council will have to produce an AMR, which will deal with development at Northstowe, as part of the overall provision of different land uses within the district, e.g. district-wide housing land supply. However, it is also important to look at the development of Northstowe specifically and test how it is performing overall against key policy requirements of the Area Action Plan.
- E4.3 The district-wide indicators for South Cambridgeshire are contained in the Core Strategy and Development Control Policies Development Plan Documents. For example, the Council will identify the number of houses completed annually in the district, of which those at Northstowe will form part.

MONITORING NORTHSTOWE

- E4.4 A set of indicators has been developed specifically for monitoring the Northstowe Area Action Plan. This includes core indicators similar to those applying across the district but drawing out monitoring of the development of Northstowe specifically. For example, this will provide for monitoring of housing completions against the policy requirements for the development as

set out in the Area Action Plan. A number of specific local indicators are also included to enable monitoring of those policies in the Area Action Plan that set specific requirements for the development at Northstowe, e.g. housing density and accessibility to public transport. The Council's AMR will include a section monitoring the Northstowe development against the Site Specific Indicators. These are included at Table E4 at the end of this chapter.

HOUSING TRAJECTORY

- E4.5 A housing trajectory for Northstowe is included in section E3 Delivering Northstowe which sets out a policy based assessment of the potential start date and build rate for Northstowe. A separate housing trajectory will be prepared as one of the Core Output Indicators that districts are required to monitor in their Annual Monitoring Reports, as set out in Table E4.
- E4.6 The role of the housing trajectory is to integrate the "Plan, Monitor, Manage" approach to housing delivery by showing past performance and estimating future performance. The housing trajectory will illustrate this information in a graphical form. The AMR housing trajectory for Northstowe will compare the levels of actual and projected completions over the period of the plan with the housing trajectory contained in the Area Action Plan. This build rate will then need to be looked at together with other sites across the district as part of the South Cambridgeshire overall housing trajectory.

RESPONDING TO DELIVERY ISSUES

- E4.7 In the event that the AMR identifies delivery issues at Northstowe, where key policy targets are not being met, these would need to be assessed as part of the Council's AMR process and a decision reached on whether any change was required to the Area Action Plan or through other mechanisms.
- E4.8 A key aspect of monitoring Northstowe will be the number of homes being built. The number of homes coming forward in the district at a stage towards the top of the development sequence will need to be assessed in the AMR, and compared with the Core Strategy figure for that stage in the sequence. If there is a significant shortfall or surplus in the level of provision, it may be necessary to review the housing policies for Northstowe to seek to make the necessary adjustment in build rates or provide elsewhere.

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

Table E4 Northstowe Monitoring Indicators

ST/d To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land.					
Indicator number	Indicator	Type of Indicator	Related Chapter Objectives	Related LDF Policies	Targets
NS01	Total Housing Completions / Annual Rate	Core	D4/a	NS/7	4,800 by 2016 / 650 per year
NS02	Housing Density	Core	D4/b	NS/7	
NS03	Housing Mix	Core	D4/c	NS/7	1) 25% to 30% of homes with 1 or 2 bedrooms 2) In the range of 35% to 40% of home with 3 bedrooms 3) In the range of 30% to 35% of homes with 4 or more bedrooms
NS04	Employment Land Supply by type	Core	D5/a, D5/b, D5/c, D5/d	NS/8	Provide for approximately 20 hectares of employment land over the AAP period.
NS05	Distance to Public Transport	Local	D7/a, D7/b, D7/c, D7/d, D7/e, D7/f, D7/g, D7/h	NS/10, NS/11	All development within 600m of a stop on dedicated local busway or 400m of other local bus stops.
S06	Distance to public Open Space	Local	D11/b, D11/c	NS/19	Formal sports pitches within 1,000m; No home more than a 1 minute walk (i.e. 100m actual walking distance) from a Local Area for Play (LAP); No home more than a 5 minute walk (i.e. 400m actual walking distance) from a Local Equipped Area for Play (LEAP); No home more than a 15 minute walk (i.e. 1,000m actual walking distance) from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).

GLOSSARY OF TERMS

	Above Ordnance Datum	The Ordnance Datum is the mean sea level at Newlyn in Cornwall calculated between 1915 and 1921, taken as a reference point for the height data on Ordnance Survey maps.
	Affordable Housing	A wide variety of types and tenures of housing where the common feature is that it is subsidised in some way to make it affordable to those who cannot afford a home on the open market.
AMR	Annual Monitoring Report	An annual report monitoring the LDF's performance against a number of national and local indicators.
AAP	Area Action Plan	A Development Plan Document setting out policy and proposals for a specific area.
	Biodiversity	Biodiversity is a term used to describe the richness of the living environment around us. It is the variety of life in all its forms, including richness of species, complexity of ecosystems and genetic variation.
BAP	Biodiversity Action Plan	Encouraging a wide range of fauna and flora in a locality.
	Biophysical	Biophysics is an interdisciplinary field which applies techniques from the physical sciences to understanding biological structure and function. The subject lies at the borders of biology, physics, chemistry, mathematics, engineering, genetics, physiology and medicine.
	Biotechnology	The application of science and engineering to the direct or indirect use of living organisms, or parts or products of living organisms, in their natural or modified forms.
	Brownfield land	Previously developed land (PDL) which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated with fixed surface infrastructure. The definition covers the curtilage of development. Previously developed land can occur in both urban and rural settings. The precise definition can be found in PPS3.

	Building Regulations	Building Regulations ensure the health and safety of people in and around buildings by providing functional requirements for building design and construction. They also promote energy efficiency in buildings and contribute to meeting the needs of disabled people. Builders and developers are required by law to obtain building control approval - an independent check that the Building Regulations have been complied with. There are two types of building control providers - the Local Authority and Approved Inspectors.
BIS	Bus Information Strategy	Part of the Local Transport Plan.
	Cambridge Area	The area covered by Cambridge City Council and South Cambridgeshire District Council.
	Cambridgeshire and Peterborough Structure Plan	Statutory plan that sets out broad development requirements in the County to 2016 (Prepared by the County Council).
CGB	Cambridgeshire Guided Busway	Proposed bus-based Rapid Transit System to operate along the former St. Ives railway line. See Rapid Transit System.
	Cambridgeshire Horizons	Cambridgeshire Horizons is the local delivery vehicle established by the Cambridgeshire local authorities to drive forward the development of new communities and infrastructure in the Cambridge Sub-Region in a sustainable way, in accordance with the approved planning policies.
	Cambridge Sub-Region	Comprises Cambridge, South Cambridgeshire and the Market Towns.
	Car Pooling	Shared use of a car(s) by a group of people.
CiWS	City Wildlife Site	Sites designated of particular local importance for nature conservation by Cambridge City Council and the Wildlife Trust.
	Climate Proofing	Climate proofing aims to ensure buildings and associated infrastructure are capable of enduring the future impacts of climate change, for example minimising risk of flooding, minimising risk of subsidence, installing water saving measures and devices, and using materials that have low / zero CO ₂ and green house gas emissions.

	Cluster	Clusters are defined as concentrations of companies in related activities, specialised suppliers, service providers and institutions, which are co-operating, collaborating and competing to build competitive advantage often across sector boundaries (EEDA Regional Economic Strategy 2001). Clusters may be concentrated in a particular location or linked locations.
CPZ	Controlled Parking Zone	An area in which special parking controls are applied.
	Community facilities	Facilities, which help meet the varied needs of the residents for health, educational and public services as well as social, cultural and religious activities.
	Community Strategy	Strategy for promoting the economic, environmental and social well-being of the area and contributing to the achievement of District Wide sustainable development.
	Comparison shopping	Goods that are purchased occasionally and for longer term use, such as electrical goods, clothing, household goods, books, jewellery, furniture etc. which consumers will compare before making a choice.
	Concept Plan	Shows in diagrammatic form the structure and the distribution of the main land uses and their inter-relationships within the new development.
	Conservation Area	Areas identified by the Council, which have 'special architectural or historic interest', which makes them worth protecting and improving.
	Conservation Area Appraisals	Produced by the Council covering various Conservation Areas within the district. The appraisals define the special character and evolve guidelines for development and enhancement schemes.
	Considerate Contractors Scheme	Requires that all contractors, sub contractors, suppliers and others working on a project minimise disturbance on neighbouring uses.
	Convenience shopping	Goods that are purchased regularly and for immediate consumption, such as foods, drink, groceries, confectionary, tobacco, newspapers for which convenience is a prime consideration.
	Core Strategy	An element of planning policy within the LDF.

	Countryside Enhancement Areas	Areas that have potential for undisturbed enjoyment of the countryside and for their landscapes and habitats to be significantly enhanced.
	Country Park	An area of countryside which is landscaped and managed for informal recreation and includes some visitor facilities such as car parking, toilets and an interpretation centre.
CWS	County Wildlife Site	Sites identified as being of particular local importance for nature conservation at county, rather than at national level
	Definitive Map	A legal record of the public's rights of way. The maps are produced by the Local Authority (Cambridgeshire County Council). Note there may be additional rights over land, which have not yet been recorded on the map or there may be rights, which are incorrectly recorded on the map.
	Design and Access Statement	A statement submitted alongside a planning application by the applicant to demonstrate that: <ul style="list-style-type: none"> proper consideration has been given to the impact of the proposal and account taken of all relevant factors in the design and landscaping of the scheme development will be accessible to everybody regardless of age, gender or disability.
	Design Code	Will guide the nature, scale and form of new development.
	Design Guide	Identifies the particular character of an area and sets out the general principles for good design.
	Development Brief	Describes how proposals for a site will be implemented.
	Development Framework	Line on the Proposals Map defining where policies for the built-up areas of settlements give way to policies for the countryside.
DPD	Development Plan Document	Statutory document having been through Independent Examination.
dph	Dwellings per hectare	30 dph is the national minimum, as set out in PPS3: Housing.
EEDA	East of England Development Agency	
EERA	East of England Regional Assembly	
EA	Environment Agency	

EIA	Environmental Impact Assessment	Considers the potential environmental effects of land use change, enabling decisions on land use change to be taken with full knowledge of the likely environmental consequences.
EiP	Examination in Public	Inquiry led by an independent Planning Inspector into proposals for and objections to LDDs.
	Farm diversification	Where a farm diversifies into non-agricultural activities.
FRA	Flood Risk Assessment	An assessment of impact of development on flooding, including the run-off implications of proposals.
	Flood Zones	Zones identified by the Environment Agency to indicate the risk of flooding.
GPDO	General Permitted Development Order	Provides permitted development rights which allow certain types of development to proceed without the need for a planning application.
	Good local public transport service	Minimum service frequencies of every 30 minutes during the day, hourly in the evenings and on Saturdays. Every 2 hours or better on Sundays.
GO-East	Government Office for the Eastern Region	
	Grampian condition	Planning condition restricting development unless and until an event had occurred which was not within the power of the applicant to bring about. (Grampian Regional Council v. Aberdeen DC (1984) JPL 590 H.L).
	Green Belt	A statutory designation made for the purposes of: checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns from merging into each other, assisting in safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land.
	Green Corridor	Areas of open land which penetrate into an urban area for amenity and recreation.
	Green Fingers	As Green Corridors, but on a smaller scale.
	Green Separation	An area of open land required to keep apart two separate communities and maintain their individual identities.
	Greenfield land	Land which has not previously been developed or which has returned to greenfield status over time.

	Greenhouse Gases	Carbon Dioxide and other emissions, causing global warming.
	Greywater	The mildly polluted wastewater from shower / bath, washbasin and washing machine.
HIA	Health Impact Assessment	An assessment of the impact of the proposed development on health and identifies actions that can enhance positive effects and reduce or eliminate negative effects.
HSA	Health and Safety Executive	The Health and Safety Executive is responsible for health and safety regulation in Great Britain.
	High Quality Agricultural Land	Land designated as Grades 1, 2 and 3a on the Agricultural Land Classification maps produced by Department for Environment, Food and Rural Affairs.
HQPT	High Quality Public Transport	Generally service frequencies of at least a 10 minutes peak / 20 minutes inter-peak. Weekday evening frequencies of ½ hourly until 11pm, Saturday ½ hourly 7am - 6pm, then hourly and Sunday hourly 8am - 11pm. Also provides high quality low floor / easy access buses, air conditioning, prepaid / electronic ticketing, Real Time information and branding to encourage patronage.
	Home Zone	Roads / neighbourhoods that are designed not just to allow the passage of motor vehicles, but so that all road users, pedestrians and cyclists as well as drivers can share the road space. Streets will be safer, greener, friendlier and more attractive, encouraging both social interaction and child's play to be part of the normal use of the street.
	Housing Association	Sometimes referred to as a Registered Social Landlord; a non profit making organisation which provides housing for people in need.
HNS	Housing Needs Survey	Assessment of housing needs across the whole district.
	Housing Trajectory	Assessments showing past, and estimating future, housing performance. They should consider past rates of housing completions and conversions and projected completions and conversions to the end of the specified framework period or ten years from the adoption of the relevant development plan document.

Important Countryside Frontages	Land with a strong countryside character that penetrates or sweeps into the villages or separates two parts of the built-up area. Such land enhances the setting, character and appearance of the village by retaining the sense of connection between the village and its rural origins and surroundings.
Infrastructure	Basic structure of systems such as utilities (gas, electricity, water) drainage, flood defences, transportation, roads, healthcare, education and other community facilities.
Infrastructure Partnership	Responsible for co-ordination of the delivery of housing and infrastructure across the Cambridge Sub-Region. See: Cambridgeshire Horizons
Intermediate housing	Housing for those who do not qualify for social rented housing, but whose incomes are such in relation to local housing costs that they are nonetheless not able to access market housing. This includes intermediate rented and low cost home ownership.
Intermediate rented housing	Rents are not to exceed 30% of net median household incomes in Cambridge and South Cambridgeshire taken as a whole except where provided for specific groups of workers, where they should not exceed 30% of the net median income for the specific group.
Key Diagram	Illustrates the broad strategy for the area in a diagrammatic format.
Key Worker Housing	Discounted market housing targeted at specific groups, including teachers, nurses and others whose role relates to the care and comfort of the community or sustaining the local economy, and who are unable to meet their housing needs on the open market.
Landscape Character Assessment	Assessment of the landscapes, wildlife and natural features into distinct Landscape Character Areas.
Landscape Statement	A statement submitted alongside a planning application by the applicant to demonstrate that they have properly considered the impact of their proposal on the particular site and surroundings.
Legible	A legible place is one whose landmarks or pathways are easily identified; a place that can be easily understood and which people can navigate simply and safely.

	Lifetime mobility standard / lifetime homes	Developed by the Joseph Rowntree Foundation to provide dwellings that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility. These standards exceed the requirements of the Building Regulations.
	Listed Building	A building or structure of special architectural or historic interest and included in a list, approved by the Secretary of State. The owner must get Listed Building Consent to carry out alterations, which would affect its character.
LAP	Local Area for Play	A small area of unsupervised open space specifically designated for young children for play activities close to where they live. The target user is mainly for 4-6 year olds, although they can attract other children in slightly older and younger age groups.
LAPC	Local Authority Pollution Control	
LAPPC	Local Authority Pollution Prevention and Control	
	Local Centre	Smaller scale than a District Centre, and includes a primary school, provides for the day-to day shopping needs of local residents for convenience shopping and service provision, and small-scale local employment.
LDD	Local Development Document	Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
LDF	Local Development Framework	A "folder" containing LDDs, LDS, SCI etc.
LDS	Local Development Scheme	Sets out the LDDs to be produced over the next 3 years.
LEAP	Local Equipped Area for Play	Mainly for accompanied children from 4 to 8 although consideration is given to the needs of supervised children from 4 years, and unaccompanied children older than 8.
LNR	Local Nature Reserve	Reserves with wildlife or geological features that are of special interests locally.
LPA	Local Planning Authority	e.g. South Cambridgeshire District Council.
LSP	Local Strategic Partnership	Public service providers, local communities, voluntary, public and private sectors co-ordinate improvements in public services to achieve sustainable economic, social and physical regeneration.
LTP	Local Transport Plan	Sets out transport strategy for Cambridgeshire.

	Long Term Transport Strategy	Sets out the longer term transport strategy for Cambridgeshire to 2021.
	Low cost home ownership	Including shared ownership, equity share, and discounted market housing. Costs (mortgage and any rent) are not to exceed 30% of gross median household incomes in Cambridge and South Cambridgeshire taken as a whole except where provided for specific groups of workers, where they should not exceed 30% of the gross median household income for that specific group.
	Material consideration	Something, which should be taken into account when making planning decisions such as determining planning applications.
MOD	Ministry of Defence	
	Mixed-use development	Development comprising two or more uses as part of the same scheme. This could apply at a variety of scales from individual buildings to an urban extension. Mixed-use development can help create vitality and diversity and can help to reduce the need to travel, which is more sustainable.
	Monitoring Strategy	Sets out how the LDF will be monitored against a number of indicators.
MUGA	Multi-Use Games Area	Used for ball rebound sports such as tennis, netball, basketball, and five-a-side football, hockey, lacrosse and general sports, training and play depending upon the surface material.
NNR	National Nature Reserve	Protect the important areas of wildlife habitat and geological formations.
	Natural Areas	Natural Areas are identified by a unique combination of physical attributes such as geology, plant and animal species, land-use and culture.
NEAP	Neighbourhood Equipped Area for Play	Unsupervised site servicing a substantial residential area, equipped mainly for older children but with opportunities for play for younger children. Equipment will be similar to that of LEAP's but on a larger scale and may well include facilities for teenagers.
	Open Space Standards	The amount of open space required as part of new development.
	Parish Plan	A vision of how a town or village should be, addressing social, economic or environmental issues.

	Park and Ride	A system where private motorists are encouraged to leave their car at an out of centre public car park and travel the rest of the way to their destination by public transport.
	Parking standards	Maximum permissible levels of car parking for various use-classes, along with minimum levels of cycle parking.
	Permeable	A permeable place is one which is based on the idea of linked streets and spaces, and which provides high levels of accessibility without long detours.
	Photovoltaic Energy	Solar energy from photovoltaic cells.
	Planning Condition	Requirement attached to a planning permission. It may control how the development is carried out, or the way it is used in the future. It may require further information to be provided to the Council before or during the construction.
	Planning Obligation	A binding legal agreement requiring a developer or landowner to provide or contribute towards facilities, infrastructure or other measures, in order for planning permission to be granted. Planning Obligations are normally secured under Section 106 of the Town & Country Planning Act 1990.
PPG	Planning Policy Guidance	National planning guidance.
PPS	Planning Policy Statement	New form of national planning guidance replacing PPGs.
PPC	Pollution Prevention Control	
PDL	Previously developed land	See brownfield land.
PENs	Previously Established New Settlements	e.g. Bar Hill.
	Proposals Map	Map, which is part of the LDF showing all designations and site allocations.
PVAA	Protected Village Amenity Area	Open land protected for its contribution to the character of the village.
	Public Art	Publicly sited works of art, which make an important contribution to the character and visual quality of the development and community at large and is accessible to the public.
RWH	Rainwater Harvesting	Using rainwater for flushing toilets, etc.
	Rapid Transit System	Rail or bus transit service operating completely separate from any other modes of transportation (fully or partially) on an exclusive right of way.
RTBI	Real Time Bus Information	A display in the bus shelter showing how long until the next bus arrives.

RPG	Regional Planning Guidance	Planning guidance for the region (See RSS).
RSS	Regional Spatial Strategy	New name for RPG.
RSL	Registered Social Landlord	An organisation registered by the Housing Corporation to provide Affordable Housing.
	Research and development	The investigation, design and development of an idea, concept, material, component, instrument, machine, product or process, up to and including production for testing (not mass production), where the work routine requires daily discussion and action on the part of laboratory and design staff.
	Research establishments / institutes	Provide accommodation for organisations whose primary purpose is to research or investigate ideas, theories and concepts, and / or to design and develop instruments, processes or products, up to and including production for testing, but excluding manufacture.
	Resource Re-use and Recycling Scheme	Promotes waste minimisation, and maximises opportunities for re-use and recycling of materials.
	Right of Way	A route over which the public has a right to pass and re-pass, including; Footpath (for use on foot only), Bridleway (for use by horses, pedal cycle or on foot), Byway (for use by motor vehicles, horses, pedal cycle or on foot). Public footpaths are not to be confused with highway footways, which are pavements to the side of the road. Public right of ways are legally recorded on the Definitive Map.
ROWIP	Rights of Way Improvement Plan	Statutory plan required by the Countryside and Rights of Way Act 2000 which will support improvements to the rights of way network.
	Rural Enterprise	An enterprise where a countryside location is necessary and acceptable, which contributes to the rural economy, and / or promotes recreation in and the enjoyment of the countryside. Examples may include types of farm diversification, recreation and tourism.
	Safeguarded land	Land identified to meet longer-term development needs, beyond the plan period.
	Safer Routes to School	Making the environment safer so that children can walk, cycle or use public transport to and from school as opposed to being carried in the car.

	Scheduled Ancient Monument	Archaeological sites, buried deposits or structures of national importance by virtue of their historic, architectural, traditional or archaeological interest.
S106	Section 106	Planning agreements that secure contributions (in cash or in kind) to the infrastructure and services necessary to facilitate proposed developments.
	Sequential approach	A sequential approach to site selection and the planning of development encouraging a more sustainable pattern of living, with much of the development concentrated into and on the edge of Cambridge and at a new town.
SSSI	Site of Special Scientific Interest	Designated site of national importance to wildlife and / or geology.
	Social rented housing	Housing provided at below market rents at levels controlled by the Housing Corporation, normally provided by Registered Social Landlords (Housing Associations).
SIP	Space for Imaginative Play	
	Spatial Masterplan	Describes how proposals for a site will be implemented. The level of detail required in a spatial masterplan will vary according to the scale at which the masterplan is produced.
SAC	Special Areas of Conservation	Designated site of international importance to wildlife and / or geology.
SPA	Special Protection Areas	Designated site of international importance to wildlife and / or geology.
SAP	Standard Assessment Procedure	Assessment procedure for energy rating of dwellings.
SCI	Statement of Community Involvement	Shows how the wider community and stakeholders are to be involved in the process of producing a LDF.
SEA	Strategic Environmental Assessment	Integration of environmental considerations into the preparation and adoption of plans, promoting sustainable development.
SOS	Strategic Open Space	Public Open Space of more than local significance such as Country Parks.
	Sui-generis	Those uses not allocated to a particular Use Class. See Use Class Order.
SPD	Supplementary Planning Document	Informal policy which has been the subject of public participation (the new name for SPG).
SPG	Supplementary Planning Guidance	See SPD.

	Supported housing	Is a generic term used to include supported housing for all client groups covered by the Supporting People Strategy (including people with physical or other disabilities) who cannot afford to buy or rent on the open market.
SA	Sustainability Appraisal	An appraisal against sustainability criteria of proposals for LDDs by independent consultants.
	Sustainable Development	Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.
SuDS	Sustainable Drainage Systems	Control surface water run-off by mimicking natural drainage processes and may take the form of swales, lagoons, permeable paving, green roofs and sensitively re-engineered channels or reed beds.
TA	Transport Assessment	Assessment of the potential transport impacts of a proposed development, with an agreed plan to reduce or mitigate any adverse consequences and where appropriate establish how more sustainable modes of travel can be increased.
TP	Travel Plan	Package of measures tailored to a particular site, aimed at promoting more sustainable travel choices (such as walking, cycling, public transport) and reducing car use. It may include initiatives such as car sharing schemes, provision of cycle facilities, improved bus services, and restricting or charging for car parking.
	Traveller & Gypsy	Circular 01/2006 defines this as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.
UCS	Urban Capacity Study	Assessment of vacant land within built-up areas which could be developed.
	Urban Design	The complex relationships between all the elements of built and unbuilt space.
	Urban extension	Development built on the edge of an existing town or city which extends the built area of the settlement.

	Use Classes Order	The Town and Country Planning (Use Classes) Order 1987 (as amended) established Use Classes, which is a system of classifying uses of land.
B1(a)	Use Class B1(a)	An office other than within Use Class A2.
B1(b)	Use Class B1(b)	Research and development, studios, laboratories, high technology.
B1(c)	Use Class B1(c)	Light Industry.
B2	Use Class B2	General Industry.
B8	Use Class B8	Wholesale warehouse, distribution centres and repositories.
C2	Use Class C2	Hospitals, nursing homes.
D1	Use Class D1	Places of worship, public halls, health centres, educational uses, libraries.
VDS	Village Design Statement	Produced by communities to show what kind of development they want as part of their settlement.
	Windfall site	A site which becomes unexpectedly available for development (usually for housing) during the Plan period and which is not already identified as a potential development site.

PROPOSALS MAP

KEY

-  Area covered by other maps
-  Conservation Area (Policy CH/5)
-  Environment Agency Flood Zone 2 - Medium Risk 2007 (Policy NE/11)
-  Environment Agency Flood Zone 3 - High Risk 2007 (Policy NE/11)
-  Landscape Buffer (Policy NS/13/1)
-  Longer Term Strategic Reserve for Residential Development and Related Local Services (Policy NS/3/g)
-  Major Development Site (Policy NS/3)
-  Protected Transport Route (Policy TP/3)
-  Special Policy Area (Policy NS/11/8)

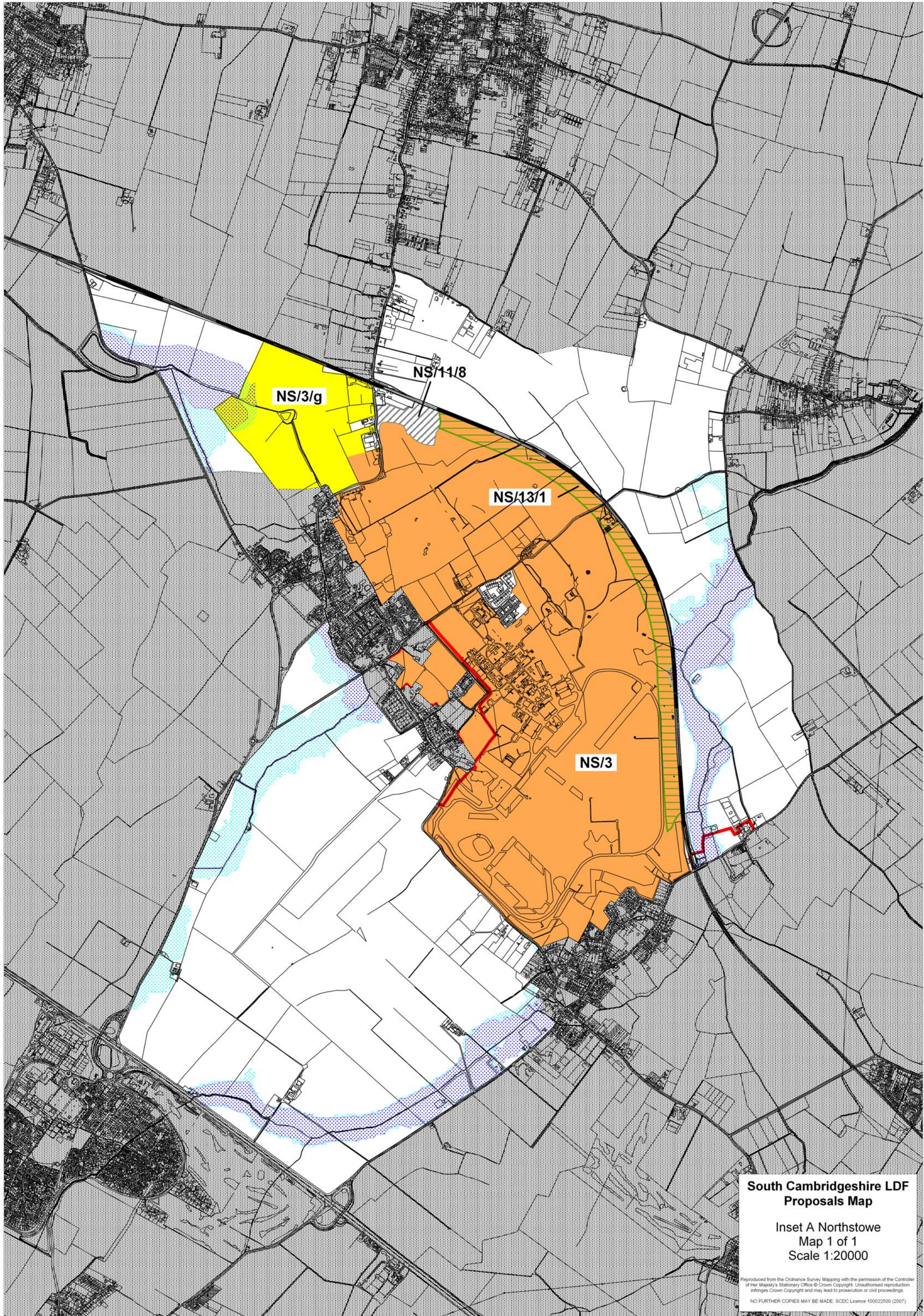
NOTE:

Policy TP/3 is 'saved' from the Local Plan 2004

Policies prefixed "NS/" are contained in the Northstowe Area Action Plan

All other policies are contained in the Development Control Policies DPD

For further information on the flood plains please view the Environment Agency's website: <http://www.environment-agency.gov.uk/>



**South Cambridgeshire LDF
Proposals Map**

**Inset A Northstowe
Map 1 of 1
Scale 1:20000**

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
NO FURTHER COPIES MAY BE MADE. SCDC Licence 100022500 (2007)

