

Appendices

Appendix 1 – Method statement for achieving the house building rate

1. Paragraph E3.8 of the NAAP states:

“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.”

2. Paragraph E3.9 explains that achieving the average build rate set out above will be very challenging. Evidence presented to the Structure Plan EIP in 2002 and at the examination of the NAAP in 2006/7 suggested this rate was achievable. In the intervening period the economic downturn has had a serious impact on the house building industry and this is expected to continue for the next few years. The government is taking steps to address the housing shortfall through initiatives such as those set out in Laying the Foundations – a housing strategy for England (CLG, November 2011) .

3. There are some indications that a recovery in the housing market will emerge. For example the Get Britain Building Programme Prospectus (CLG, HCA Nov 2011) is aimed at schemes that will deliver new homes by 2014.

4. The Construction Products Association forecast in December 2011 that private sector housing starts will grow by 29% between 2013 and 2015. The forecast suggested that starts will rise by 2% in 2012 and then increasing consumer confidence and economic recovery in 2013 combined with the effects of the housing strategy will see starts increase sharply. However it also forecast that construction output would fall by more than 5% in 2012 and remain flat throughout 2013. It will be 2014 before the industry is expected to see any significant signs of recovery, by which time output will be 12% lower than at its peak in 2007.

5. It is against this backdrop that an indicative housing trajectory for Northstowe has been assessed and prepared. It must be stressed that the rate of housing development will continue to be influenced by exogenous property market influences, the availability of funding for affordable housing as well as the delivery and establishment of other key infrastructure, services and facilities required to support a sustainable new community.

6. The approach set out in this document (the Planning Supporting Statement) and other documents (e.g. Construction Management Strategy) is relied upon as a reasonable approach to the build out of the proposed development, taking into account the points made above.

<http://www.communities.gov.uk/publications/housing/housingstrategy2011> and <http://www.communities.gov.uk/news/corporate/2033724>

http://www.hcacademy.co.uk/sites/default/files/our-work/get_britain_building_programme_prospectus.pdf

<http://www.constructionproducts.org.uk/newsdesk/dbfiles/Sharp%20Fall%20Expected%20for%20Construction%20in%202012%20-%20December%202011.pdf>

7. The overarching principle for the staged construction of the sub-phases within the primary development site of Phase 1 is to initially open up the site adjacent to the B1050, Station Road Longstanton and proceed south and east using the primary and secondary road network as construction routes. Parcels will be opened up and serviced, optimising the use of infrastructure and facilities provided for the initial phases before the next parcels are then serviced and ready for development.

8. Some strategic facilities will need to be delivered at an early stage, such as the primary school, and these will be taken into account in the phased construction process.

9. This planning application is accompanied and supported by a comprehensive package of documents and information the scope of which has been discussed with local authority officers and informed by the previous outline application submission in December 2007 and the responses and comments on that suite of documents. The Phase 1 planning application and supporting documents provide all the information required to ensure an early determination of the outline planning application.

10. A Planning Performance Agreement (PPA) between all the partners is in place. Amongst other things this should allow for a more streamlined and transparent process of engagement and decision making through the early stages of Northstowe. Further PPAs will cover subsequent stages of the project.

11. As at February 2012 the local authorities' Joint Implementation Team is being established and the purpose of this dedicated resource is to ensure the efficient and effective delivery of homes and other investment at Northstowe.

12. Affordable housing represents a significant proportion (up to 35% subject to a joint viability assessment) of the housing to be delivered. A consortium of Registered Social Landlords (RSL), Cambridge Partnerships Ltd (CPL) is already in place to provide the first tranche of affordable homes. CPL has a successful and proven track record in delivering new homes.

13. Given the progress made, and assuming that outline planning permission is obtained in the last quarter of 2012 the joint promoters are seeking to achieve the following milestones:

- Mid-2013 – discharge of pre-commencement conditions
- Mid-2013 – completion and approval of a Design Code for Phase 1
- Late 2013 – Decision on enabling works applications and commencement of enabling works
- Late 2013 – Decision on infrastructure for Phase 1 work and commencement of infrastructure works
- Early 2014 – Decision on reserved matters housing application for part of Phase 1 and commencement of construction of housing

14. It is anticipated that in the first year (2014) around 100 homes will be completed. This level of completions would typically rely on four or five 'outlets' (including RSLs) completing about six homes per quarter (25 homes per year). A further 175 homes in the following year would typically require four or five 'outlets' delivering between 25 and 40 homes per year. Resourcing by house builders and rates of completion are expected to increase consistent with an upturn in economic circumstances and a continuing future demand for new homes in Cambridgeshire. With the involvement of a number of house builders, it is currently planned for homes on Phase 1 to be completed in about 2021.

Indicative housing trajectory for Phase 1

2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
100	175	275	360	350	160	60	20	0	1500

15. Prior to Phase 1 being completed, it is anticipated that homes in Northstowe Phase 2 will also come on-stream providing a slightly different market and ensuring a steady supply of new housing well in to the future.

16. In summary the joint promoters commit to encourage delivery through:

- Agreement to the implementation of Planning Performance Agreements with the local authority and co-operative working with the Joint Implementation Team to streamline the process of consents and authorisations in the most efficient and effective way
- Preparation of design codes to streamline and speed up the process of submitting and determining reserved matter applications
- Active marketing and promotion of land for development
- Design and timely provision of infrastructure, services and facilities commensurate with the phased development
- Optimising the servicing and energising of development parcels to facilitate the delivery of new homes.

Appendix 2 – Schedule of key local planning policies

Key:

Compliant

Non-compliant

Chapters of Environmental Statement (ES) referred to:

Chapter 1	Introduction
Chapter 2	Site description and development proposals
Chapter 3	Environmental issues and methodology
Chapter 4	Landscape and visual effects
Chapter 5	Cultural heritage
Chapter 6	Natural heritage
Chapter 7	Traffic and transport
Chapter 8	Air quality
Chapter 9	Noise and vibration
Chapter 10	Geology, hydrogeology and contamination
Chapter 11	Water, flooding and drainage
Chapter 12	Community, economic and social effects
Chapter 13	Agriculture and soil resources
Chapter 14	Cumulative effects
Chapter 15	Summary tables

CORE STRATEGY		
Policy no.	Policy requirement	Phase 1 master plan
Obj ST/a	The Strategic Vision for South Cambridgeshire	
Obj ST/b	The Strategic Vision for South Cambridgeshire	
Obj ST/d	The Strategic Vision for South Cambridgeshire	 (alongside Framework master plan)
Obj ST/f	The Strategic Vision for South Cambridgeshire	
Obj ST/g	The Strategic Vision for South Cambridgeshire	 (see Energy Statement and Waste Management Strategy)

Obj ST/h	The Strategic Vision for South Cambridgeshire	✓ (enhanced alongside Framework master plan)
Obj ST/i	The Strategic Vision for South Cambridgeshire	✓ (see chapter 6 of Environmental Statement (ES) and Design & Access Statement (D&A))
Obj ST/j	The Strategic Vision for South Cambridgeshire	✓ (see chapters 5 and 6 of ES)
Obj ST/k	The Strategic Vision for South Cambridgeshire	✓ (see Planning Supporting Statement (PSS))
ST/2	Housing Provision	✓
ST/3	Re-using previously developed land and buildings	✓ (see PSS)
ST/8	Employment Provision	✓ (enhanced alongside Framework master plan)
ST/9	Retail Hierarchy	✓ (alongside Framework master plan – town centre to be provided in later phase)
ST/10	Phasing of housing land	✗ (see PSS)

DEVELOPMENT CONTROL POLICIES DPD		
Policy no.	Policy requirement	
DEVELOPMENT PRINCIPLES		
Obj DP/a	Development principles	✓ (see PSS)
Obj DP/b		
Obj DP/c		
Obj DP/d	Development principles	✓ (see D&A)
Obj DP/e		
Obj DP/f	Development principles	✓ (see PSS)

DP/1 1.	Sustainable development Consistent with the principles of sustainable development:	✓ (see PSS and D&A)
	a. Consistent with sequential approach to development	✓ (see PSS)
	b. Minimise need to travel and reduce car dependency	✓ (see D&A and Technical Appendix D of ES (Framework Travel Plans))
	c. Make efficient and effective use of land (priority to brownfield and use of higher densities)	✓ (see PSS)
	d. Include mixed use development as appropriate to scale and location of development	✓ (see PSS)
	e. Where practicable use sustainable building methods, locally sourced materials including recycled and include a Travel Plan to address travel needs of labour during construction	✓ (see Sustainability Statement and Waste Management Strategy)
	f. Minimise use of energy and resources where practicable	✓ (see Energy Statement)
	g. Maximise use of renewable energy sources where practicable	✓ (see Energy Statement)
	h. Incorporate water conservation measures	✓ (see Water Conservation Strategy)
	i. Minimise flood risk	✓ (see chapter 11 of ES)
	j. Use SUDS where practicable	✓ (see chapter 11 of ES)
	k. Mitigate impacts of climate change through location, form and design of buildings	✓ (see D&A)
	l. Ensure no unacceptable adverse impact in land, air and water	✓ (see chapters 8, 9 and 10 of ES)
	m. Contribute to creation of mixed and socially inclusive communities and provide for health, education, recreation, community services and facilities, and social needs of all sections of the community	✓ (see PSS)
	n. Include infrastructure for modern telecoms and IT to facilitate home working where practicable	✓ (see Strategic Utilities Report)
	o. Conserve and wherever possible enhance biodiversity of wildlife and the natural envt	✓ (see chapter 6 of ES)

	p. Conserve and where possible enhance local landscape character	✓ (see chapter 4 of ES and D&A)
	q. Involve community and providers of community services in the design process	✓ (see Statement of Consultation)
	r. Conserve and where possible enhance cultural heritage	✓ (see chapter 5 of ES)
DP/1 3.	Sustainability Statement and Health Impact Assessment – demonstrate principle of sustainable development have been applied.	✓ (see Sustainability Statement and Health Impact Assessment)
DP/2 1.	Design of new development New development design All new development must be of high quality design and, as appropriate to the scale and nature of the development, should:	✓ (see D&A)
	a. Preserve or enhance the character of the local area;	
	b. Conserve or enhance important environmental assets of the site;	
	c. Include variety and interest within a coherent design, which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness;	
	d. Achieve a legible development, which includes streets, squares and other public spaces with a defined sense of enclosure and interesting vistas, skylines, focal points and landmarks, with good interrelationship between buildings, routes and spaces both within the development and with the surrounding area;	
	e. Achieve a permeable development for all sectors of the community and all modes of transport, including links to existing footways, cycleways, bridleways, rights of way, green spaces and roads;	
	f. Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;	
	g. In the case of residential development, provide higher residential densities, and a mix of housing types including smaller homes;	
	h. Provide high quality public spaces;	
	i. Provide an inclusive environment that is created for people, that is and feels safe, and that has a strong community focus;	
	j. Include high quality landscaping compatible with the scale and character of the development and its surroundings.	

DP/2 2.	Design and Access Statements Design and Access Statements submitted to accompany planning applications should be compatible with the scale and complexity of the proposal and, as appropriate should include:	✓ (see D&A and existing site surveys)
	k. A full site analysis of existing features and designations;	
	l. An accurate site survey including landscape features and site levels;	
	m. The relationship of the site to its surroundings;	
	n. Existing accesses for pedestrians, cyclists, equestrians and vehicles;	
	o. Any known historic importance;	
	p. Opportunities for maximising energy efficiency and addressing water and drainage issues.	
DP/2 3.	Access element of Design and Access Statement	
DP/3 1.	Development criteria All development proposals should provide, as appropriate to the nature, scale and economic viability:	
	a. Affordable housing (in housing schemes);	✓ (see PSS)
	b. Appropriate access from the highway network that does not compromise safety, enhanced public and community transport and cycling and pedestrian infrastructure;	✓ (see chapter 7 of ES and D&A)
	c. Car parking, with provision kept to a minimum;	✓ (see chapter 7 of ES and D&A)
	d. Safe and secure cycle parking;	✓ (detail to be addressed at reserved matter stage)
	e. Outdoor play space;	✓ (see D&A)
	f. Safe and convenient access for all to public buildings and spaces, and to public transport, including those with limited mobility or those with other impairment such as of sight or hearing;	✓ (detail to be addressed at reserved matter stage)
	g. For the screened storage and collection of refuse, including recyclable materials;	✓ (strategy set out in D&A - detail to be addressed at reserved matter stage)
	h. A design and layout that minimises opportunities for crime;	✓ (see D&A)

	i. Financial contributions towards the provision and, where appropriate, the maintenance of infrastructure, services and facilities required by the development in accordance with Policy DP/4;	✓ (see Planning Obligation / Draft Scope for S106 Heads of Terms within PSS)
DP/3 2.	Planning permission will not be granted where the proposed development would have an unacceptable adverse impact:	
	j. On residential amenity;	✓
	k. From traffic generated;	✓ (see chapter 7 of ES)
	l. On village character;	✓ (see D&A)
	m. On the countryside, and landscape character;	✓ (see chapter 4 of ES and D&A)
	n. From undue environmental disturbance such as noise, lighting, vibration, odour, noxious emissions or dust;	✓ (see ES)
	o. On ecological, wildlife and archaeological interests;	✓ (see chapters 5 and 6 of ES)
	p. On flooding and flood risk;	✓ (see chapter 11 of ES)
	q. On the best and most versatile agricultural land;	✓ (see chapter 13 of ES)
	r. On quality of ground or surface water;	✓ (see chapter 11 of ES)
	s. On recreation or other community facilities.	✓ (see PSS)
DP/4	Infrastructure and new developments	✓ (see PSS and Planning Obligation / Draft Scope for S106 Heads of Terms)
DP/5	Cumulative development	✓ (see PSS)
DP/6	Construction methods	✓ (see Waste Management Strategy and chapter 7 of ES)

HOUSING		
Obj HG/a	Range of housing, including affordable housing.	✓ (see PSS)
Obj HG/b	Making best use of land and ensuring that new residential development is appropriate to its location.	✓ (see PSS)
HG/1	Housing density	✓ (see PSS and D&A)
HG/2	Housing mix	✓ (see PSS and PSS)
HG/3	Affordable housing	
	1. Provide an agreed mix of affordable housing, as defined in PPS31, to meet local needs.	✓ (see PSS)
	2. The amount of affordable housing sought will be 40%.	✓ (to be subject to negotiation and Joint Viability Assessment)
	3. Within individual developments, the proportion and type of affordable housing will be the subject of negotiation with applicants.	✓ (to be subject to negotiation and Joint Viability Assessment)
	4. The appropriate mix in terms of housing tenures and house sizes of affordable housing within a development will be determined by local circumstances at the time of planning permission.	✓ (see PSS)
	5. In order to ensure sustainable communities, affordable housing will be distributed through the development in small groups or clusters.	✓ (see PSS)
ECONOMY AND TOURISM		
Obj ET/a	To support the Cambridge Area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters.	✓ (enhanced by Framework master plan)
Obj ET/d	To reduce commuting distances and the need to travel, particularly by car, by bringing home and workplace closer together, and by encouraging employment opportunities in accessible locations, or accessible by sustainable modes of travel.	✓ (see D&A)

ET/1	Limitations on the occupancy of new premises in South Cambridgeshire	✓ (see PSS)
ET/2	Promotion of clusters	✓ (enhanced by Framework master plan)
SERVICES AND FACILITIES		
Obj SF/d	To encourage the provision of public art in new development.	✓ (see D&A)
Obj SF/e	To meet the formal and informal sport and recreation needs of the district.	✓ (see PSS and D&A)
Obj SF/f	To base, where possible, any major new indoor sports facilities at school sites, to enable dual use of facilities.	To be addressed as part of a later phase
Obj SF/g	To protect and enhance important areas of local and strategic open space for their recreation and amenity value, and create connectivity with existing public rights of way and the wider countryside.	✓ (see D&A)
Obj SF/h	To ensure the proper provision and maintenance of open space and sports facilities consistent with levels of planned residential development and identified open space standards.	✓ (see PSS and D&A)
Obj SF/i	To ensure the provision of adequate health facilities, including mental health provision, in appropriate accommodation and locations to cater for the existing and proposed population of Cambridgeshire.	✓ (see PSS)
SF/6	Public art and new development	✓ (see D&A)
SF/9	Protection of existing residential areas	✓ (see PSS)
SF/10	Outdoor play space, informal open space and new developments	✓ (see PSS and D&A)
SF/11	Open space standards	✓ (see PSS and D&A)
NATURAL ENVIRONMENT		
Obj NE/a	To address climate change mitigation and adaptation issues including the need to ensure that new developments are "climate proofed".	✓ (see Energy Statement)
Obj NE/b	To protect and enhance the character and appearance of landscapes and natural heritage.	✓ (see chapters 4 and 6 of ES and D&A)
Obj NE/c	To protect and enhance biodiversity.	✓ (see chapter 6 of ES)

Obj NE/d	To protect and improve the quality of the water environment.	✓ (see chapter 11 of ES)
Obj NE/e	To protect and improve the ambient noise environment.	✓ (see chapter 9 of ES)
Obj NE/f	To minimise light pollution.	✓ (see chapter 4 of ES)
Obj NE/g	To safeguard resources by maximising the re-use and recycling of materials.	✓ (see Waste Management Strategy)
Obj NG/h	To ensure that any risks to human health or the environment are addressed in the re-use of land.	✓ (see chapter 12 of ES and Health Impact Assessment)
Obj NE/i	To protect and improve air quality.	✓ (see chapter 8 of ES)
Obj NE/j	To protect high quality agricultural land.	✓ (see chapter 13 of ES)
NE/1	Energy efficiency	✓ (see Energy Statement)
NE/3	Renewable energy technologies in new development	✓ (see Energy Statement)
NE/4	Landscape character areas	✓ (see chapter 4 of ES and D&A)
NE/6	Biodiversity	✓ (see chapter 6 of ES and D&A)
NE/7	Sites of biodiversity or geological importance	✓ (see chapter 6 of ES)
NE/9	Water and drainage infrastructure	✓ (see chapter 11 of ES and Strategic Utilities Report)
NE/11	Flood risk	✓ (see chapter 11 of ES)
NE/12	Water Conservation	✓ (see Water Conservation Strategy)
NE/14	Lighting proposals	✓ (see chapter 4 of ES)
NE/15	Noise Pollution	✓ (see chapter 9 of ES)

NE/16	Emissions	✓ (see chapter 8 of ES)
NE/17	Protecting high quality agricultural land	✓ (see chapter 13 of ES and PSS)
	CULTURAL HERITAGE	
Obj CH/a	To protect historic landscapes and public rights of way.	✓ (see chapters 4 and 5 of ES)
Obj CH/b	To protect, preserve and enhance the archaeological heritage.	✓ (see chapter 5 of ES)
Obj CH/c	To maintain the character of villages including important open areas.	✓ (see chapter 4 of ES and D&A)
Obj CH/d	To protect and enhance Conservation Areas and their settings.	✓ (see chapter 5 of ES and D&A)
CH/1	Planning permission will not be granted for development which would adversely affect or lead to the loss of important areas and features of the historic landscape whether or not they are statutorily protected.	✓ (see chapter 4 of ES)
CH/2	Archaeological sites will be protected in accordance with national policy (currently PPG16).	✓ (see chapter 5 of ES)
CH/5	Conservation areas	✓ (see chapter 5 of ES and D&A)
	TRAVEL	
Obj TR/a	To provide a transport system that meets the needs of the economy.	✓ (see chapter 7 of ES)
Obj TR/b	To reduce the need to travel, and where travel is unavoidable, to increase the use of sustainable modes.	✓ (see chapter 7 of ES and D&A)
Obj TR/c	To promote the use of more sustainable modes of travel such as public transport, community transport, walking and cycling by making such modes more integrated, highly accessible, safer and more attractive to use.	✓ (see chapter 7 of ES and D&A)
Obj TR/d	To promote sustainable travel by ensuring new development takes place in locations with, or with potential for, good accessibility by non-motorised modes to facilities and services and ensuring provision for all transport modes.	✓ (see chapter 7 of ES and D&A)
Obj TR/e	To minimise the amount of car parking provided in new developments, within the context of maximum car parking standards, compatible with its location and availability of alternative transport modes, to avoid over-reliance on the car.	✓ (see chapter 7 of ES and D&A)

Obj TR/f	To promote a healthy lifestyle through travel choice.	✓ (see chapter 7 of ES, D&A and Health Impact Assessment)
Obj TR/g	To improve the safety of travel for all people and all modes, including measures to reduce the number and severity of road accidents.	✓ (see chapter 7 of ES)
Obj TR/h	To improve personal safety and accessibility for all modes and all people, including those with disabilities.	✓ (see D&A)
Obj TR/i	To reduce the environmental impact of travel, to conserve energy and reduce air pollution by limiting the growth in road traffic.	✓ (see chapter 7 of ES)
Obj TR/j	To provide transport proposals that protect or enhance the built and natural environment.	✓ (see chapters 6 and 7 of ES and D&A)
Obj TR/l	To encourage the provision of transport improvements through the development process.	✓ (see chapter 7 of ES)
TR/1	Planning for more sustainable travel	✓ (see chapter 7 of ES and D&A)
TR/2	Car and cycle parking standards	✓ (see chapter 7 of ES and D&A)
TR/3	Mitigating travel impact	✓ (see chapter 7 of ES and Planning Obligation / Draft Scope for S106 Heads of Terms within PSS)
TR/4	Non-motorised modes	✓ (see D&A)

NORTHSTOWE AREA ACTION PLAN		
Policy no.	Policy requirement	Phase 1 master plan
NS/1	The Vision for Northstowe	✓ (see D&A and Development Framework Document)
NS/2	Development principles	
	1. Master plan for Northstowe will be submitted	✓ (alongside Development Framework Document – see PSS)
	2. Target 10,000 dwellings with appropriate employment services, facilities and infrastructure	✓ (alongside Development Framework Document – see PSS)

	3. Character and design of Northstowe, including: attractive and interesting feature in the landscape distinctive town character balanced, viable and socially inclusive community integrate Rampton Drift sensitively into the new town flexible design which will be energy efficient, and built to be an exemplar of sustainable living and able to accommodate the impacts of climate change	✓ (alongside Development Framework Document – see D&A and Energy Statement)
NS/3	The site for Northstowe	✓ (alongside Development Framework Document – see PSS)
NS/4	Green separation from Longstanton and Oakington	✓ (see D&A)
NS/5	The town centre 1. Close to the geographical centre of the town and on the dedicated busway.	✓ (alongside Development Framework Document – see PSS)
	2. 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.	
	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.	
	4. A town centre strategy will be submitted for approval by the local planning authority as part of the application for initial planning permission.	To be addressed as part of relevant phase – see PSS
NS/6	Local centres 1a. Located appropriately to the dedicated local busway through the town	✓ (see D&A)
	1b. Located with aim that all residents are within 600m of the town centre or a local centre and the majority within 400m	✗ (majority will be within 600m - see PSS and D&A)
	1c. Include a primary school	✗ (linked to local centre but not within - see PSS and D&A)
	1d. Provide for the day to day needs of residents	✓ (see D&A and PSS)
	2. Provide a community focus for neighbourhoods with landmarks and other points of interest to create a legible sense of place	✓ (see D&A)
	3. Secondary school may be located at one of the local centres	Development Framework Document addresses (see PSS)
Para D2.3	Provide an opportunity for small scale office and other employment use	✓ (see D&A and PSS)

Para D2.4	Include a childrens play area	✓ (see D&A)
	Include a neighbourhood recycling point	✓ Sufficient space allowed – see D&A
	Include car and cycle parking	✓ Sufficient land allowed – see D&A
	Include an information access point	✓ Sufficient space allowed – see D&A
NS/7	Northstowe housing 1. Adequate and continuous supply of land for housing at least 4,800 dwellings by 2016, and a target of 10,000 dwellings beyond that date	✗ (unfeasible to deliver 4,800 by 2016 – see PSS, Development Framework Document addresses ref to 10,000 dwelling target)
	2. Housing will be well designed, of high quality and there will be a good mix of housing types	✓ (partly to be addressed at reserved matters stage) – see D&A
	3. Net housing density of at least 40 dwellings per hectare (dph) across the town as a whole	✗ (37.5 dph proposed for phase 1 - see PSS)
	4. Design guidance will ensure that there will be variety in the housing types to be provided to offer choice	✓ (partly to be addressed at reserved matters stage – see D&A)
	5. Market properties should provide 25-30% of homes with 1/2 bedrooms, 35-40% with 3 bedrooms, 30-35% with 4 or more bedrooms unless a different mix can be demonstrated	✓ (see PSS)
	6. Starting point for AH provision is policy HG/3 of DCP DPD – balance may need to be struck between competing requirements, in light of economic viability.	✓ (to be subject to negotiation and Joint Viability Assessment)
NS/8	Northstowe employment 1. Provide approx. 20ha of employment land throughout the town	Development Framework Document addresses
	1a. Significant high density employment area integrated with town centre and located close to a stop on dedicated local busway	Development Framework Document addresses
	1b. Small scale local B1 employment within local centres as demand requires	✓ (see D&A and PSS)
	1c. Employment area of approx 5ha for predominantly B1c, B2 and B8 adjoining the P&R site at Station Rd	✓ (see D&A and PSS)

	2. Demonstrate how employment proposals will encourage the development of a mixed economy to provide a range of employment to support a socially inclusive community	✓ (see D&A and PSS)
NS/9	Community services, facilities, leisure, arts and culture 1. Northstowe will provide a full range of publicly provided services and facilities (e.g. schools, community uses, health facilities)	✓ (alongside Development Framework Document – see PSS)
	2. 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 provision of serviced land suitable for their development e.g. faith, social and sporting clubs etc	✓ (see PSS)
	3. Provide innovative means of provision, incl opportunities for joint provision and co-location	✓ (see PSS)
	4. Needs of Northstowe to be determined in accordance with detailed assessments and strategies.	✓ (see PSS)
	5. Any pp granted 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 development, including the provision of Community Development Workers.	✓ (see Planning Obligation / Draft Scope for S106 Heads of Terms within PSS)
	6. Development will make provision for all the commercial services and facilities of a high standard of design that a new town will require.	✓ (alongside Development Framework Document - see PSS)
	7. Detailed assessments and strategies to provide for the needs of Northstowe. Where appropriate, requirements will be included within the planning obligation.	✓ (see PSS and Planning Obligation / Draft Scope for S106 Heads of Terms)
	8. Services and facilities should be provided in accessible locations, normally either within the town centre or local centres.	✓ (see D&A)
	9. Provision of public art to help provide a sense of place and distinctiveness	✓ Sufficient space allowed – see D&A
NS/10	Road infrastructure 1. Adequate highway capacity to serve all stages of development	✓ (see chapter 7 of ES)
	2. Sufficient capacity required in the A14 corridor throughout the development for the traffic forecast to be generated by each phase and ultimately for up to 10,000 dwellings.	✓ (in tandem with initiatives by the Highways Agency / Department for Transport / Cambridgeshire County Council to implement interim improvements, the development promotes measures to maintain the A14 level of service – see chapter 7 of ES)

	<p>3. Accessed via existing and new roads, which may include: improved Hattons Rd from A14 and new road to southern end of Northstowe</p> <p>new access from proposed Longstanton West bypass / Station Rd</p> <p>new road from A14 in vicinity of existing Dry Drayton junction</p>	<p>✓</p> <p>(alongside Development Framework Document - see chapter 7 of ES)</p>
	<p>4. Need for emergency vehicles to gain access into Northstowe from Cottenham Fire Station</p>	<p>✓</p> <p>(see chapter 7 of ES)</p>
	<p>5. Roads designed and located to minimise and where possible avoid any adverse impacts on landscape and existing residential properties</p>	<p>✓</p> <p>(see chapter 7 of ES and D&A)</p>
	<p>6. Traffic management measures will be funded by the development to minimise traffic impacts on nearby villages</p>	<p>✓</p> <p>(see PSS and Planning Obligation / Draft Scope for S106 Heads of Terms)</p>
	<p>7. If at the time of grant of OPP 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</p>	<p>To be addressed if appropriate</p>
NS/11	<p>Alternative modes</p> <p>1. Adequate provision for alternative transport modes to serve all stages of development</p>	<p>✓</p> <p>(alongside Development Framework Document - see PSS)</p>
	<p>2. High quality public transport to be provided serving whole of Northstowe</p>	<p>✓</p> <p>(alongside Development Framework Document - see chapter 7 of ES and D&A)</p>
	<p>3. Dedicated local busway, linked to guided bus route</p>	<p>✓</p> <p>(see chapter 7 of ES and D&A)</p>
	<p>4. All development within 600m easy walking distance of a stop on dedicated local busway or within 400m walk distance of other local bus stops</p>	<p>✓</p> <p>(see D&A)</p>
	<p>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</p>	<p>✓</p> <p>(see Planning Obligation / Draft Scope for S106 Heads of Terms within PSS)</p>
	<p>6. Occupation of development in the new town will not be permitted until the proposed guided busway has been implemented</p>	<p>✓</p>
	<p>7. Developers will provide a financial contribution towards the capital cost of the guided bus scheme.</p>	<p>✓</p>





	8. Park and Ride stop to be easily accessible by foot and cycle. Direct road access NOT to be provided.	✓ (bus only link provided – see D&A)
	9. Dedicated network of highly accessible segregated routes for non-motorised vehicles	✓ (see D&A)
	10. Secure cycle parking will be provided in accordance with minimum standards and car parking in accordance with the DCPDPD	✓ (see chapter 7 of ES and D&A)
	11. Car pooling and shared use of car parking facilities will be encouraged, particularly on mixed use streets. This must be explored through the TA and TP.	✓ (see chapter 7 of ES)
NS/12	Landscape principles Landscape strategy 1. Landscape strategy to be submitted to: create appropriate setting for the town ensure high degree of connectivity with wider countryside including extending rights of way network include appropriate planting and landscaping alongside all new access roads and substantial planted areas around balancing ponds create a quality environment ensure high degree of connectivity between green areas create network of green spaces enable landscaped areas to provide environment suitable to mitigate wildlife impacts and maximise biodiversity enable landscaped areas to contribute to informal recreation needs make best use of existing tree resource ensure alterations to topography are appropriate to local landscape character include appropriate management systems to ensure high quality, robust and effective maintenance of the landscape areas	✓ (see D&A)
	2. Construction spoil retained on site must be used appropriately to local topography and landscape character	✓ (see chapter 4 of ES)
	3. Water in the form of lakes and watercourses to be one of the defining characteristics of Northstowe	✓ (see D&A)
	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	✓ (see chapter 4 of ES)
NS/13	Landscape treatment on the edges of Northstowe 1. Landscaped water park with appropriate planting and footpaths to be provided on outer edge of Northstowe to east along CGB	✓ (see D&A)
	2. Tree belt along airfield road between Longstanton and Oakington to be retained and enhanced	✓ (compliant alongside Development Framework Document - see PSS)
	3. Sensitive integration of the existing properties along Station Road	✓ (see D&A)

NS/14	Landscaping within Northstowe	
	1. Series of green corridors to be created	✓ (see D&A)
	2. Water to be a central feature of green corridors	✓ (see D&A)
	3. Green corridors to have landscape and biodiversity value and perform a recreational function	✓ (see D&A)
	4. Road and bus crossings through green corridors to be designed to limit any adverse safety implications for people and be low key in character	To be addressed at reserved matters stage
	5. Sensitive integration of Rampton Drift	✓ (compliant alongside Development Framework Document - see PSS)
	6. Built environment will be landscaped with high quality design, materials and planting. This will be address in a strategic design guide which must be submitted to and approved by the LPA prior to the approval of any reserved matters applications or detailed planning consents.	To be addressed at reserved matters stage
	7. The town park will need to bring forward a high quality landscape which will enhance the setting of the town centre.	N/A to phase 1
NS/15	Linking Northstowe to its surroundings	
	1. New road links to the existing network will require landscaping consistent with local landscape character	✓ (see D&A)
	2. Landscaped areas and green corridors to be designed to connect to each other and to green areas on periphery of the town and wider countryside	✓ (see D&A)
NS/16	Existing biodiversity features	
	1. Ecological survey, monitoring and strategy.	✓ (see chapter 6 of ES)
	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	To be addressed post outline permission – principles set out within chapter 6 of ES
	3. Existing features including trees, tree plantations, lake in southern section of airfield and 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.	✓ (see chapter 6 of ES and PSS)
NS/17	New biodiversity features	
	1. Water park along eastern boundary will be managed to enhance biodiversity by providing extensive wetland	✓ (see D&A and chapter 6 of ES)

	2. Parkland landscape to be created between Northstowe and Oakington – designed and managed for its wildlife value	N/A to phase 1 - Development Framework Document addresses wider site (see PSS)
	3. Green corridors through the town to connect where possible to biodiversity features and corridors beyond	✓ (see D&A and chapter 6 of ES)
	4. Every opportunity will be taken to incorporate features within urban fabric to create wildlife habitats	✓ (see D&A and chapter 6 of ES)
D9/a	Archaeological strategy to mitigate any adverse effects on the archaeological resource.	✓ (see chapter 5 of ES)
NS/18	Use of existing buildings Comprehensive strategy for buildings and structures of historic interest to be submitted – should propose suitable long term uses for identified heritage assets	N/A to phase 1 - Development Framework Document addresses wider site
NS/19	Public open space and sports provision 1. Strategy for Formal Sports Provision must be prepared for the approval of the LPA	✓ (see PSS)
	2. 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 fully by the development in terms of the quantity, quality and location of facilities provided	✓ (see PSS)
	3. Main public indoor sports facility will be based at the secondary school (dual use facility for the school and community). Grass pitches required to meet needs of the secondary school and primary schools will not count towards the provision of required open space.	N/A to phase 1 - can be incorporated within framework master plan ✓ (see PSS)
	4. Large outdoor sports areas offering a combination of grass pitches, and ancillary changing and storage facilities, and social facilities will be provided. One such area will be located adjacent to the secondary school.	✓ (compliant alongside framework master plan - see PSS and D&A)
	5. Formal Sports Strategy will identify those outdoor sports facilities and their locations which can be provided for dual use.	To be subject to discussions with LPA post submission
	6. All homes in Northstowe will be within 1,000m of outdoor sport provision	✓ (see PSS and D&A)
	7a No home will be more than a 1 minute walk (100m actual walk distance) from a LAP	✓ (see PSS and D&A)
	7b No home will be more than 5 minutes walk distance (400m walk distance) from a LEAP	✓ (see PSS and D&A)

	7c No home should be more than 15 min walk (1,000m) from a NEAP or Space for Imaginative Play (SIP)	✓ (see PSS and D&A)
	8. Town park to be developed adjoining the town centre – connected to adjoining greenways and residential areas by high quality footpaths and cycle links	N/A - Development Framework Document addresses
	9. Green corridors to perform a recreational function (walking, cycling, horse riding) in addition to landscaping and biodiversity value	✓ (see D&A)
	10. Surface water drainage network to offer a recreational facility	✓ (see D&A)
	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	✓ (see Planning Obligation / Draft Scope for S106 Heads of Terms within PSS)
D10.2	Outdoor sport to be provided on basis of 1.6ha per 1,000 people	✓ (see PSS)
D10.2	Children's playspace to be provided on basis of 0.8ha per 1,000 people	✓ (see PSS)
D10.2	Informal open space to be provided on basis of 0.4ha per 1,000 people	✓ (see PSS)
NS/20	Countryside recreation a) Strategy to be developed to link all parts of the town to the wider countryside incl green separation from Longstanton and Oakington through enhanced network of footpaths and cycleways	✓ (see D&A)
	b) Public access within conservation area to be carefully managed	N/A to phase 1 – addressed within Development Framework Document
NS/21	Land drainage, water conservation, foul drainage and sewage disposal 1. Surface water drainage to be by means of SUDS. Need for a comprehensive and integrated approach to surface water drainage.	✓ (see chapter 11 of ES)
	2. Development of Northstowe will not result in harm in the form of untreated sewage discharge or increased flood risk from treated waste water.	✓ (see Strategic Utilities Report and chapter 11 of ES)
	3. All flood mitigation measures should make allowance for climate change. If practicable, such measures will take the opportunity to mitigate the existing flood risk to Oakington and Longstanton by providing balancing ponds...	✓ (see chapter 11 of ES)
	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... the managing org will be funded in perpetuity.	✓ (see chapter 11 of ES, D&A and Planning Obligation / Draft Scope for S106 Heads of Terms within PSS)

	5. No development shall commence until the written agreement of the LPA 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	Noted
	6. All development in Northstowe will incorporate water conservation measures...	✓ (see Water Conservation Strategy)
NS/22	Telecommunications infrastructure	✓ (see Strategic Utilities Report)
NS/23	An exemplar in sustainability	✓ (see Energy Strategy)
NS/24	Construction Strategy 1. A comprehensive construction strategy will be required for all phases of development.	✓ (see Construction Management Strategy)
	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 business 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.	✓ (see chapter 7 of ES and Construction Management Strategy)
	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.	✓ (see Construction Management Strategy)
	4. Planning conditions will be imposed to minimise the adverse effects of construction activity on residential amenity and the environment.	Noted
	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.	✓ (see Waste Management Strategy)
	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.	✓ (see Waste Management Strategy and Construction Management Strategy)

	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.	 (see Construction Management Strategy)
NS/25	Strategic landscaping	Noted – to be subject to planning condition
NS/26	Making use of existing buildings / resources on site 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.	N/A to phase 1
	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.	N/A to phase 1
	3. The use of any raw materials currently available on the site will be maximised during the construction of Northstowe.	 (see Waste Management Strategy)
	Use of existing buildings at Oakington Barracks / Airfield will be encouraged subject to buildings: being capable of conversion for proposed use not have an adverse effect on amenity of existing residents or businesses conveniently located for residents intended to serve served by public transport services, cycling and pedestrian routes passing through the site	Development Framework Document addresses - retained buildings within old barracks area
NS/27	Management of services, facilities, landscape and infrastructure	 (see PSS and key principles within D&A)
NS/28	Timing / order of service provision	 (see Planning Obligation / Draft Scope for S106 Heads of Terms)

Appendix 3 – Schedule of national planning policy

Relevant adopted and emerging national planning policy

POLICY PRINCIPLE	NATIONAL POLICY (including Draft National Planning Policy Framework, July 2011)
Sustainability	
Be in a suitable location, making efficient use of land and achieving mixed use development	PPS1 – Delivering sustainable development PPS1 – Planning and climate change: supplement to PPS1 PPS3 – Housing PPS4 – Planning for sustainable economic growth Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development), 71-81 (Economy), 107-113 (Housing) and 124-132 (Sustainable Communities)
Be of a good design that responds to climate change and seeks to ensure usable, durable and adaptable places	PPS1 – Delivering sustainable development PPS1 – Planning and climate change: supplement to PPS1 PPS3 – Housing PPG22 – Renewable energy Draft National Planning Policy Framework (July 2011) – paragraphs 9-19 (Sustainable Development), 107-113 (Housing), 114-123 (Design) and 148-153 (Climate Change / renewable energy)
Makes efficient and prudent use of scarce resources	PPS1 – Delivering sustainable development PPS3 – Housing PPS10 – Planning for sustainable waste management Draft National Planning Policy Framework (July 2011) – paragraphs 9-19 (Sustainable Development) and 107-113 (Housing)
Address accessibility for all members of the community to jobs, health, housing, education, shops, leisure and community facilities	PPS1 – Delivering sustainable development PPS3 – Housing PPS4 – Planning for sustainable economic growth PPG13 – Transport Draft National Planning Policy Framework (July 2011) – paragraphs 9-19 (Sustainable Development), 71-81 (Economy), 82-94 (Transport), 107-113 (Housing) and 124-132 (Sustainable Communities)
Implement sustainable construction methods	PPS1 – Delivering sustainable development PPS3 – Housing PPS22 – Renewable energy Draft National Planning Policy Framework (July 2011) – paragraphs 9-19 (Sustainable Development), 107-113 (Housing) and 148-153 (Climate Change / renewable energy)

Housing	
Have a flexible, responsive supply of housing land that makes efficient and effective use of land.	PPS1 – Delivering sustainable development PPS3 – Housing Draft National Planning Policy Framework (July 2011) – paragraphs 9-19 (Sustainable Development) and 107-113 (Housing)
Improve affordability across the housing market	PPS3 – Housing Draft National Planning Policy Framework (July 2011) – paragraphs 107-113 (Housing)
To create appropriate and inclusive housing mix in all areas, both urban and rural	PPS1 – Delivering sustainable development PPS3 – Housing Draft National Planning Policy Framework (July 2011) – paragraphs 9-19 (Sustainable Development) and 107-113 (Housing)
Providing housing in suitable locations - as near as possible to town centres, transport nodes and existing local services.	PPS3 – Housing PPG13 – Transport Draft National Planning Policy Framework (July 2011) – paragraphs 82-94 (Transport) and 107-113 (Housing)
Providing high quality housing using sustainable methods, in accordance with design guides	PPS1 – Delivering sustainable development PPS1 – Planning and climate change: supplement to PPS1 PPS3 – Housing Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development), 114-123 (Design) and 148-153 (Climate Change / renewable energy)
Economy	
Promote employment generating activities	PPS1 – Delivering sustainable development PPS4 – Planning for sustainable economic growth Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development) and 71-81 (Economy)
Maintain and enhance skills and knowledge transfer	PPS1 – Delivering sustainable development PPS4 – Planning for sustainable economic growth Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development) and 71-81 (Economy)
Meeting local needs in terms of employment and retail provision within mixed use development	PPS1 – Delivering sustainable development PPS4 – Planning for sustainable economic growth Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development) and 71-81 (Economy)
Maintaining a retail hierarchy of preferred centres	PPS4 – Planning for sustainable economic growth

Natural Environment	
Maintain and enhance the natural landscape	<p>PPS1 – Delivering sustainable development PPS7 – Sustainable development in rural areas</p> <p>Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development) and 163-170 (Natural Environment)</p>
Protect the natural environment	<p>PPS1 – Delivering sustainable development PPS9 – Biodiversity and geological conservation</p> <p>Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development) and 163-170 (Natural Environment)</p>
Account for environmental constraints	<p>PPS1 – Delivering sustainable development PPG13 – Transport PPS5 – Planning for the historic environment PPS7 - Sustainable development in rural areas PPS9 – Biodiversity and geological conservation PPG17 – Planning for open space, sport and recreation PPS25 – Development and flood risk</p> <p>Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development), 82- 94 (Transport), 124-132 (Sustainable Communities), 154-158 (Flooding), 163-170 (Natural Environment) and 176-191 (Historic Environment)</p>
Mitigation of possible negative environmental impacts	<p>PPS1 – Delivering sustainable development PPS5 – Planning for the historic environment PPS7 - Sustainable development in rural areas PPS9 – Biodiversity and geological conservation PPS10 – Planning for sustainable waste management PPS23 – Planning and pollution control PPG24 – Planning and noise PPS25 – Development and flood risk</p> <p>Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development), 154-158 (Flooding), 163-170 (Natural Environment), 171-175 (Pollution) and 176-191 (Historic Environment)</p>
Improving ground conditions and avoiding pollution	<p>PPS10 – Planning for sustainable waste management PPS23 – Planning and pollution control PPG24 – Planning and noise PPS25 – Development and flood risk</p> <p>Draft National Planning Policy Framework (July 2011) - paragraphs 154-158 (Flooding) and 171-175 (Pollution)</p>
Protecting the Built Environment	
Respect and preserve the historic environment	<p>PPS1 – Delivering sustainable development PPS5 – Planning for the historic environment</p> <p>Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development) and 176-191 (Historic Environment)</p>

Leisure and Recreation	
Support and enhance existing leisure and recreation facilities and make additional provision in new development	PPG17 – Planning for open space, sport and recreation Draft National Planning Policy Framework (July 2011) – paragraphs 124-132 (Sustainable Communities)
Transport & Infrastructure	
Reduce the need to travel, especially by car and promote accessibility to jobs, services and facilities by public transport, cycling and walking	PPS1 – Delivering sustainable development PPG13 – Transport Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development) and 82-94 (Transport)
Be accompanied by an appropriate level of infrastructure	PPS1 – Delivering sustainable development PPG13 – Transport Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development) and 82-94 (Transport)
Mitigation of negative impacts of development on the local road network by adopting sustainable transport measures	PPS1 – Delivering sustainable development PPG13 – Transport Draft National Planning Policy Framework (July 2011) - paragraphs 9-19 (Sustainable Development) and 82-94 (Transport)
Planning Obligations	
New development will make adequate contribution towards infrastructure and services.	Circular 05/2005 CIL Regulations (April 2010)

Appendix 4 - Affordable housing statement

Overview of current policy and funding regimes

1. The establishment of the new town of Northstowe plays a vital role in addressing affordable housing needs issues across the Cambridgeshire sub region. The affordable housing sector has undergone significant changes as a result of changes to policy introduced by the coalition government and the numbers, tenure types, and location of affordable housing at Northstowe will need to respond to these changes.
2. Significant issues that will have an impact on affordable housing at Northstowe are:
 - i. Significant reductions in public funding over the current, 2011-15, Comprehensive Spending Review (CSR) period. As an example the total amount of funding available during this period is around £4.5bn, which equates to less than half of the funding available during the previous CSR period.
 - ii. Landlords of affordable housing are now encouraged to increase rent levels on rented units up to 80% of local market rents. This new tenure of 'affordable rent' is mandatory on new homes, which receive HCA grant funding.
 - iii. A national HCA policy not to provide grant funding into S106 affordable housing schemes. A dozen or so exceptions to this policy were made during the award of contracts for the Affordable Homes Programme (AHP) 11-15.

Level, tenure, and timing of affordable housing at Northstowe

3. SCDC's Development Control Policies DPD (July 2007) states that the amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given, but within individual developments the proportion and type of affordable housing will be the subject of negotiation with applicants. Account will be taken of any particular costs associated with the development (e.g. site remediation, infrastructure provision) and other viability considerations, whether there are other planning objectives, which need to be given priority, and the need to ensure balanced and sustainable communities (policy HG/3).
4. The Northstowe Area Action Plan (July 2007) states that 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 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 (policy NS/7(6)).
5. South Cambridgeshire's Affordable Housing Supplementary Planning Document (SPD) states that each development of two or more units must deliver at least 40% affordable housing in accordance with the local planning policies but viability of the development will be a consideration. It recognises that major developments are complex and have a wide variety of requirements for infrastructure and services and that a balance needs to be struck between competing requirements.

6. The joint promoters consider that there is a strong case at Northstowe to provide a level of affordable housing below that stated in the SPD, and propose 35% affordable housing in the light of the considerable physical and community infrastructure requirements at Northstowe. The joint promoters will support this proposal through the viability assessment work, which is to be undertaken and subsequent discussions in relation to the planning obligation. The discussions around the s106 package and viability assessment will also help to define the tenure mix of affordable housing within Phase 1.

7. With regard to the timing of the delivery of affordable housing the joint promoters will, subject to general market conditions, plan for the delivery to be provided in parallel with the delivery of the market housing units. This is in accordance with the Affordable Housing SPD.

Funding and delivery partnerships

8. In 2007 the Housing Corporation (now HCA) commissioned the 'Cambridge Challenge', a process aimed at appointing a single affordable housing provider to deliver the affordable housing across the key growth sites around Cambridge. The key sites were the southern fringe sites, the NIAB site to the north west of Cambridge, and Northstowe, and the successful bidder to this process was Cambridge Partnerships Ltd. Due to the economic downturn in 2008 delivery across the key sites has been slower than anticipated. The Cambridge Challenge is currently the subject of a (pre-programmed) review being led by the HCA on behalf of the project board, which includes both SCDC and Cambridge City Council. The review is due to complete in March 2012.

9. In April 2011 Cambridge Partnerships Ltd submitted a bid to the HCA under the AHP 11-15 programme and was successful in being allocated grant on a number of phases across the Cambridge Challenge sites. The current allocation for funding at Northstowe is for approximately 116 affordable rent units and 77 affordable home ownership units up to the end of the funding programme in 2015. This funding commitment will enable the early phases of funding of affordable housing in the Phase 1 development at Northstowe.

10. Given the ongoing review of the Cambridge Challenge, and the inability of the HCA to commit to funding past 2015, it is impossible to say with certainty what level of public funding will flow into the affordable housing in the latter stages of Phase 1. This funding uncertainty is not unique to Northstowe and affects large, strategic sites across the country.

11. It also understood that SCDC has aspirations to develop their own housing stock following the conclusion of the Housing Revenue Account (HRA) reforms in April 2012. It is understood that the authority will be undertaking financial modelling based on the assumed outcomes of the HRA examining the suitability and timing of any development of new council homes. The joint promoters welcome discussions with the authority around these aspirations.

Location of affordable housing, urban design and quality standards

12. The location and grouping of affordable housing units will be the subject of further discussion at the reserved matters and design coding stages of the development though it is possible to make some assertions at this point:

- In accordance with the Affordable Housing SPD the affordable housing units will be located in clusters

- Every effort will be made to ensure that the development is 'tenure blind', meaning that it should be impossible to differentiate, in design and quality terms, between market sale units and affordable housing
- The affordable housing will comply with the design and quality standards as set out by the Cambridge Challenge as a minimum

13. The role of the HCA as promoter of affordable housing, as well as a joint promoter of Northstowe, will ensure that the provision of affordable housing at the development complies with up to date policy and demonstrates the best practices of the housing sector.

Appendix 5 – Planning Obligation / Draft Scope for S106 Heads of Terms

Without prejudice to further negotiations between the applicant and the local planning authority

Northstowe

Draft scope for s106 heads of terms for phase 1 planning application

1. Statement of principles

1.1 The proposals for the new town at Northstowe promoted jointly by Gallagher and the Homes and Communities Agency involve the creation of a high quality new urban community, fully integrated with existing uses and activities which surround the site and have the objective of creating a balanced and sustainable community for market and affordable homes, a strategic employment location a local centre and associated retail, commercial, educational, community and recreational facilities (the “Development”).

1.2 This draft S106 Heads of Terms accompany the planning application submitted by Gallagher Longstanton Limited (the “Promoter”) on behalf of the joint promoters for Phase 1 of the proposed Development. (the “Phase 1 Development”)

1.3 Prior to the commencement of Phase 1 of the Development, an agreement will be entered into pursuant to s106 Town and Country Planning Act 1990 (“the Agreement”), and the Promoter and the Local Planning Authority will be party to the Agreement. The Local Planning Authority will have the power to determine the planning application, and the Promoter and the Local Planning Authority will be bound by the planning obligations contained in the Agreement.

1.4 The planning obligations will be subject to a number of competing demands for funding including the cost of constructing the required highway, drainage, utilities and other infrastructure, which will have to be considered in the context of scheme viability and these will be considered with the local authorities and other agencies. A viability assessment has been commenced with consultants appointed separately to advise the promoter and the local authorities. The local authorities are expected to identify and bid for all available external sources of additional funding from Central Government, the European Union and other statutory, non-statutory and voluntary bodies and agencies.

1.5 This document outlines the scope of planning obligations which are likely to be included in the S106 Agreement.

2. General provisions for planning obligations

2.1 It is intended that the planning obligations in the Agreement will be entered into by the parties with the intent that they shall be enforceable not only against themselves but also against any successors in title or assigns, apart from individual residential interests. The Agreement will not bind any person after they have disposed of all or the relevant part of their interest in the Site.

2.2 The Promoter will give advance notice of the commencement of any of any sub- phase of the Phase 1 Development to the Local Planning Authority. The Local Planning Authority will be able to enter upon the Site and any buildings erected thereon pursuant to the Development upon giving notice to the Promoter that it wishes to do so.

2.3 The Local Planning Authority will give the Promoter all reasonable support in relation to any application by the Promoter for such subsidies, grants or other forms of public funding which may be available from any source and in relation to the Promoter's efforts to maximise the level of subsidy, grant or other forms of public funding in relation to any part of the Development.

2.4 The obligations of the Agreement which relate to the provision of or payment in relation to Infrastructure shall be in full and final settlement of any Community Infrastructure Levy payable in respect of Phase 1 of the Development.

2.5 In the event that any Community Infrastructure Levy is payable after the date of the Agreement:

2.5.1 the Agreement shall provide for an adjustment mechanism so that there shall be no additional burden in terms of the Infrastructure cost or provision as a result of the Community Infrastructure Levy being payable; and

2.5.2 any Community Infrastructure Levy payable shall be spent on infrastructure directly related to Phase 1 of the Development.

PROMOTER'S OBLIGATIONS

Under the Agreement, the Promoter proposes to enter into the obligations described below:

3. Highways works, traffic management and travel planning

3.1 The proposed highways works have been discussed with the local authorities and the following obligations are proposed:

3.1.1 A contribution towards traffic mitigation and management in the surrounding villages to mitigate the increased traffic impact on the surrounding road network which is directly attributable to Phase 1 of the Development; and

3.1.2 Traffic Monitoring Contribution, for use for monitoring off site traffic flows arising directly from Phase 1 of the Development.

3.1.3 A contribution towards travel planning measures which are directly attributable to Phase 1 of the Development

4. Cambridgeshire guided busway

4.1 The Cambridgeshire Guided Busway scheme has been promoted by Cambridgeshire County Council to link developments between Huntingdon, St Ives, Northstowe, Orchard Park, Cambridge City Centre, Addenbrookes Hospital, and major development sites to the south of Cambridge including Trumpington Meadows and Clay Farm.

4.2 The following contributions are proposed:

4.2.1 Cambridgeshire Guided Busway subsidy in the form of a capital funding contribution for the construction of the CGB, payable in installments over a period of 10 years and proportionate to Phase 1 of the Development.

5. Public transport and routes provision

5.1 The following contributions have been discussed and are proposed:

5.1.1 Provision, directly related to Phase 1 of the Development, of pedestrian and cycle routes to the Longstanton CGB Stop and Park and Ride facility; and a contribution towards the improvement of links to off-site cycleways, footpaths and bridleways surrounding Phase 1 of the Development.

5.1.2 Provision, directly related to Phase 1 of the Development, of a Bus Revenue Contribution for the provision of support to local bus services.

5.1.3 Provision, directly related to Phase 1 of the Development, of funding towards the provision of bus stops.

5.1.4 The Promoters will agree a travel plan with the Local Planning Authority to apply to Phase 1 of the Development and provide a travel plan contribution. If reasonably required, a travel plan co-ordinator could be appointed and there will be the provision of funding for this initiative.

6. Affordable homes

6.1 Phase 1 of the Development will include a percentage provision of affordable homes in a variety of tenures subject to the viability assessment of the scheme and other competing demands for planning obligations and in accordance with agreements between the Local Planning Authority, the proposed affordable housing provider and the Promoter. The Promoter will work with a strategic delivery partner for the provision of affordable housing and this shall be done in consultation with the Local Planning Authority.

6.2 Affordable home providers will be agreed and appointed for the delivery of affordable housing units throughout Phase 1 of the Development.

7. Community and leisure facilities

7.1 Following discussions regarding the community facilities to be provided, the Promoter proposes that the following are provided:

- 7.1.1 Land and capital funding contribution for a sports hub building within Phase 1 of the Development, with a community meeting place and temporary library facilities to be co-located either at the sports hub, the local centre or the primary school as may be agreed by the Local Planning Authority in accordance with the local authorities' community hub principle.;
- 7.1.2 Funding contribution for a single floodlit multi use games area ;
- 7.1.3 Funding contribution, directly related to Phase 1 of the Development, of the cost of setting up a community orchard and allotments.
- 7.1.4 Funding contribution, directly related to Phase 1 of the Development, towards the cost of Community/Youth/Sports workers to serve the new community.
- 7.1.5 Funding (proportionate to Phase 1 of the Development) for the administrative costs of establishing a community council or other local consultative forum.

- 7.1.6 Funding contribution, directly related to Phase 1 of the Development, to the Public Realm Maintenance Fund plus employment land and commercial floorspace contributions.
- 7.1.7 Funding contribution, directly related to Phase 1 of the Development, towards the implementation of an Arts Strategy and the provision of public art at or within the vicinity of Phase 1 of the Development.
- 7.1.8 Funding contribution (proportionate to Phase 1 of the Development) for NEAPs and LEAPs for the locations shown on the Phase 1 master plan.
- 7.1.9 Funding contribution for a small grants scheme, to support site - specific sports and community projects on or off-site, directly related to the provision of community, sports and recreational facilities to meet impacts and needs for the development of Phase 1.

8. Education

- 8.1 The proposed contributions in respect of education are as follows:
 - 8.1.1 Land and capital funding contributions for 1 (one) 3 form entry primary school including the potential for a Children's centre within Phase 1 of the Development.
 - 8.1.2 The details of provision of the secondary school education will be subject to further discussions with the local authorities and education service providers about potential delivery models, which will determine the level of funding contributions to be provided by the S106 Agreement for Phase 1 of the Development. If reasonably required, the primary school could provide an interim solution in respect of the location of the provision of the secondary school education requirements and / or funding could be provided for secondary school provision off-site.

9. Archaeological excavation works

9.1 Funding contribution, directly related to Phase 1 of the Development, for funding of archaeological excavation and works and subsequent management.

10. Waste management

10.1 Funding contribution (proportionate to Phase 1 of the Development) towards a household waste recycling centre site, to be paid in installments over a period of 5 years.

10.2 Funding contribution, directly related to Phase 1 of the Development, to neighbourhood/ community recycling centres.

10.3 The Promoter will establish a waste minimisation fund proportionate to Phase 1 of the Development.

11. Sustainable energy

11.1 The Promoter will establish a sustainable energy fund proportionate to Phase 1 of the Development.

12. Monitoring reports

12.1 If reasonably required by the Local Planning Authority, the Promoter will prepare a pre-commencement summary report of obligations to be complied with by all parties to enable the monitoring of performance by the Local Planning Authority.

12.2 If reasonably required to do so by the Local Planning Authority, the Promoter shall prepare and provide to the Local Planning Authority an annual report on the performance of relevant obligations of the Promoter in this Agreement.

13. Management of public areas and facilities

13.1 The Promoter will consult with the Local Planning Authority in respect of the transfer of responsibility for the management and maintenance of certain public areas and facilities under funding arrangements to be agreed.

COVENANTS BY THE LOCAL PLANNING AUTHORITY

The Promoter proposes to include the following obligations for the Local Planning Authority. Pursuant to those obligations, the Local Planning Authority will:

14. Application of funds

14.1 Pay all of the contributions under the Agreement into a high interest bearing account.

14.2 Expend all monies paid by the Promoter to the Council in accordance with the planning obligations in the manner and solely for the purpose for which the monies are respectively paid as soon as possible following receipt of the contribution.

14.3 If any contribution paid is not expended or committed for expenditure for the purposes for which that sum of money was paid within the timescales in the agreement then any part not expended or committed for expenditure at that date shown shall be reimbursed to the Promoter together with any interest actually accrued.

14.4 The obligations of the Agreement which relate to the provision of or payment in relation to Infrastructure shall be in full and final settlement of any Community Infrastructure Levy payable in respect of Phase 1 of the Development.

14.5 In the event that any Community Infrastructure Levy is payable after the date of the Agreement:

14.5.1 the Agreement shall provide for an adjustment mechanism so that there shall be no additional burden in terms of the Infrastructure cost or provision as a result of the Community Infrastructure Levy being payable; and

14.5.2 any Community Infrastructure Levy payable shall be spent on infrastructure directly related to Phase 1 of the Development.

15. Highways works

15.1 Co-ordinate its works and services in respect of highways works generally and assist the Promoter in obtaining any Traffic Regulation Orders, Traffic Management Orders or other consents, orders and approvals under the Highways Act such that a minimum of disruption will be caused to the Promoter in the efficient, economic and orderly programming of the highways works.

15.2 The sequencing of highways works will be undertaken efficiently and in overall accordance with the best interests of good development practice with a view to minimising the disruption, delay and any out of sequence working which may be occasioned by failure to co-ordinate works efficiently in accordance with the reasonable requirements of the Developer.

16. Statutory and other consents and orders required

16.1 Co-operate with the Highways Agency and any other statutory parties in connection with any aspect of the Development which involves the assistance consent or co-operation of the Highways Agency or other statutory parties.

17. Land

17.1 Co-operate with the Promoter in the grant of any rights, approvals and consents in respect of land owned by the Local Planning Authority and reasonably required by the Promoter to comply with the obligations in the Agreement.

18. Third party contributions

18.1 The Local Planning Authority will give the Promoter all reasonable support in relation to any application by the Promoter for such subsidies, grants or other forms of public funding which may be available from any source and in relation to the Promoter's efforts to maximise the level of subsidy, grant or other forms of public funding in relation to any part of the Development.

18.2 The Local Planning Authority will use reasonable endeavours to apply or encourage applications by other authorities or bodies (including the LEP and County Council) for such subsidies, grants or other forms of public funding which may be available from any source in order to maximise the level of subsidy, grant or other forms of public funding in relation to any part of the Development.

