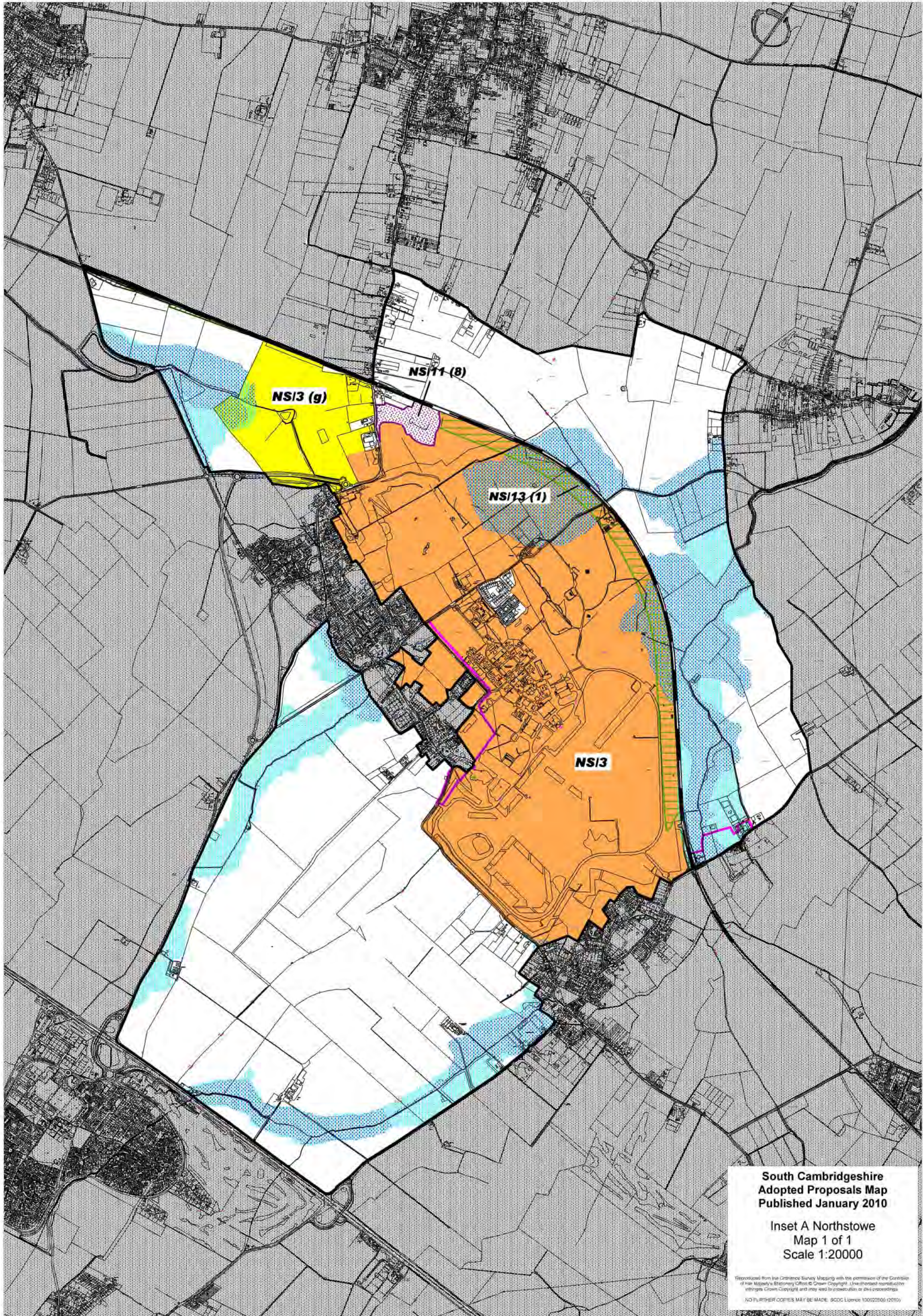


Appendix 1

South Cambridgeshire Adopted Proposals Map, 2010, Inset A Northstowe



**South Cambridgeshire
Adopted Proposals Map
Published January 2010**

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

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Appendix 2

Extract from Northstowe Area Action Plan, 2007



Local Development Framework
**Northstowe
Area Action Plan**

Development Plan Document
Adopted July 2007

Published by South Cambridgeshire District Council

ISBN: 0906016576 © July 2007

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POLICY NS/5 The Town Centre

Town Centre Location:

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

Town Centre Form:

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

Vitality and viability:

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

Location

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

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

Town Centre Form and Uses

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

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

Vitality and viability

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

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

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

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

D2 LOCAL CENTRES

OBJECTIVES

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

POLICY NS/6 Local Centres

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

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

Location of Services and Facilities

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

- Car and cycle parking;
- Information access point.

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