



## **South Cambridgeshire Local Development Framework Northstowe Area Action Plan**

### **Sustainability Appraisal / Strategic Environmental Assessment Adoption Statement**

#### **Introduction**

South Cambridgeshire District Council adopted the Local Development Framework (LDF) Northstowe Area Action Plan (AAP) on 19 July 2007.

This statement has been prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (16) (3) and (4), which require a statement to be produced on adoption of a plan or programme, to detail:

1. How environmental considerations have been integrated into the plan or programme;
2. How the Environmental Report has been taken into account;
3. How opinions expressed through public consultation have been taken into account;
4. The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with;
5. The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

Planning Policy Statement 12 widens these considerations from environmental, to broader sustainability issues, so that this statement provides information on the wider sustainability appraisal process.

This statement examines each of these points in turn.

## **1. How sustainability considerations have been integrated into the plan**

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 is 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.

### **Policy Context**

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 require local interpretation, a great number do not.

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.

RPG6 informs the strategy in the Cambridgeshire and Peterborough Structure Plan 2003. This will be the last of its kind and will be superseded by a new Regional Spatial Strategy for the East of England. 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 meet the policy requirements of the Structure Plan, as there is currently no evidence that the draft RSS is proposing divergent emerging policies on the development strategy for the sub-region relative to those set out in the current RPG and the 2003 Structure Plan.

The East of England Regional Spatial Strategy (RSS) 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.

## **Northstowe Area Action Plan Policy Approach**

The Northstowe AAP, in conjunction with the Development Control Policies DPD, sets out the principles that need to be taken into account in planning the new town so that the special qualities of the area remain, and to achieve an attractive, high quality sustainable place where people want to live, work and relax.

### *Vision and Development Principles*

The Vision and Development Principles chapter draws together the Vision for the creation of a sustainable vibrant new community with a distinctive identity, and the issues that need to be considered in determining planning applications in order to achieve sustainable development. This includes a requirement for a Masterplan to ensure new development respects its surroundings and is built to a high quality of design, makes provision for all necessary infrastructure to serve the development and uses sustainable methods of construction.

### *The Site and Its Setting*

The Site and its Setting chapter details the extent of the site for Northstowe and the extent and landscape treatment of the Green Separation from the existing communities of Longstanton and Oakington.

### *The Town of Northstowe*

The Town of Northstowe chapter draws together all aspects concerning the built form of the new town and the landscape treatment within and on the edge of the town. It provides detail on the form and function of the town centre, and the number and form of local centres, to include a mix of uses to cater for day-to-day needs of residents. The housing section includes requirements for a mix of house types to meet local needs, including affordable housing. Employment, community, leisure, recreation, arts and cultural facilities will be provided to assist with the creation of a balanced community. The new town will make use of the Cambridgeshire Guided Busway with the inclusion of a dedicated local busway through the development to provide a high quality alternative to the car, and a network of walking and cycling routes will also provide sustainable choices. The town will respect and enhance natural resources, biodiversity and historic resources, and will be an exemplar in sustainability, minimising the use of resources such as water and energy, whilst maximising opportunities for the use of sustainable energy sources.

### *Delivering Northstowe*

The Delivering Northstowe chapter deals with all aspects of the delivery of the new town, through sustainable construction methods and making use of existing buildings and resources on site, as well as the build rate and timing of landscape and service provision. The chapter draws together the planning obligations and conditions to ensure the funding of services, facilities and infrastructure, including the longer term requirements for the management of services, facilities, landscape and infrastructure. The Northstowe AAP also includes a series of indicators that will be monitored

through the LDF Annual Monitoring Report. The impact of the plan can therefore be monitored.

## **2. How the Sustainability Appraisal had been taken into account**

The Sustainability Appraisal has contributed to plan development by providing an independent assessment of the sustainability of the Council's proposed options and policies as they were developed. It demonstrates that sustainability considerations have been incorporated into the development of the AAP from an early stage, and provides a formal statement and audit trail of the assessment.

The Sustainability Report is a key output of the plan preparation process. It reflected and supported the draft plan on which formal public consultation and participation was carried out. Appraisals of the Core Strategy DPD, Development Control Policies DPD, and Site Specific Policies DPD in combination and Cambridge East, and Southern Fringe Area Action Plans were submitted in parallel, which had the advantage of providing an even greater level of detailed analysis of the impact of policies in the Northstowe AAP.

The process began with preparation of the Sustainability Appraisal Scoping Report. This formed a useful part of the evidence base for the early stages of plan preparation. It provided information on other relevant plans and strategies, from European to local level, and analysed which objectives and requirements were relevant to the preparation of the South Cambridgeshire Local Development Framework.

The information gathered was used to create a set of sustainability objectives, which could be used to test emerging options and policies. A consistency matrix was used to test any tensions between these objectives. A set of indicators was also created, to provide evidence on the current state of the environment, as well as social and economic factors. These indicators were tested against other geographical areas to provide a comparison. This helped to identify priorities for South Cambridgeshire and any existing problems. It also highlighted policy issues that should be explored.

The key sustainability issues identified in the Scoping Report influenced the development of plan policies and objectives. Section 6.2, and Appendix 5, of the Final Sustainability Report specifically analyses the impact of policies on these wider sustainability issues. The objectives of the draft plan were tested against the sustainability objectives, through the Initial Sustainability Report. This provided information to the Council and representors on the compatibility between plan objectives and sustainability objectives.

The significant effects of the options, and subsequent policies, were analysed against the sustainability objectives, which provided information on their economic, social and environmental impact. Analysis included the scale and nature of the impact, cumulative, secondary and synergistic impacts. Both detailed testing matrices, and

written summaries were included in the Final Sustainability Appraisal Report. This provided useful information to both representors and the Inspectors on the impacts of the policies of the plan.

The analysis of the impacts of the plan proposals also indicated opportunities to improve the sustainability of the plan, and indicate mitigation measures. The measures envisaged to prevent, reduce and as fully as possible offset any significant effects on the environment, as well as social and economic objectives, are summarised in Appendix 6 of the Final Sustainability Report. A number of changes were made to plan options, and subsequently plan policies, as a result of the analysis in both the initial and the draft final, and the Final Sustainability Appraisal Reports.

### **3. How consultation taken into account (draft plan and the Environmental Report)**

In this statement the Council is required to detail how opinions expressed in response to consultation have been taken into account.

#### **Key Environmental Bodies**

The Strategic Environmental Assessment Directive requires that authorities referred to in Article 6 (3) shall be consulted when deciding on the scope and level of detail of the information which must be included in the Environmental Report. In England, the key bodies are the Environment Agency, English Heritage and Natural England (formerly English Nature and the Countryside Agency).

Consultation on a draft of the Sustainability Appraisal Scoping Report with these key bodies was carried out in June 2004. The consultation enabled these bodies to comment on the appropriateness of the objectives, indicators, baseline assessment and issues / problems. A report on the outcome of these consultations is included in Appendix 7 of the Scoping Report. The consultation resulted in a number of changes to the Scoping Report, including changes to the sustainability objectives and questions, new issues for the area being identified, new plans and strategies being analysed in the report, and revised and new monitoring indicators.

#### **Public Participation**

The Strategic Environmental Assessment Directive requires early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying Environmental Report before the adoption of the plan or programme or its submission to the legislative procedure. The Council undertook a programme of public participation on the plan and its Sustainability Appraisal prior to submission to the Secretary of State. Full details can be found in the 'Statement of Statutory Bodies Consultation and Pre-Submission Public

Participation (REGULATION 28 STATEMENT)', available to view on the Council's website.

## **Consultation under Regulation 25**

### *Statutory Bodies Consultation*

The Council carried out an initial consultation with statutory bodies on all the matters which would be covered by the DPDs, as required under the new system of plan making, to ensure that it was aware, at an early stage of any programmes and plans that would affect the LDF. This took place under the “jumping the gun” regulations, in the lead up to the new system of plan making which did not come into force until September 2004. The consultation took the form of a letter highlighting general issues relating to the proposed Development Plan Documents, and seeking comments on issues that should be considered. The responses received were taken into account in preparing the Preferred Options Reports. A summary of the main issues raised and how the issues were addressed can be found in Appendix 1.

### *Preferred Options*

Public consultation at this stage provided the public the opportunity to participate on options, before the decision was made on the preferred approach.

Initial Sustainability Appraisal Reports were included as annexes to the Preferred Options Reports. Whilst no representations were received specifically on the initial appraisal of the Northstowe AAP, a total of 2,785 representations were submitted to the Northstowe AAP. A summary of the main issues raised and how the issues were addressed can be found in Appendix 1.

A consultation draft Sustainability Appraisal Scoping Report was also included in the public participation at the Preferred Options stage of the LDF preparation. This also included consultation with a wide range of statutory bodies. The Preferred Options Reports were published in October 2004 and were subject to a six-week long public participation period. During this period, over 6,000 representations were received, 30 of which specifically related to the Scoping Report. A report on the outcome of the public participation is included in Appendix 8 of the Sustainability Appraisal Scoping Report. The consultation resulted in a number of changes to the scoping report, including changes to the sustainability objectives and questions, new issues for the area being identified, new plans and strategies being analysed in the report, and revised and new monitoring indicators.

## **Consultation under Regulation 26**

The Pre-Submission Public Participation DPDs, together with the draft Final Sustainability Reports allowed the public to consider the Council's reasons for selecting their preferred options in the context of a compliant environmental report and to seek to persuade the Council to opt for another, different approach. A single

set of proposals, in the form of the pre-submission DPDs, allowed consideration of a holistic view in the draft final Sustainability Report and for the assessment of cumulative and synergistic effects. It included an outline of the process of selecting and rejecting options.

12 representations were received in relation to the Northstowe AAP appraisal. A further 913 representations specifically related to the Northstowe AAP. A summary of the main issues raised and how the issues were addressed can be found in Appendix 1.

The Sustainability Appraisal Scoping Report was also subject to further public participation at the Pre-Submission Public Participation stage. 11 representations specifically related to the scoping report. A schedule of responses is included in the Sustainability Appraisal Scoping Report 2006. The majority of representations related to health issues. Changes were made prior to publication of the Sustainability Appraisal Scoping Report, alongside the Final Sustainability Appraisal. They include additional details from additional plans and strategies relating to health issues.

### **Submission**

On submission of the AAP, accompanied by the Final Sustainability Report, a further 823 representations were received, which were considered by independent Inspectors through the Examination process.

## **4. Reasons for choosing the document as adopted in light of other reasonable alternatives.**

The Environmental Assessment of Plans and Programmes Regulations 2004 (12) (2) requires environmental reports to examine reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.

This statement is required to set out the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with.

PPS12 makes clear that full regard should be had to the chain of conformity to avoid duplication of assessment. RPG6 and the Cambridgeshire Structure Plan provide a very clear strategy. This limited the number of available reasonable alternatives, as non-conformity with the clearly established strategy in a recently adopted higher order plan would make an alternative unreasonable. The Structure Plan was subject to Sustainability Appraisal.

The appraisal of alternatives is documented in the Final Sustainability Report. Appendix 2 of the report details the options selection process, and sets out why certain options were not considered reasonable. The preferred options reports included a number of options, each of which were appraised through the initial appraisal reports, to assist decision making of both the Council, and to inform

representors. This process is also captured in Chapter 5 of the Final Sustainability Report. Sustainability Appraisal involves testing each reasonable plan option against the SA Framework to determine their performance in sustainability terms. The process is fully documented, including the reasons for eliminating options.

Following Examination of the DPD, the binding Inspectors' Report states that, 'The SA identifies the extent to which policy alternatives are constrained by such matters as the Structure Plan and government guidance. SA is required to do no more than assess reasonable options, an obligation which we consider has been fully fulfilled, and this test is met. We are satisfied that the changes which we recommend are either within the scope of the SA or have been subject to SA within the representations put to us.'

## **5. Monitoring**

The Environmental Assessment of Plans and Programmes Regulations 2004 requires authorities to set out the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.

Details of the monitoring measures envisaged are summarised in Appendix 4 of the Final Sustainability Report.

The indicators created in the Sustainability Appraisal Scoping Report, will continue to be monitored annually. They have been utilised as 'significant effect indicators', to be collated in the LDF Annual Monitoring Report. This report includes an analysis of the implications of the results, and should a need arise a review of LDF documents could be triggered by this information.

The South Cambridgeshire Annual Monitoring Report is available to view on the Council's website.

## **Appendix 1: Extract From 'Statement of Statutory Bodies Consultation and Pre-Submission Public Participation (REGULATION 28 STATEMENT)'**

### **7. Sustainability Appraisal Scoping Report**

#### **Statutory Bodies Consultation on Draft South Cambridgeshire Sustainability Appraisal Scoping Report**

- Consultation with statutory bodies took place in June 2004.
- Key agencies that have environmental, social or economic responsibilities (the Environment Agency, English Nature, English Heritage, and the Countryside Agency).
- All four bodies responded.
- A schedule of responses is included in the Sustainability Appraisal Scoping Report 2006, and is available to view on the District Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)).
- Summary of main issues raised: The consultation enabled these bodies to comment on the appropriateness of the objectives, indicators, baseline assessment and issues/problems. Additional Sustainability Objectives, decision making criteria, and monitoring indicators suggested. A number of local sustainability issues raised, including historic environments, water and drainage, and biodiversity.
- How were issues addressed: Changes were made prior to publication of the Consultation Draft Scoping Report. They include additional Sustainability Objectives, decision making criteria, and monitoring indicators.

#### **Consultation Draft South Cambridgeshire Sustainability Appraisal Scoping Report**

- Public consultation took place during a 6 week period from Friday 1 October 2004 to 12 noon on Friday 12 November 2004 (alongside Preferred Options Reports).
- 30 representations specifically related to the scoping report.
- A schedule of responses is included in the Sustainability Appraisal Scoping Report 2006, and is available to view on the District Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)).
- Summary of main issues raised: A wide variety of issues were raised, ranging from transport, landscape, to health.
- How were issues addressed: Changes were made prior to publication of the Sustainability Appraisal Scoping Report, alongside the Final Draft Sustainability Appraisal. They include additional Sustainability Objectives, decision making criteria, and monitoring indicators.

## **South Cambridgeshire Sustainability Appraisal Scoping Report**

As part of the Draft Final Sustainability Reports for the six Development Plan Documents, the Sustainability Appraisal Scoping Report was subject to further public participation at the Pre-Submission Public Participation stage.

- Consultation took place in a 6 week period from Friday 17 June 2005 to 12 noon on Friday 29 July 2005.
- 11 representations specifically related to the scoping report.
- A schedule of responses is included in the Sustainability Appraisal Scoping Report 2006, and is available to view on the District Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)).
- Summary of main issues raised: The majority of representations related to health issues.
- How were issues addressed: Changes were made prior to publication of the Sustainability Appraisal Scoping Report, alongside the Final Draft Sustainability Appraisal. They include additional details from additional plans and strategies relating to health issues.

## **8. Initial Sustainability Reports**

The Initial Sustainability Appraisal Reports were included as annexes to the Preferred Options Reports. Each option was subject to testing against the Sustainability Appraisal objectives created through the Scoping Report. The Initial Appraisal reports provided a summary of results, and provided valuable supporting information when considering options. Detailed background tables supporting the appraisal of each option are available to view on the District Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)).

### **Northstowe Area Action Plan**

No representations specifically related to the Initial Appraisal.

## **9. Draft Final Sustainability Reports**

The Draft Final Sustainability Reports meet the requirements for sustainability appraisal and strategic environmental assessment.

They were published for public participation alongside the Pre-Submission Public Participation Draft Development Plan Documents.

### **4. Northstowe Area Action Plan**

- 12 representations were received.
- A schedule of responses is available to view on the District Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)).

- Summary of main issues raised: Whilst there was some support for the general approach, some representations queried the outcome of individual policy appraisals. Some representations on the failure to appraise alternative options to a number of policies.
- How were issues addressed: Issues raised were considered when appraising policy changes. Sustainability appraisals are only required to assess reasonable alternatives. It is considered that additional options raised in these particular representations did not require appraisal at this stage in the plan making process. Amendment made to the significant effects summary to acknowledge impact of policy NS/23.

## **4. Northstowe Area Action Plan**

### **4.A Statutory Bodies Consultation**

- A total of 92 representations specifically related to the Northstowe Area Action Plan.
- A schedule of responses is available to view on the District Council's website ([www.scambs.gov.uk](http://www.scambs.gov.uk)).

#### **Summary of main issues raised:**

- A number of the representations received were from Cambridgeshire County Council stating perceived requirements for the AAP, these include: infrastructure, services & amenities.
- Concerns were raised regarding the effect on traffic flows on the A14 and nearby villages.
- The site for Northstowe was questioned, particularly its proximity to nearby villages.
- Unease was expressed as to how existing facilities could cope with the development, including drainage and sewerage.
- The choice of a guided busway was also questioned.

#### **How were issues addressed:**

- Issues raised were considered when the Preferred Options Reports were drafted.

### **4.B Preferred Options Report**

- A total of 2,785 representations were received.
- A schedule of responses is available to view on the District Council's website (<http://www.scambs.gov.uk/>).

## Summary of main issues raised:

The Preferred Options report put forward 3 site options:

- Option A for 8,000 dwellings contained within the St Ives railway: A total of 192 representations on this Option were received, of which 117 were in support. Many were based on the fact that this site would result in the smallest ultimate size of town of the 3 site options, with the least traffic generation and impact on drainage and would be contained within the line of the St Ives railway route. There were 75 objections, which included concerns that: the site is too small and cramped for 8,000 dwellings; not all the airfield is truly brownfield; there is insufficient Green Separation for Longstanton and Oakington; the Guided Bus proposal is unacceptable.
- Option B for 9,000 dwellings by adding land to the west of the B1050 received a total of 108 representations. Very few representations (5) supported this option. There were 103 objections. Particular concerns generally suggest that the advantages of finding land for another 1,000 dwellings were outweighed by the disadvantages which included: Less well identified site boundaries than Site; Uses more agricultural land including land of high quality; The impact on Longstanton, with existing development on Station Road being drawn into Northstowe which it is perceived would “wrap around” the village; the difficulties of re-routing the B1050.
- Option C for 10,000 dwellings by adding land north of the St Ives railway. Out of a total of 130 representations on this option, there were some support (50 representations). Supporters cited: It was the only option to deliver 10,000 dwellings; It would give greater Green Separation for Longstanton and Oakington; Specified that the Fairfield option is preferred; Better to design the town around both sides of the Guided Busway. Objectors (90 representations) focused on: The lack of clear boundaries to the site; 10,000 dwellings would be too large with the greatest impact on traffic and drainage; impacts on four villages by encroaching also onto Rampton and Willingham; the greatest impact on the landscape; uses more agricultural land and especially good quality land; is less well served by the Guided Busway which would be difficult to bridge; would be less sustainable pattern of development with part of the town severed by the proposed express Guided Busway – that part of the town north of the Guided Busway having less connectivity with the rest of the town; has the poorest fit with the Structure Plan especially in relation to being at Longstanton / Oakington.
- The preferred options report included 3 options for dealing with the Green Belt in the vicinity of Northstowe. NS6 which would extend the Green Belt to surround Northstowe was the most favoured, but representations also sought to extend it further.
- There was some concern that if 50% of the housing in Northstowe is Affordable it is unlikely to make for a balanced town.
- NS20 set out the Preferred Approach for market housing mix, and that it be that applied to the District as a whole. There was some concern that this would not create a balanced community.
- NS22 put forward the Preferred Approach that the main employment area should be in and adjoining the town centre. Some responses sought an

explicit statement that, as with the town centre, employment areas should not be near existing residences and conservation areas (including Rampton Drift, Toad Acre, and St Michael's).

- There was considerable concern that the Northstowe development should not be allowed to go ahead prior to the improvements to the A14. Concerns were also raised about the impact of traffic and access roads on nearby villages. Whilst there is support for providing High Quality Public Transport, with a loop linked to the Guided Busway, objections to the Guided Busway proposals were also made.
- A number of representations supported a minimum of 200m between village frameworks and the edge of the built up area of Northstowe but there were also others which sought a greater degree of separation. NS43 set out the Preferred approach for Green Separation for St Michael's Mount, i.e that the proposed minimum 200m separation from the framework would not be extended to provide 200m separation for this property which lies outside the village framework. Many representations considered that St Michael's Mount formed part of the village of Longstanton St Michael's even if it is not in the village framework and therefore it should receive 200m separation.
- The preferred option for green separation at Oakington was generally supported although there was a concern that it should include woodland planting. A number of representations sought separation of 50m at Rampton Drift. A number of representations objected to the preferred approach to providing landscape buffers for the ribbon development on the B1050 north of Longstanton / south of the railway, saying that these properties should have 200-metre separation not 50 metre. Providing landscape buffers of 200m for the sporadic linear development on the B1050 north of the railway was generally supported.
- NS58 – NS61 put forward the Preferred Approaches for the objectives of the AAP for biodiversity and the treatment for biodiversity of the Water Park, the Green separation between Northstowe and Oakington, and the Green Corridors beyond the town. In general, most representations supported these approaches.
- There was general agreement that the management of open space must be addressed prior to the commencement of development. But there was representation that it is premature to settle on the model presented and that the AAP should set out general guidelines to inform detailed discussions.
- A number of representations objected to the loss of the existing golf course, even if it were to be replaced locally.
- Some objections stated no provision should be made for a country park outside the site of the new town as no need has been demonstrated and it is unreasonable to require a developer to make provision of facilities beyond what is reasonably required to serve Northstowe or address under provision elsewhere in the sub-region.
- On drainage, representations pointed out that flooding was a major issue for Longstanton as well as Oakington. It was also pointed out that the exact flood attenuation measures required had yet to be determined.

## How were issues addressed:

In the majority of cases the preferred approaches were developed into policies in the Pre Submission Public Participation Draft DPD. A significant number of changes to the approach to drafting the Pre-Submission Area Action Plan were agreed. They include:

- Site option A was developed into policies in the Area Action plan.
- Green belt extended further north of Northstowe towards Over village than the preferred option.
- Developed policies requiring 40 dwellings per hectare housing density in the town as a whole, but require a design led approach.
- Applying the district-wide approach on housing mix as a policy for Northstowe.
- Included requirement for provision for key workers.
- Provided clarity that the town centre is likely to be located somewhat to the east of Rampton Drift.
- Required the preparation of a town centre strategy.
- Developed policy that requires secondary school to be located at a local centre, providing an opportunity for additional services at that local centre reflecting the role of the secondary school.
- Included policies in the Northstowe Area Action Plan for the development of small scale local employment uses at local centres.
- Amendments to the transport objectives.
- Link the development to transport improvements in the A14 corridor.
- Developed policies to require that no additional road access to Northstowe would be provided either from Station Road, Oakington or Cottenham Road, Westwick.
- Required car parking provision in accordance with the maximum standards as set out in the Development Control Policies, but policies seek to minimise parking in some areas with good accessibility and close to facilities and services.
- Included bridleways as potential uses in green corridors.
- Amended the approach to green separation so that the 200m green separation is measured from the curtilage of St Michael's Mount and not from the village framework.
- Developed a criteria based policy for the future management and maintenance of facilities and infrastructure including open space and recreation facilities.
- Included a requirement for the existing golf course be replaced by a suitable alternative that will make available affordable golf for existing users and the new residents of Northstowe.
- Developed a criteria based policy for drainage matters.
- Developed a criteria based policy for management and maintenance of watercourses, detailing the requirements any management body must meet, including achieving management in perpetuity.
- Required flooding attenuation at Longstanton if the development of Northstowe has an impact on it.

#### **4.C Pre - Submission Public Participation**

- A total of 913 representations were received. Of these, approaching 26% were in support.
- A schedule of representations, officers responses and recommended changes to plan is available to view on the District Council's website together with the minutes of the meeting recording the Council's decisions ([www.scambs.gov.uk](http://www.scambs.gov.uk)).

#### **Summary of main issues raised:**

The majority of representations came from just a few organisations - principally Longstanton and Oakington Parish Councils, the Longstanton Parish Plan Committee, Government Office for the East of England, Cambridgeshire County Council, Gallagher Estates, English Partnerships and the Fairfield Partnership.

A wide variety of representations were received. Some of the main themes of representations were:

- Northstowe should have a target size of 10,000 dwellings.
- The proposed site does not have capacity for the development of 8,000 dwellings.
- The site proposed in the Area Action Plan should be extended to include land west of Station Road, Longstanton instead of allocating this land as a Country Park.
- A site with capacity for 10,000 dwellings should be allocated for Northstowe which would straddle the St Ives railway line and be located more centrally between Longstanton, Oakington, Willingham and Rampton.
- Northstowe should not be built until adequate transport arrangements are in place.
- The requirement in the Cambridgeshire Structure Plan "to mitigate current flood risks affecting Oakington village" should be extended to Longstanton.
- Greater green separation is needed for Longstanton and Oakington.
- The Area Action Plan includes too much detailed guidance.
- A target of 25% water reduction goes beyond the scope of the planning system.
- Include more details on delivery and monitoring.

#### **How were issues addressed:**

A number of changes were for the Submission DPD, some of the more significant changes include:

- Confirmed the target of 8,000 dwellings for Northstowe.
- A change to include St Michael's Mount in the Village Framework of Longstanton.
- Amended the population size of Northstowe to be approximately 19,000 people (average household size of 2.4 persons).

- Added requirement that the town centre be at least 200 metres to the east of Rampton Drift.
- Clarify requirement that necessary road capacity is available in the A14 corridor for new town traffic throughout the construction of Northstowe.
- Amendment to exclude 2 hectares of small holding from the proposed Country Park west of Station Road, Longstanton.
- Amendments to require flood mitigation at Longstanton as well as Oakington.
- The requirement for a single body to manage water courses amended to instead set the requirements for any body or bodies, such as the need for public accountability and sufficient powers, funding, resources, expertise and integrated management to be secured by legal agreement.
- Deleted the requirement for 25% water conservation measures.
- The scope of the energy conservation policy has been amended to delete aspects which GO-East advise are outside the scope of the planning system.
- Included reference to strategic open space standard.
- Amendment of the start date for development from 2006 to 2007 and the likelihood that slightly less than 6,000 dwellings will be delivered by 2016.
- Amendment to include a re-use and recycling scheme as part of the construction strategy.
- New chapter on delivery of the AAP which sets out the mechanisms for implementing the AAP and includes a housing trajectory, a requirement of the new plan making system which forecasts the rate of delivery of the development.
- New chapter on monitoring the AAP which highlights the importance of the plan, monitor and manage approach and sets out the indicators that will be used to monitor delivery of Northstowe.