

4. The proposal

Introduction

4.1 This planning application seeks outline consent for the first phase of Northstowe. The mixed use proposal comprises:

- Up to 1,500 dwellings (a proportion of which will be affordable housing) in a mix of tenure types and including residential elderly care
- A mixed use local centre, including a community building and provision for retail, food and drink and other appropriate uses
- A three form entry primary school
- Approximately 5 ha of employment land including a household recycling centre and foul water pumping station
- Significant formal and informal public open space, including a sports hub
- Strategic landscape provision

4.2 In addition the following infrastructure works are included:

- Improvements to the existing B1050
- Internal road network
- Safeguarding of land for the first length of an internal busway link to the CGB
- Flood attenuation ponds, including the creation of a water park
- Earthworks and cut and fill to enable land raising and re-profiling of the site for sustainable drainage purposes
- Other associated works

4.3 A full description of the design rationale is provided in the accompanying Design and Access Statement.

Form of the planning application

4.4 The planning submission is for outline approval. All detailed matters (layout, scale, landscaping, appearance and access) are reserved and a series of parameter plans set out the parameters for the development for which outline planning permission is sought. The plans ensure that information illustrating the scale and layout of development is supplied at the outset and are reproduced in the Design and Access Statement and utilised for the purposes of Environmental Impact Assessment. An Environmental Statement (ES) is submitted alongside the application.

4.5 Together the parameter plans, description of development and the content of the proposal describe the concept of the Phase 1 planning application for which outline planning consent is sought. These are intended to provide the framework for the submission of detailed applications for reserved matters approvals and further detail will be brought forward as reserved matters, in accordance with them.

4.6 The parameters plans are:

- Plan 1a: Land use, open space and landscape
- Plan 1b: Attenuation ponds - land use, open space and landscape
- Plan 2: Movement and access
- Plan 3: Building heights
- Plan 4: Density

4.7 An additional illustrative master plan has been prepared to show the general position of the building blocks.



Structuring principles	
1 Local centre on B1050	Residential
2 Community park / pocket parks	Employment
3 Dense urban core along 'high street'	Household recycling centre / pumping station
4 Strong urban edge overlooking eastern water park / countryside	Primary school
5 Fractured edge fronting sports hub – replicate edge of Longstanton	Local centre to include: commercial uses / retail / food and drink / community / residential and similar
6 Strong urban edge to park and ride	Sports hub building
7 Sports hub with all-weather pitch	Play space (LEAP)
8 Linear park	Play space (NEAP)
9 Allotments / community orchards	Surface water pumping station
10 Structure planting / soft landscape	

Figure 6: Phase 1 Illustrative master plan

4.8 As explained in Circular 01/2006, parameter plans for Design and Access Statements are intended to provide an indication of the design principles, which will inform detailed design proposals.

4.9 There may be some variation in the precise location of land uses and road layouts in the subsequent submission of reserved matters. Where this occurs however, it is anticipated that the overall concept of the outline application development proposal will be maintained, and this will be demonstrated in the reserved matters submissions.

Scale and development principles

Land use

4.10 The land use, open space and landscape principles for the primary development site are shown on the parameters plan at figure 6.

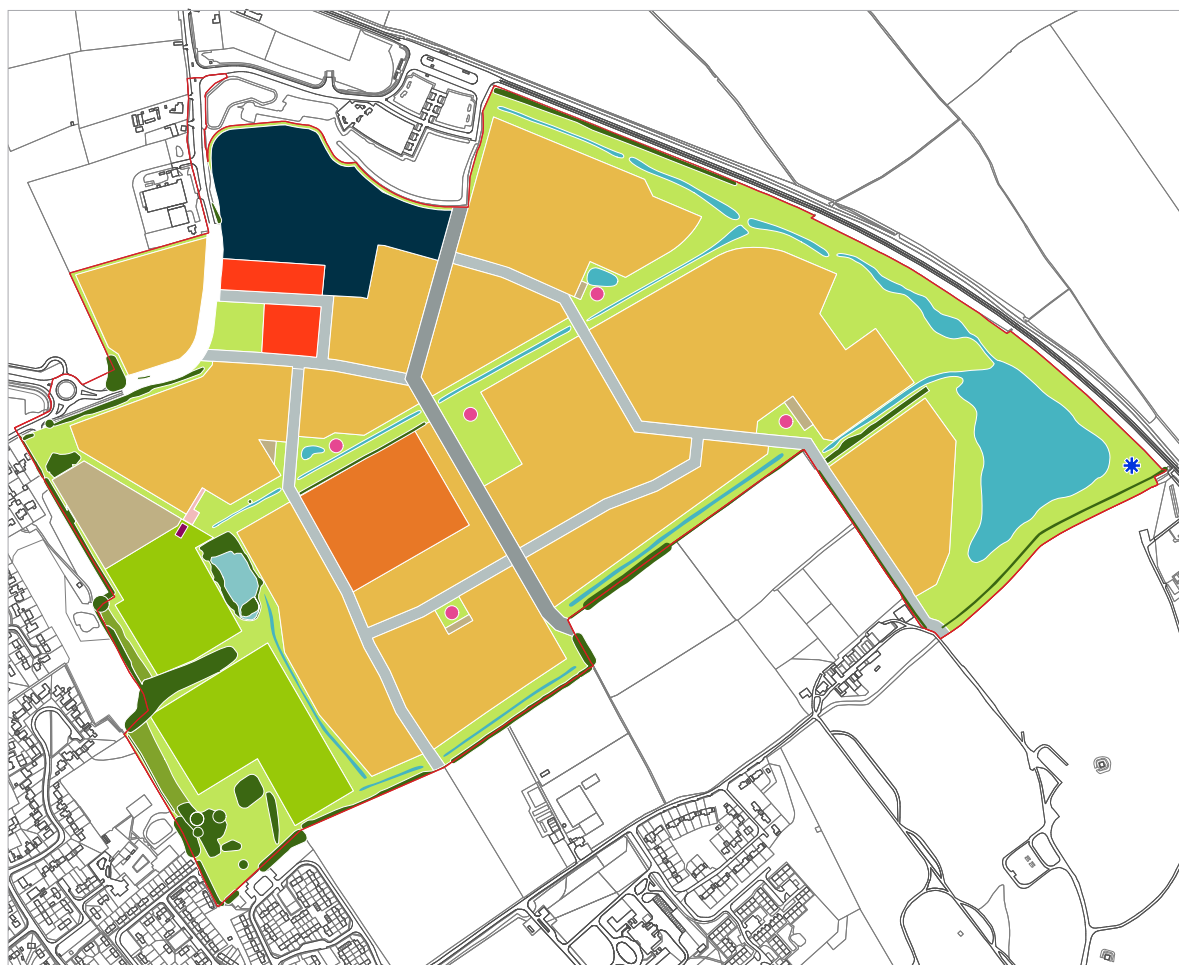
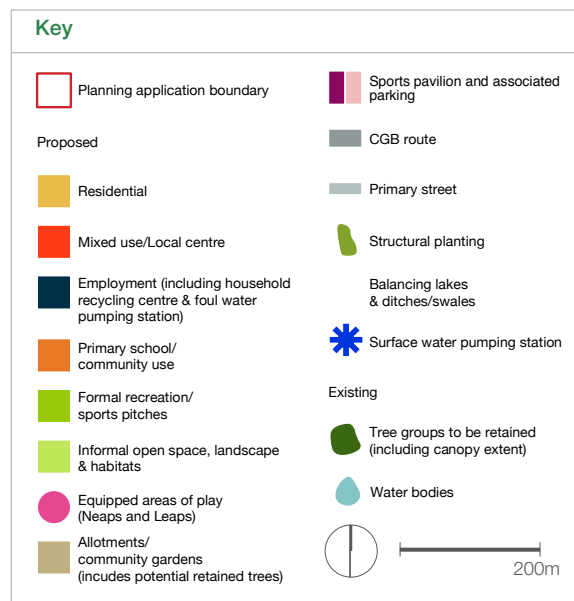


Figure 7: Land use, open spaces and landscape and landscape parameters plan

4.11 Table 1 shows the land use budget for each land use.

Table 1 – schedule of land uses

Use	Area (hectares)
Residential (including land for principal access roads, sub stations etc)	42
(net residential = 40)	
Mixed use local centre (including community building)	1.22
Employment (including household recycling centre and foul water pumping station)	5
Primary school	3
Sports hub	6.17
Public open space / parks / play space (excluding water bodies)	23
Allotments	1.57
Other land within red line boundary (including streets and water bodies)	40.04
Total	122

Building heights

4.12 Building heights are proposed largely at up to three storeys, including potential for a landmark structure (up to 25m) within the local centre. Two-storey development is proposed along the western edge of the site to soften the edge with Longstanton.

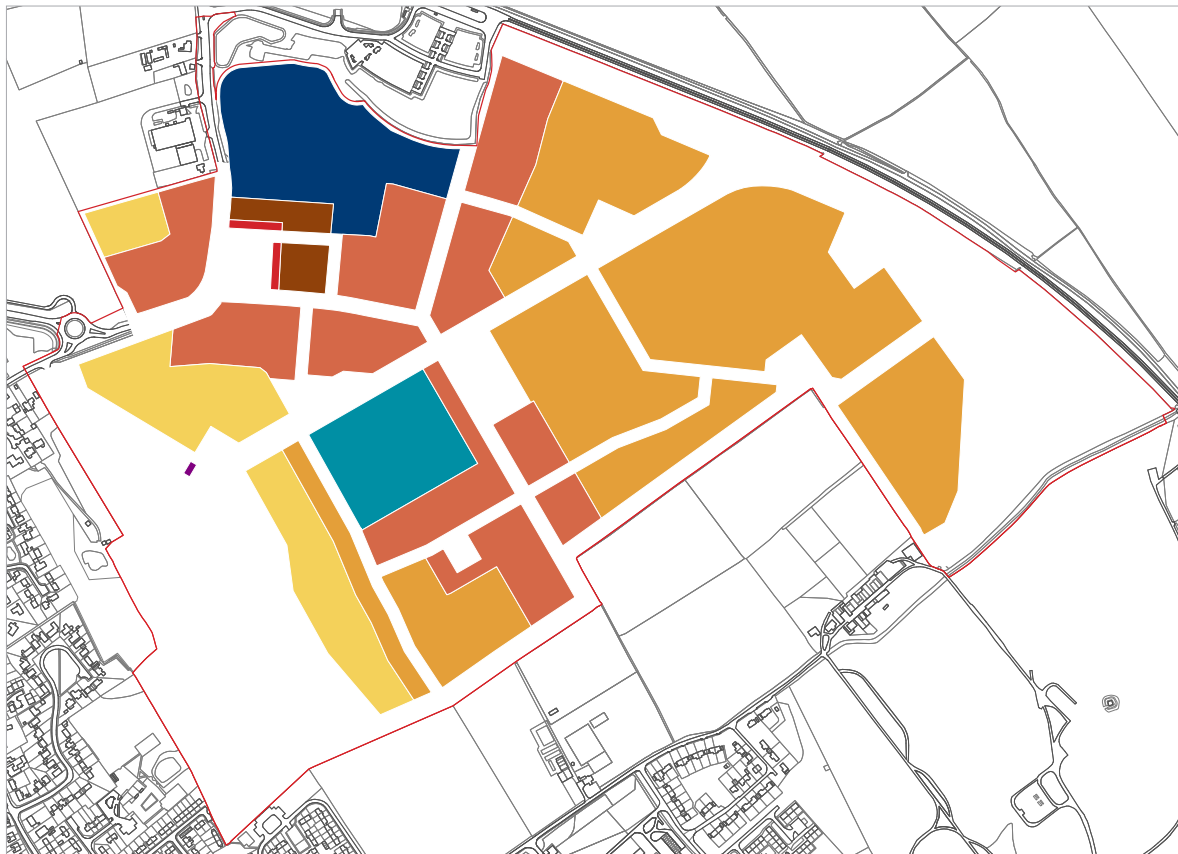


Figure 8: Building heights parameters plan

Density

4.13 The site will be developed to an average net density of approximately 37.5 dwellings per hectare. Densities will be greater within the urban core around the local centre and along the 'high street', which will be safeguarded as the first length of an internal busway link to the CGB. Lower density development will be focused on the western edge of the site, again to reflect the relatively low density existing development on the eastern edge of Longstanton.

Dwelling types and mix

4.14 The proposal provides for a range of housing types and sizes including terraced, semi-detached and detached houses, town houses and flats/apartments. There is also potential for provision of retirement accommodation for the elderly or other supported housing.

4.15 The current indicative housing mix includes:

- 25% 2 bed
- 46% 3 bed
- 22% 4 bed
- 7% 5+ bed

4.16 A significant proportion of the housing provided will be designated for affordable housing provision incorporating both intermediate and low cost housing, affordable rent and social rented accommodation. The precise proportion and tenure mix will be subject to negotiation with SCDC during the planning application determination process, taking account of the likely availability of housing grant, as well as

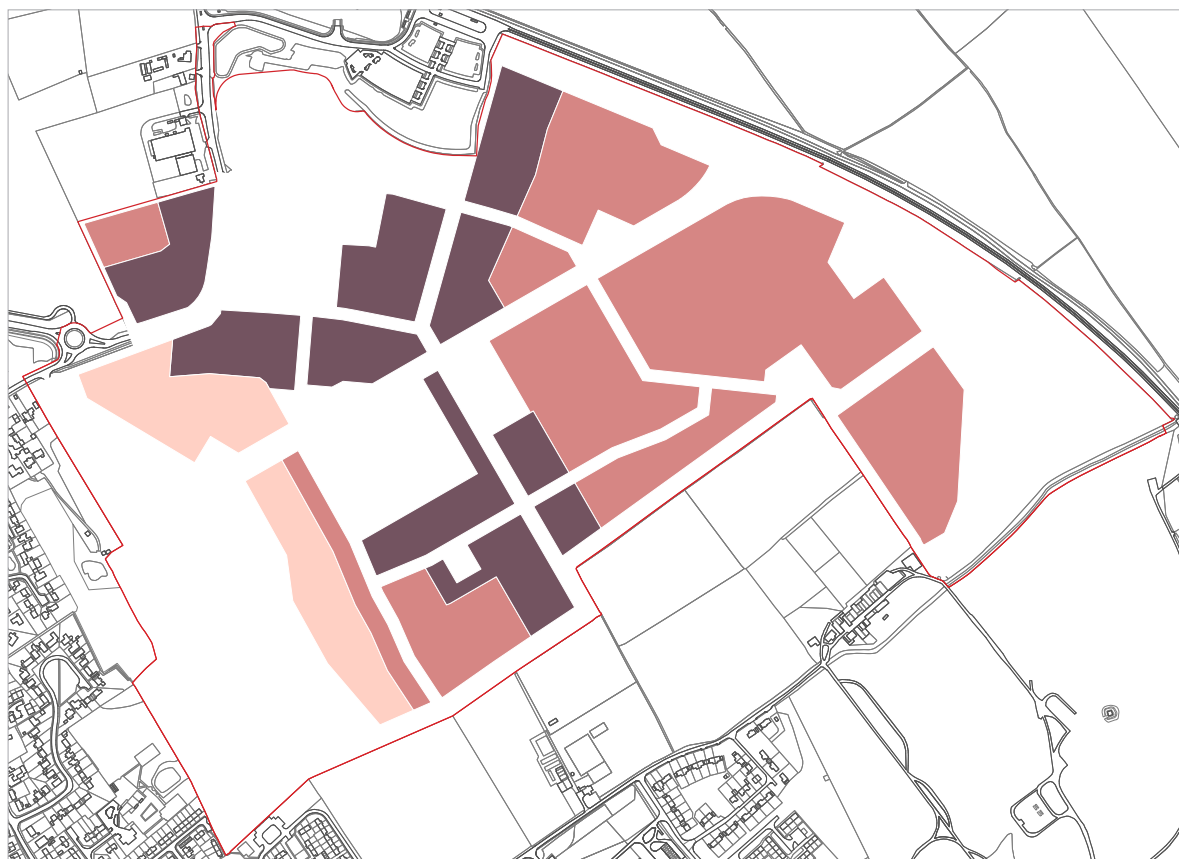
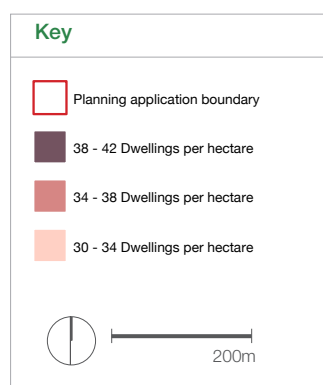


Figure 9: Density parameters plan



View from primary street looking east towards mixed-use local centre

being informed by a comprehensive viability assessment undertaken jointly by the applicant's consultant and an independent consultant appointed by SCDC to ensure that the scheme is deliverable. Based on previous viability assessment work, particularly in relation to the 2007 outline planning application, it is currently envisaged that there will be up to a maximum of 35% provision.

4.17 The proposed housing mix provides for a varied and interesting townscape that can respond positively to its context. It will help in meeting the needs of all sectors of the community, including key workers.

Mixed-use local centre

4.18 The mixed-use local centre is located adjacent to the B1050. This location is ideal both for ensuring that it becomes a successful

community hub and to maximise the opportunity for passing trade (which will aid its viability). In addition to retail provision, the local centre will include a community building and associated car parking.

4.19 The key principles in relation to the local centre are to:

- Deliver a mix of uses enhancing the sustainability of Phase 1
- Provide for the day to day needs of local residents (both existing and new) for convenience shopping and services without the need for unnecessary trips by private motor car
- Provide an opportunity for small scale office and other employment
- Contain high quality community services and facilities

- Provide a focus for neighbourhoods with landmarks and other points of interest
- Be capable of delivery as early as possible
- Deliver services provided by the public or voluntary sector – funded where appropriate and reasonable by the development, or taking every opportunity to lever in additional investment
- Not detract from the town centre, which will be brought forward as part of a later phase of Northstowe (at which time a town centre strategy will be prepared and submitted as part of the outline planning application for the relevant phase – see below)

4.20 The local centre will be developed in the context of the wider framework master plan for Northstowe, however it is necessary to ensure that the retail provision for Phase 1 is viable and self sufficient in advance of the town centre coming forward. To this end, a retail capacity assessment has been undertaken to establish the quantum and types of facilities that should be included within the local centre so as to ensure that there is not under-provision (resulting in a lack of services and facilities) or over-provision (resulting in empty units) once the development is implemented and occupied. Based on the conclusions of that assessment a ground floor retail area of up to 1,500sqm (net floor space) is proposed.

4.21 In addition there is potential for the provision of a further 450sqm (net floorspace) for other commercial / retail / leisure / food and drink / community / health and other appropriate uses.

4.22 Based on the population in Phase 1, a community building of approximately 900sqm would provide flexible space for use by a range of different individuals and organisations including clubs, societies, health providers and faith groups. The proposal also offers the potential for provision of a 'community hub' within the primary school.

4.23 A children's play area, neighbourhood recycling point and information access point will also be provided within or in close proximity to the local centre, in accordance with the requirements of the NAAP.

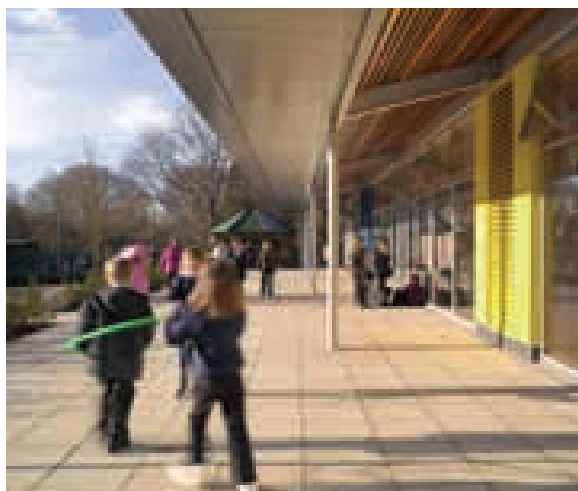
4.24 Car parking within the local centre will be designed to ensure that it does not predominate or detract from the street scene by locating it sensitively around the edge of the square and along the primary street rather than in a large car park.

4.25 As referred to above a town centre strategy will be submitted in support of the outline planning application for the relevant phase of development within which the town centre will be included, in accordance with policy NS/5 of the NAAP. The key principles will include:

- Provide a range of facilities of a scale to meet the needs of local residents and those in the immediate catchment without undermining vitality and viability of nearby towns and cities or other centres
- Maximise usability and accessibility within the town centre
- Achieving a high quality design of buildings and public spaces
- Providing a large number and range of comparison and convenience shops to create an attractive urban environment – no one shop to threaten development of the town
- Encourage efficient, competitive and innovative retail and leisure
- Encourage diversity of uses – tourism, leisure and cultural activities dispersed throughout the centre to ensure balanced daytime and night-time economy
- Provide a range of opportunities to socialise into the evening
- Locating other uses to generate custom and activity e.g. employment and housing (including above ground floor retail, leisure or other facilities)

- Promotion of markets
- Include high quality community services and facilities, and leisure and cultural facilities appropriate to be found in a new town of 24,000 residents with small catchment of surrounding villages
- Provision of public art to create sense of place
- Town square to be a key focal point for entertainment and gathering
- Maximise active street frontage
- Ensure provision of level access from public realm
- Maximise opportunities for co-location and joint provision of community services, facilities, leisure, arts and culture
- Provide an appropriate scale of car and cycle parking for a market town centre
- Include landmarks to create a legible sense of place

4.26 The proposed development will provide the first key strategic infrastructure to enable access ultimately to be gained to the town centre in a subsequent phase. Phase 1 will therefore contribute towards meeting objective D1/i of the NAAP, which seeks to secure an early start to the development of the town centre in order to help create an identity for Northstowe at the earliest opportunity.



Schools

4.27 A three-form entry primary school will meet the primary school needs of the population within Phase 1. The site will also be used for community uses. A financial contribution towards the provision of secondary school education for Phase 1 will be included within the planning obligation or via the payment of a tariff, roof tax or other payment method. The secondary school will be provided on land immediately to the south of Phase 1. There is the potential to provide secondary education by utilising the spare capacity in the primary school during the early years, prior to the secondary school coming forward.

Employment

4.28 5 ha of employment land is proposed on the northern edge of the site, adjacent to the B1050 and Longstanton P&R in accordance with policy NS/8 of the NAAP. Its location adjacent to the B1050 will facilitate early delivery.

4.29 The area will provide a mix of employment (within use classes B1, B2 and B8) for the existing community and residents of the new development. The area will include provision of a household recycling centre (1.25 ha), which will serve the needs of Northstowe and its immediate hinterland, in accordance with policy CS16 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and policy SSP W1 of the Minerals and Waste Site Specific Proposals DPD (February 2012) and a foul water pumping station (0.12ha).

4.30 The location of the employment area, directly adjacent to the Longstanton P&R and CGB will ensure that employees travelling to the site from the surrounding area have the opportunity to utilise this highly sustainable form of transport.

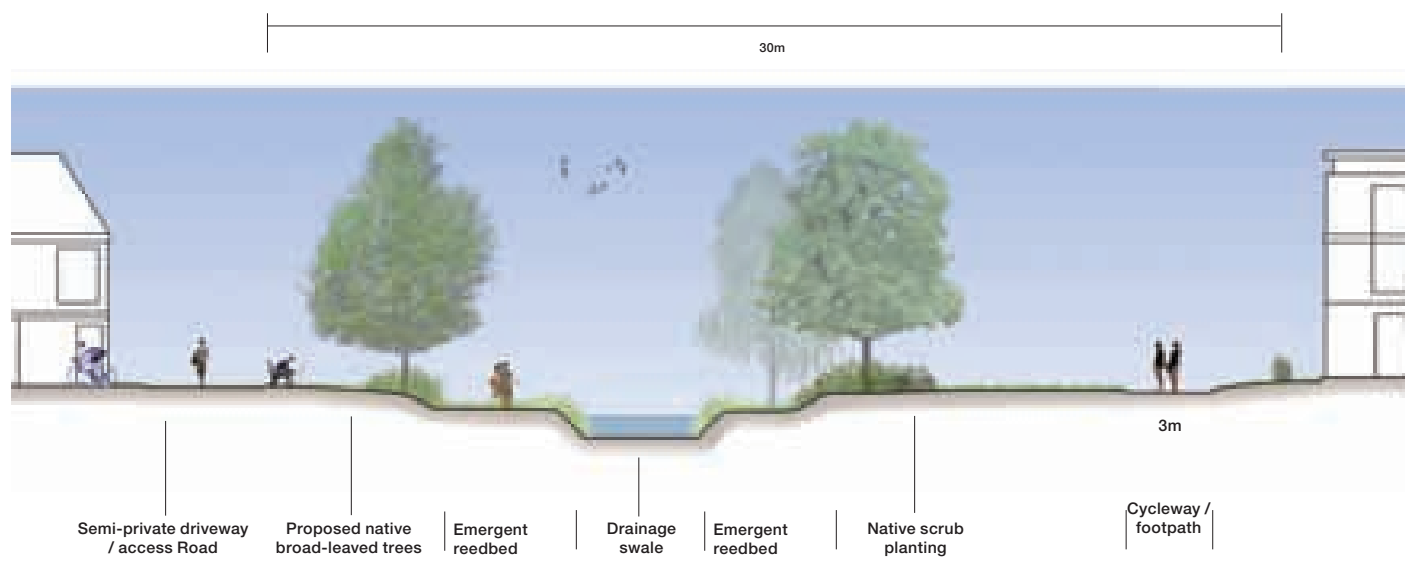


Figure 10: Green corridor C1

4.31 The proposed indicative employment mix is as follows:

- B1 (offices) – 50% (1.82 ha)
- B2 (general industrial) – 40% (1.46 ha)
- B8 (storage and distribution) – 10% (0.36 ha)
- Household recycling centre (1.25 ha)

4.32 As referred to within section 6, it is envisaged that this area could provide employment for approximately 500 people. Additional employment will also be provided by other development on the site including the primary school and local centre.

Drainage

4.33 Although the current planning application relates to Phase 1, the drainage strategy has been designed for the whole of Northstowe and is an exemplar scheme that manages water for the benefit of the wider area.

4.34 The key principle is to reprofile the land so that there is natural drainage across the site. The proposed development also includes the provision of flood attenuation ponds on land to the east of Hattons Road and a water park in the south eastern corner of the primary development area (the eastern water park). Land needs to be raised to above the flood levels in the Beck Brook to drain the town. The newly created attenuation areas require large excavations to enable the floodwater to be held back. These works have been planned to ensure that there is a balance of cut and fill across Northstowe and it is anticipated that no material will be imported to or exported from the site as set out within the earthworks strategy included within the submitted Construction Management Strategy.

4.35 Further details of the drainage strategy are set out within section 6.