

**Northstowe**  
Phase 1 Planning Application

Statement of Consultation

February 2012

15



**Northstowe**  
Phase 1 Planning Application

Statement of Consultation

February 2012

For more information visit  
[www.northstowe.uk.com](http://www.northstowe.uk.com)

Lead consultant  
Terence O'Rourke Ltd  
01202 421142  
[maildesk@torltd.co.uk](mailto:maildesk@torltd.co.uk)  
[www.torltd.co.uk](http://www.torltd.co.uk)

Designed and produced by  
Terence O'Rourke Ltd

# Contents

1	Introduction	1
2	Consultation strategy	3
3	Methods of consultation	4
4	Pre-consultation publicity	6
5	Summary of feedback and responses to comments raised	8
6	How the comments received have been taken into account in the proposed development	17
7	Conclusion	18

## Appendices

Appendix 1	December 2007 Community and Stakeholder Engagement Report (Chapter 8)
Appendix 2	Minutes of Northstowe Parish Forum meeting 13 July 2011
Appendix 3	Public exhibition display boards
Appendix 4	Feedback form
Appendix 5	Example pages from project website ( <a href="http://www.northstowe.uk.com">www.northstowe.uk.com</a> )
Appendix 6	Newspaper adverts advertising public exhibitions
Appendix 7	Poster
Appendix 8	Flyers
Appendix 9	Press release
Appendix 10	South Cambs magazine
Appendix 11	Invitation letters
Appendix 12	List of 'other' issues raised by respondents

# 1. Introduction

1.1 This statement has been prepared by Terence O'Rourke Ltd on behalf of Gallagher in support of an outline planning application for phase 1 of Northstowe new town, comprising up to 1,500 new homes, a primary school, local centre, employment area, significant open space and associated services and facilities. Further information about the proposal is provided in the planning supporting statement. A comprehensive programme of consultation has been carried out prior to the submission of the application, in accordance with South Cambridgeshire's adopted Statement of Community Involvement (Jan 2010).

1.2 A separate Statement of Consultation has been undertaken in relation to the preparation of the framework master plan for the whole Northstowe site, including details of the review of the master plan submitted in support of the 2007 planning application (as referred to below).

1.3 This document sets out the comprehensive consultation that has taken place on the Phase 1 master plan. Section 2 sets out the overall consultation strategy and the methods of consultation are provided in Section 3. Section 4 outlines the publicity undertaken in relation to the consultation process. Section 5 provides a summary of the representations received, key issues raised and how they have been addressed in the final submitted planning application. Material used in relation to the consultation process is provided in the appendices.

1.4 The principle of Northstowe new town has been established at both a regional and local level through its allocation within the East of England Plan (adopted March 2010), the Cambridgeshire and Peterborough Structure Plan (2003) and the South Cambridgeshire core strategy (adopted January 2007) following extensive consultation. South Cambridgeshire District Council (SCDC) also undertook formal consultation in relation to the development of the Northstowe site prior to the adoption of the Northstowe Area Action Plan in March 2007. In light of this, consultation in relation to the phase 1 proposal focused on how it should best be delivered as opposed to the principle of development. Further details of the planning policy background to the site are included within the planning supporting statement.

1.5 Consultation on the Phase 1 planning application follows the period of extensive consultation that took place in relation to the 2007 outline planning application for Northstowe (Gallagher and HCA). A detailed Community Stakeholder Engagement Strategy (December 2007) was submitted as part of the 2007 outline application. It summarises the consultation actions undertaken, the resulting key issues raised and the steps that were taken to revise the final submission based on those issues. Chapter 8 of that report is included at appendix 1. During 2008 and early 2009 discussions continued with the local authorities about potential amendments to the scheme only halting as a result of the economic recession.

1.6 From the spring of 2011 up to submission of this application, consultation has continued with the local planning authority, statutory consultees and the Parish Forum to help inform the design process for Northstowe and the Phase 1 site.

1.7 In addition to the consultation set out within this document, the preparation of the framework master plan referred to above has been informed by a review of the 2007 master plan, including the comments received from statutory organisations and members of the public in relation to the 2007 outline planning application. Workshops have also been held with the Northstowe Parish Forum.

## 2. Consultation strategy

2.1 The consultation strategy was informed by the guidance within South Cambridgeshire District Council's Statement of Community Involvement (SCI; Jan 2010) and advice received during discussions with council officers.

2.2 The council has a set of guiding principles to ensure that community involvement in the planning process is as effective as possible. The community consultation strategy meets those principles and helps to ensure that it is effective and robust.

2.3 The scale of the proposal means that it is considered to be a major application. Although the SCI states that officers would give specific consultation advice on such applications, figure 1 suggests exhibitions and workshops would be appropriate in relation to major developments. The Localism Act (enacted in November 2011) further strengthens the role of local communities in planning. Different parts of the Act will come into effect at different times over the coming months, but it includes provisions to introduce a mandatory requirement for developers to consult local communities before submitting planning applications for very large developments (to date it has been optional).

2.4 In devising a consultation strategy the applicant has sought to be inclusive by providing information and opportunities to comment via a range of sources. These were:

- Meetings and presentations to the Northstowe Parish Forum
- Staffed public exhibition at Longstanton and Oakington
- Exhibition boards available for a Parish Council meeting
- Additional one day staffed exhibition at Oakington
- A project website with a three week period for formal public comment
- Exhibition display at SCDC office

These activities are described in further detail within section 3.

## 3. Methods of consultation

### Parish forum meetings and presentation

3.1 Representatives from the local parish councils and residents groups were engaged early on in the consultation process via the Northstowe Parish Forum which was originally established to inform the preparation of the 2007 planning application.

3.2 Between May and August the Parish Forum was consulted on the master plan for Northstowe and a Phase 1 master plan. The options that were being explored and the timescales for the Phase 1 application submission were outlined by members of the project team at a meeting of the Parish Forum on Wednesday 13 July 2011 (minutes of the meeting, including a list of attendees, is included as appendix 2).

3.3 Meetings were held on 18 May, 13 July and 7 September to review the master plan options, the approach to delivery of Northstowe and the programme.

### Staffed public exhibition

3.4 A three-day public exhibition was held between Thursday 6 October and Saturday 8 October 2011 presenting a refreshed development framework master plan and Phase 1 master plan. On Thursday and Saturday the exhibition was held at Longstanton Sports Pavilion, Over Road in Longstanton and on Friday the exhibition was held at the Oakington Sports Pavilion, Queens Way in Oakington. On Thursday and Friday drop-in sessions were advertised to run between 12pm and 8pm and on Saturday the exhibition was open from 12pm until 4pm.

3.5 Representatives from Gallagher, the HCA and consultants from Terence O'Rourke Ltd and WSP staffed the exhibition throughout. This team had knowledge of planning, design and transport and were on hand to explain and clarify the detail of the draft proposal. In addition representatives from South Cambridgeshire District Council were present on all days to answer any queries attendees had in relation to the application process.

3.6 An additional staffed exhibition was held at Oakington Methodist Church, Coles Lane on Wednesday 19 October at the request of the parish council.

3.7 The exhibition consisted of eight display boards, which presented the purpose of the application, the vision and framework master plan and the Phase 1 master plan. A reduced version of the display boards are set out in appendix 3 of this document and can be seen on the project website ([www.northstowe.uk.com](http://www.northstowe.uk.com))

3.8 A key part of the consultation exercise was to relaunch the Northstowe project. Copies of a promotional Vision document prepared to provide strategic context and create a 'feel' for the type of place that Northstowe is intended to be were made available at the public exhibitions for attendees to view and take away if they wished to do so.

3.9 700 feedback forms (see appendix 4) were printed and visitors to the exhibition were encouraged to record their comments and leave them in a designated 'comments box'. 509 of the feedback forms were taken, with the remaining 191 left alongside the exhibition boards, which were displayed in The Pavilion, Longstanton for a further three days, including for a meeting of the Parish Council on Tuesday 11 October.

3.10 The form specified that the deadline for the comments to be received was Friday 28 October 2011, allowing attendees three weeks to submit comments.

### **Project website**

3.11 A website for the project ([www.northstowe.uk.com](http://www.northstowe.uk.com)) was launched on 6 October 2011 to coincide with the start of the public exhibition. It was used to make the information available to anyone who was unable to attend or who wanted to revisit the draft proposal at a later date. The website set out the context to the proposal and contained all of the October 2011 consultation documents including the public exhibition boards and background documentation. The website also allowed users to submit comments online.

3.12 Example images from the project website are included at appendix 5.

### **Post-public exhibition display**

3.13 Following their removal from The Pavilion, Longstanton the exhibition boards were displayed at the South Cambridgeshire District Council offices for a further three weeks to allow any members of the public who had not been able to attend the staffed exhibition to view the draft proposal. Feedback forms were left beside the boards to enable people to make comments. In addition a number of forms were provided to Oakington Parish Council to accompany the additional exhibition at Oakington Methodist Church, Coles Lane on Wednesday 19 October.

## 4. Pre-consultation publicity

4.1 The public exhibition was advertised via a variety of media streams in order to maximise public awareness. Advertisements for the exhibition were placed in the local newspapers, the weekly version of the Cambridge News on Friday 30 September and the Hunts Post on Wednesday 28 September and Wednesday 5 October (see details of advertisement and dates of publication in appendix 6).

4.2 In addition posters advertising the exhibition times and locations were placed in the following locations in the settlements around the site:

- Oakington Post Office
- Longstanton Post Office & Stores
- Cottenham Mace, High Street
- Cottenham Post Office, High Street
- Shaun's News, High Street, Cottenham
- Willingham Post Office, High Street
- Co-op, High Street, Willingham
- Over Community Centre
- Over Newsagents
- Bar Hill Village Hall & Sports Club
- Tesco, Bar Hill (staff room)
- Costcutter, Swavesey
- Swavesey Newsagents, Market Street
- Histon Post Office
- •Tesco Express, Histon

4.3 Copies of posters were also sent to South Cambridgeshire District Council, Cambridgeshire County Council and the parish councils and libraries listed below on 21 September for display on public notice boards:

- Longstanton Parish Council
- Oakington & Westwick Parish Council
- Willingham Parish Council
- Histon and Impington Parish Council
- Rampton Parish Council
- Cottenham Parish Council
- Over Parish Council
- Bar Hill Parish Council
- Swavesey Parish Council
- Bar Hill library
- Cottenham library
- Histon library
- Swavesey library access point
- Willingham library
- Cambridge Central library
- Cambridgeshire mobile library

4.4 A copy of the poster is included in appendix 7.

### Flyers

4.5 15,000 flyers (see appendix 8) were distributed to households in the local area via Royal Mail to advertise the exhibition during the week commencing 26 September 2011. Figure 1 shows the area covered by the flyer distribution.

4.6 Following the manned public exhibitions, the joint promoters were alerted that some of the residents in Oakington had not received a flyer about the Oakington event. In order to rectify this an additional consultation event was held at Oakington Methodist Church, Coles Lane on Wednesday 19 October 2011. This event was advertised by flyers, which were distributed to households in the village by hand. A copy of the flyer is included within appendix 8.

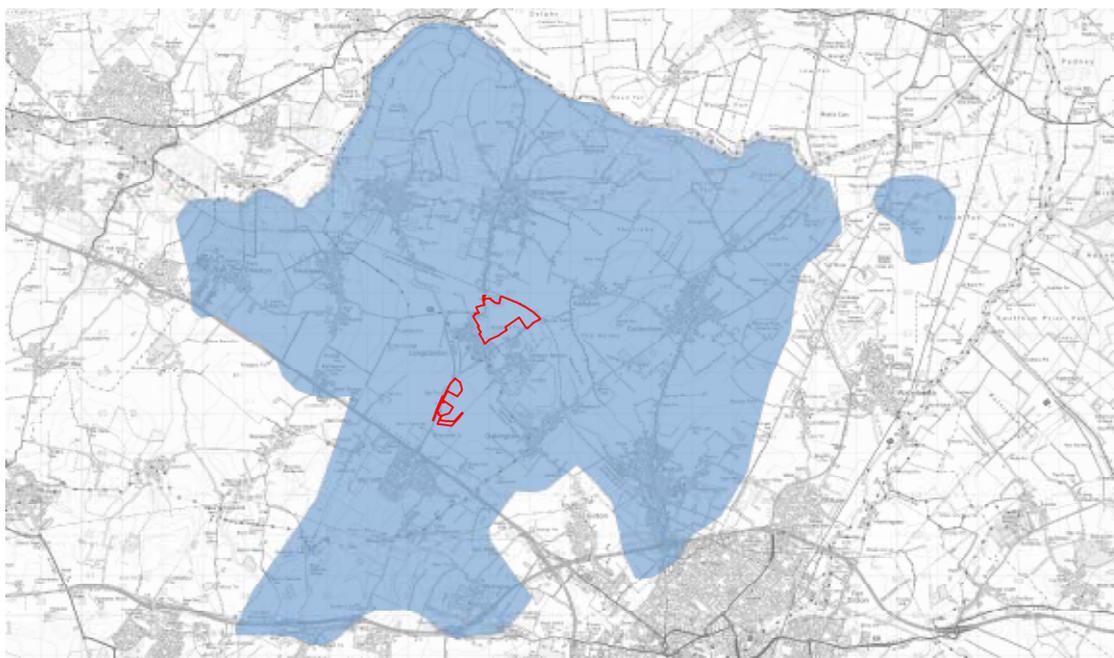


Figure 1 – Flyer distribution



### Press launch

4.7 A press launch of the public exhibition took place at 10am on Thursday 6 October and ensured comprehensive coverage of the event. Local radio, television and newspapers were in attendance. The exhibition boards were displayed so that the press were able to fully understand the proposal and how it was being conveyed to the public. An 8am interview with representatives from Gallagher and HCA was aired on Cambridge radio, with regular bulletins of the exhibition throughout the day. An interview was also conducted by the local BBC news teams and aired during the lunchtime and evening bulletins on the same day.

4.8 A press release, which is set out in appendix 9 was also issued to the following:

- BBC News Online (East)
- BBC Radio Cambridgeshire
- Cambridge News
- Cambridge News and Crier Series
- Cambs First
- BBC Look East
- ITV East Anglia
- Hunts Post

4.9 An article referring to public consultation being undertaken on the proposal for Phase 1 was also published by SCDC in the Autumn 2011 issue of South Cambs magazine (see appendix 10).

### Letters

4.10 Individual letters (see appendix 11) were sent out to the local parish councils and other stakeholders prior to the consultation exercise, inviting them to attend the public exhibitions and offering the opportunity to meet with the project team in order to answer any questions and provide any feedback.

4.11 This resulted in meetings with the following organisations:

- National Society of Allotment and Leisure Gardeners
- St Ives Town Council Planning Committee
- Swavesey Internal Drainage Board
- Cambridge Fish Preservation and Angling Society

## 5. Summary of feedback and responses to comments raised

5.1 Based on an informal attendance tally it is estimated that approximately 450 people attended the exhibitions between 6 and 8 October. A further 30 attended the additional exhibition on 19 October.

5.2 274 responses were received during the consultation process (57% of those who attended the public exhibitions), comprising 138 hard copy feedback forms, 96 electronic feedback forms (via the project website) and 40 general emails and letters. Of these, based on the information provided, approximately 91% were from local residents and organisations and 9% from local businesses. Figure 2 illustrates the distribution of responses received (based on postcode analysis where provided).

5.3 An additional 11 comments were received after the 28 October deadline. Although these do not form part of the analysis set out within the remainder of this section the project team did review them. Those responses did not introduce any new issues.

5.4 The following local organisations submitted comments in response to the consultation documents:

- Oakington and Westwick Parish Council – raised concerns and queries in relation to potential traffic impact (particularly in relation to the A14), drainage, sustainability, green infrastructure, allotments, burial ground provision, general infrastructure provision and approach to future phases
- Longstanton Parish Council – highlighted support for the phased development of Northstowe but raised concern regarding potential traffic impact (including construction traffic), loss of the golf course (referring to the need to provide alternative community facilities in Longstanton to compensate for this loss), treatment of open space, timing of delivery of the local centre and community facilities and the need to promote renewable energy
- Longstanton and District Heritage Society – raised concerns and queries in relation to the treatment of Rampton Road, wider congestion issues (including the B1050 and A14), early provision of community facilities, the need to develop the airfield prior to the golf course, drainage and the need to include a commitment towards the preservation of heritage in relation to future phases of development.



Longstanton Sports Pavillion



Oakington Sports Pavillion



Figure 2 illustrates the distribution of responses received (based on postcode analysis where provided).

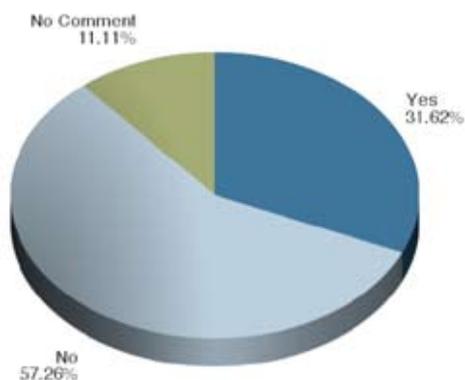
### Specific responses to questions within the feedback form

5.5 A number of specific questions were set out within the feedback forms (234 completed forms were received – hard copy and via the website) in relation to the consultation exercise (refer to Appendix 3). Questions 7-12 related to the draft Phase 1 master plan, whereas questions 1-6 were in relation to the draft development framework master plan, which is the subject of a separate statement of consultation.

5.6 The responses to questions 7-12 of the feedback form are set out below. Question 7 sought comments in relation to the design of the Phase 1 master plan. However it was evident from the general comments raised, both within the final section of the feedback form and annotated adjacent to the question 7 response, that the responses to this question related primarily to the principle of the development ie whether it should commence prior to upgrade works to the A14 and whether Phase 1 should be on the golf course site (see further details of the general comments raised below) rather than the design of the master plan.

### Question 7 - Are you broadly supportive of the Phase 1 master plan for Northstowe?

Yes	74
No	134
No comment	26
Total number of responses	234



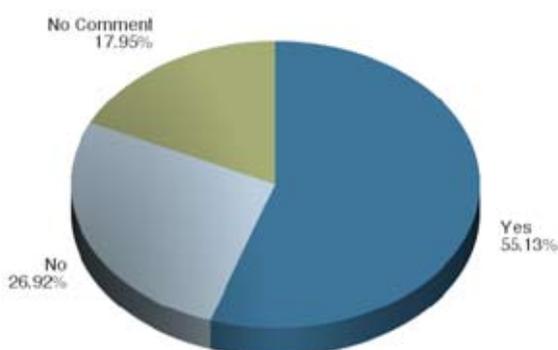
Many respondents qualified the yes and no responses to this question by commenting primarily on their overall concerns in relation to;

- The need to improve the A14 because of traffic congestion
- Traffic congestion on the B1050 at peak times
- Loss of the golf course and driving range
- Building on the golf course prior to developing the airfield site

Nonetheless, there were many comments from local residents which were supportive of the master plan principles and this is evident in the detailed responses to Questions 8 to 12 and the general comments received.

**Question 8 - Phase 1 will include a mix of land uses including housing, employment, a local centre (incorporating services and facilities to meet the day to day needs of residents), a primary school, household recycling centre and formal and informal public open space, including a sports hub. Do you agree with this mix of uses?**

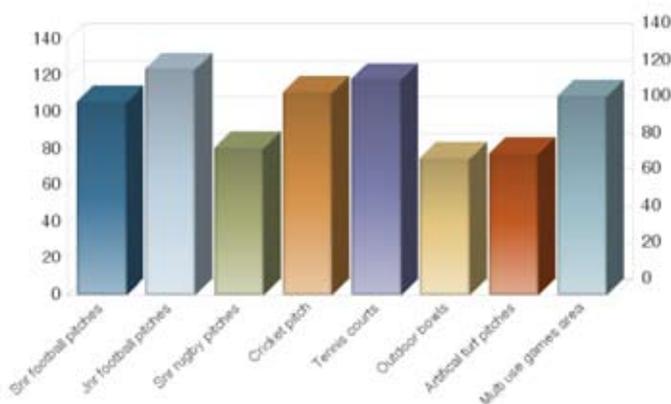
Yes	129
No	63
No comment	42
<b>Total number of responses</b>	<b>234</b>



The responses to this question in relation to the mix of uses proposed within Phase 1 were very encouraging.

**Question 9 - What types of sports pitches and facilities do you think should be provided on the site as part of the first phase of the development of Northstowe (tick as many as you wish)?**

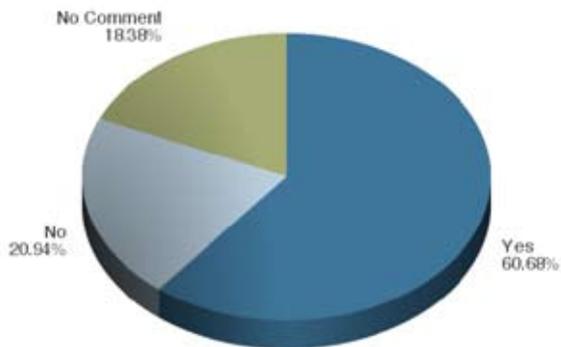
Senior football pitches	106
Junior football pitches	124
Senior rugby pitches	81
Cricket pitch	111
Tennis courts	118
Outdoor bowls	75
Artificial turf pitches	78
Multi-use games areas	109
<b>Total number of responses</b>	<b>234</b>



It was evident from the responses to question 9 that there is a great demand for sports facilities in the local area and that it will be important to provide a good mix of facilities as part of Phase 1.

**Question 10 - Do you support the principle of co-locating facilities for use by the whole community as part of the primary school?**

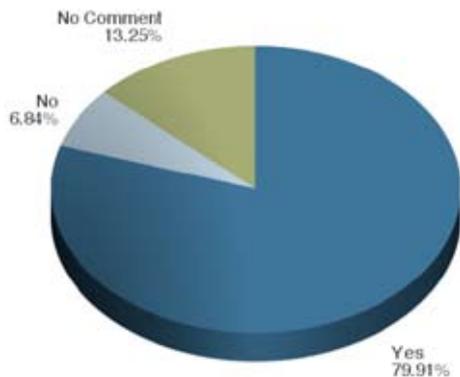
Yes	142
No	49
No comment	43
Total number of responses	234



It is clear that the majority of respondents do support the principle of co-locating community facilities at the primary school.

**Question 11 - The majority of respondents at the public exhibition in June 2007 indicated a preference to the use of solar panels (for producing hot water) in order to contribute towards the renewable energy requirements of Northstowe. Do you support this?**

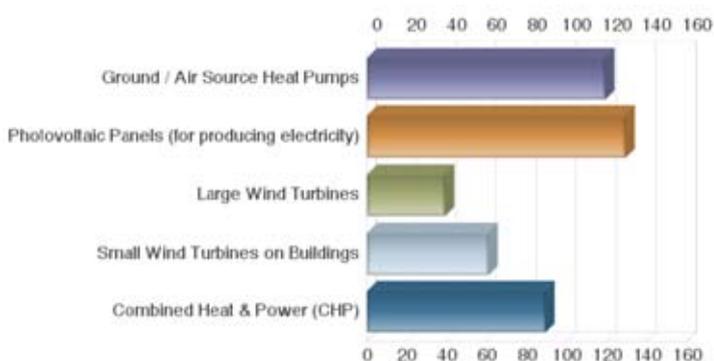
Yes	187
No	16
No comment	31
Total number of responses	234



Significant support was received to the suggestion of the use of solar panels to contribute towards meeting the renewable energy requirements of Northstowe.

**Question 12 - Which of the following technologies would you prefer be utilised instead of or in addition to solar panels to meet the renewable energy requirements for Northstowe?**

Combined Heat & Power (CHP)	89
Small Wind Turbines on Buildings	61
Large Wind Turbines	39
Photovoltaic panels (for producing electricity)	129
Ground / Air Source Heat Pumps	119
Total number of responses	234



The majority of respondents to question 12 stated a preference for the use of photovoltaics and heat pumps to assist in the contribution towards meeting renewable energy requirements for the development, with large wind turbines being the least favoured option, although 17% of respondents did support this option.

**General comments received**

5.7 In addition to the specific questions on the feedback form, general comments in relation to the proposal were also invited. A number of respondents also submitted general comments via letter and email.

5.8 The key issues (defined by 10 or more respondents referring to the issue within their general comments) raised in relation to the Phase 1 proposal are set out below. Also included are details of how each issue has been addressed within the planning application.

- *A14 upgrade needed prior to Phase 1 development*

As set out within the planning supporting statement there is a pressing need to deliver additional housing in the area, particularly at

Northstowe, which is allocated for development with SCDC's Core Strategy and included as part of the council's 5 year housing supply. It is acknowledged that the A14 is very busy but most congestion occurs at peak hour flows and when there is an incident on the A14. As set out in detail within chapter 7 of the Environmental Statement (ES) (Traffic and Transport) and the associated Technical Appendix (Transport Assessment) a detailed assessment has been undertaken, which has established that the area can accommodate 1,500 dwellings at Northstowe without a significant adverse effect on the surrounding road network, including the A14. The Phase 1 development will result in some additional traffic but at the same time traffic will divert from the A14 to other forms of transport, such as the Cambridgeshire Guided Busway, and/or other roads.

In his autumn statement (29 November 2011) the Chancellor, George Osborne, said that the Government is committed to finding both short term measures and long term solutions to the problems on the A14 in order to support proposed housing developments, including Northstowe. The Department for Transport (DfT) and the Highways Agency, along with Cambridgeshire County Council are looking for quick ways to improve the performance of the A14. The Phase 1 development will support these measures.

The DfT is also undertaking a study to look at more long term improvements to the A14 and key routes around the A14. A key part of the study is that it should allow for development in the sub-region and in the vicinity of the A14 – this study is expected to be concluded in the summer of 2012. Completion of the whole of Northstowe will require the construction of additional link roads to the A14 and the completion of improvements, which are part of the current DfT study.

- *Concerns in relation to general traffic congestion, particularly on the B1050*

Refer to response above.

- *The airfield should be developed before the golf course ie brownfield before greenfield*

Contrary to suggestions within the responses to the public consultation that the golf course is 'green field' land, it is previously developed for the existing use and allocated to be developed as part of Northstowe. Notwithstanding this, it has always been intended that Phase 1 of Northstowe would take place at the northern end of the core area to the south of Longstanton Park and Ride (on the golf course land). There are a number of reasons for this, the primary factor relating to siting the development in the

most sustainable location, adjacent to the CGB stop at Longstanton and the Park and Ride site (and the associated benefit that this brings) and where access is available from the B1050 Station Road and the Longstanton bypass. A northern location for Phase 1 development is the most cost effective and practicable option for providing the initial strategic highway and drainage infrastructure and connections to new and upgraded utilities which are required to service Northstowe. Another key factor that influenced this decision was that, in the absence of existing road infrastructure, if the first phase were to come forward on the former airfield construction traffic would have to be routed through the existing villages of Longstanton and/or Oakington. The proposed location of Phase 1 allows construction traffic to be routed around the West Longstanton Bypass, avoiding the local villages and conservation areas.

- *The golf course / driving range should be retained / replaced*

While the golf course and associated driving range is an existing use, the area is allocated in adopted local planning policy for the development of Northstowe new town. The principle of the loss of the facility has therefore already been established in planning terms following a public examination

Notwithstanding this, the loss of the golf course and driving range must be considered in the context of the significant new recreational facilities that will be provided as part of the Phase 1 proposal, including a sports hub and formal and informal open space. The provision of these facilities and the wider benefits that they will provide is considered to outweigh the loss of golfing facilities. A number of respondents to the public consultation suggested that the

golf course should be reprovided elsewhere. The Inspector who held the public examination into the Northstowe Area Action Plan (NAAP) gave full consideration to this issue as part of the development of Northstowe. He concluded that it should not as this would adversely affect the sustainability of the development due to the potential financial repercussions. He also noted that there is a relatively good supply of golf facilities in the Northstowe area (paragraph 15.19, Inspector's Report of the Examination into the NAAP, June 2007).

- *Need to ensure adequate provision for schools*

As referred to within the planning supporting statement, a three-form entry primary school will be delivered as part of Phase 1 in order to meet the primary school needs of the population. It is proposed to make a financial contribution to Cambridgeshire County Council through a section 106 agreement, or by the payment of a tariff, roof tax or other payment method, with the provision of a new secondary school on the Northstowe site to form part of a later phase of development. Gallagher is also investigating the potential to provide interim secondary education within the primary school during the early years following its development, prior to the secondary school coming forward.

- *Concerns in relation to the absence of a secondary school within Phase 1*

The Phase 1 development is of insufficient size to accommodate a secondary school while remaining economically viable and deliverable. As referred to above, a financial contribution will be made towards the provision of secondary school education and a new secondary school will form part of the proposals for a later phase of the development of Northstowe.

- *Need to provide local jobs, schools, recreation and health facilities to reduce the need to use transport*

As referred to within the planning supporting statement, the Phase 1 proposal includes 5 ha of employment land, which will provide employment for approximately 500 people. In addition, employment will be provided in association with the primary school and mixed-use local centre, which will comprise a variety of different uses including convenience shopping and services and a community building (including health facilities if required). A significant amount of recreation, including a sports hub is also included as part of the proposal. These facilities will provide both for new residents of the development and the existing local communities, which will benefit from significant access improvements to the site to maximise the potential for the use of alternative modes of transport to the private car.

- *Need to ensure adequate provision for community facilities*

The proposed community building referred to above will include flexible space for use by a range of individuals and organisations including clubs, societies, health providers and faith groups. Further details are included within the planning supporting statement.

- *Need to ensure adequate provision for services and facilities*

Refer to responses above.

- *Need to ensure sufficient green separation around existing villages*

As set out within the planning supporting statement, green separation is achieved between the development and Longstanton through provision of an area of open land between 70m at the northern end adjacent to the B1050 roundabout and 290m at the southern end to be used as strategic open space, including formal recreation and sports provision and allotments/ community gardens.

- *Query as to why the local centre is adjacent to the B1050 / concern in relation to impact of HGVs*

The mixed-use local centre is located on the B1050 to maximise passing trade and help ensure that it stands the best chance of becoming a successful community hub with viable retail units. It is noted that Longstanton Parish Council has expressed support for the proposed location. Further details in relation to this matter are included within the submitted design and access statement.

5.9 A list of the other issues raised in relation to the Phase 1 proposal within respondents' general comments is included within appendix 12. Aside from the above 'key issues', the following views were included amongst a number of the respondents' comments:

- Need to start development as soon as possible – the current planning application seeks to achieve this objective
- Concern in relation to the impact on cultural / heritage assets – addressed within chapter 5 (Cultural Heritage) of the submitted ES
- Concern in relation to the impact on ecology / habitats – addressed within chapter 6 (Natural Heritage) of the submitted ES
- Need to bring forward community services early – addressed within the planning supporting statement

## 6. How the comments received have been taken into account in the proposed development

6.1 A number of changes have been made to the Phase 1 proposal in response to comments received during pre-application consultation and the ongoing review of the framework master plan since the 2007 planning application. These include:

### Layout

- The location and configuration of the local centres, primary school and sports hubs has been rationalised
- A new northern gateway to Northstowe from the B1050 has been established to create a strong sense of arrival
- Related to the above, the northern local centre has been repositioned on the B1050
- The eastern park has been reinforced, running the full length of the development edge
- The massing and building heights have been focused along the dedicated busway, primary streets and social infrastructure
- Densities and building heights have been reduced along the western edge to establish a more sensitive edge to Longstanton
- The network of greenways has been reconfigured to create a clearer hierarchy of spaces and development form
- Drainage ditches have been made more linear to reflect the characteristic of fen edge drainage
- Greenways have been widened to improve amenity and ecological value, and enhance opportunities for natural play
- A single large allotment site has been introduced
- Community gardens have been introduced serving defined neighbourhoods within the proposed development
- The site for the primary school has been increased in size
- The employment zone has been moved west closer to the B1050 and Longstanton park and ride. The interface between employment, retail and residential land uses were also considered

further to ensure scale, building heights and massing harmonised and so that the layout responded to key routes

- The layout of parking was reviewed with a view to minimising courtyard parking in favour of on-plot parking
- Housing parcels were developed in greater detail to better understand the appearance, increase variety through the scheme and to strengthen open space and the landscape structure

### Access and movement

- A segmented alignment has been adopted in relation to the busway spine through the site (rather than a curved route)
- The character of the principal routes into the site including the B1050 and access from the Cambridgeshire Guided Busway (CGB) have been explored further with the objective of establishing attractive urban corridors into the settlement and a strong sense of arrival
- The junction arrangement off the B1050 has been revised to improve pedestrian and cycle links and aid the distribution of traffic from the north
- The street network has been strengthened to provide additional cycle and pedestrian connections to Longstanton
- East west connections have been strengthened as have pedestrian links to the surrounding settlements
- Additional commuter and strategic cycle routes have been incorporated linking with the wider strategic network and surrounding settlements
- The CGB corridor has been reconfigured, with a dedicated busway and commuter cycle route (running parallel to the busway) having priority, with separate local roads joining the corridor along a defined stretch. Within this corridor, local traffic is only permitted along defined stretches of the route
- Connections with the guided busway, cycle path and Longstanton have been improved

## 7. Conclusion

7.1 A comprehensive programme of pre-application consultation has taken place in relation to the proposal for Phase 1 of Northstowe and this follows extensive consultation that took place in relation to the 2007 outline planning application. The consultation programme was carried out from the spring of 2011 up to submission of this application and included public exhibitions, individual meetings (including with the Parish Forum) and a project website. The consultation process was advertised through newspaper adverts, 15,000 flyers distributed to individual households, a letter to key stakeholders and consultees and a press launch.

7.2 In retrospect it is felt that question 7 of the feedback form could have been worded more clearly to avoid the misinterpretation that occurred, which resulted in responses based on matters relating to the principle of development and potential impacts, rather than the design of the master plan.

7.3 A number of key issues were raised, which have subsequently been addressed within the documentation submitted in relation to the Phase 1 planning application. Overall the comments received were very helpful and have assisted in informing the further evolution of the Phase 1 master plan.

7.4 The consultation exercise was considered to have been a success, the public exhibitions being well attended and the response rate high.

# Northstowe

## Phase 1 Planning Application

### Statement of Consultation

#### Appendices

Appendix 1	December 2007 'Comments and Stakeholder Engagement Report (Chapter 8)
Appendix 2	Minutes of Northstowe Parish Forum meeting 13 July 2011
Appendix 3	Public exhibition display boards
Appendix 4	Feedback form
Appendix 5	Example pages from project website ( <a href="http://www.northstowe.uk.com">www.northstowe.uk.com</a> )
Appendix 6	Newspaper adverts advertising public exhibitions
Appendix 7	Poster
Appendix 8	Flyers
Appendix 9	Press release
Appendix 10	South Cambs magazine
Appendix 11	Invitation letters
Appendix 12	List of 'other' issues raised by respondents



# Appendix 1

December 2007 'Comments and Stakeholder Engagement Report' (Chapter 8)

## 8 HOW THE COMMUNITY & STAKEHOLDER ENGAGEMENT HAS INFORMED AND INFLUENCED THE NORTHSTOWE MASTERPLAN

---

### 8.1 The first phase of consultation

---

- 8.1.1 The current planning applications have evolved as a result of extensive community and stakeholder engagement in two phases: promoted solely by Gallagher from 2001- 2005 and then jointly by English Partnerships and Gallagher from 2006-2007.
- 8.1.2 In reference to the current planning applications, the first phase of community and stakeholder engagement in relation to the Gallagher planning applications for Northstowe submitted in 2005 was reported in the supporting planning application document: **Report on Community & Stakeholder Involvement**. This consultation highlighted the main issues and guided the evolution of the masterplan which informs the current planning applications.

### 8.2 The current phase of consultation

---

- 8.2.1 Every element of the consultation process has been able to influence the masterplan. Each element of the new town has been subject of continuous examination, consideration and evaluation through one or more of the consultation and/or communications processes. The feedback has enabled a refinement of each element of Northstowe to respond to the comments received, to the Area Action Plan policies, to the issues of climate change and to emerging policies on sustainability, energy-efficiency and environmental performance.
- 8.2.2 The process has therefore been iterative, punctuated by key milestone events in the evolution of the masterplan. The timeline chart below shows these milestone events.

## Key milestones in Community & Stakeholder Engagement



8.2.3 Below is a summary of some of the main issues which have been influenced by the responses of the local planning authorities, and all other stakeholders and communities:

- **Open space and green separation** - development of a hierarchy of open spaces, responding to NAAP policy and feedback from public exhibitions
- **Cycle and pedestrian movement** - development of a comprehensive network that connects Northstowe to the wider area
- **Education and schools** - six primary schools supported by a secondary school site capable of expansion which is located centrally to create a relationship to the town centre
- **Tree retention** - retaining existing trees in open spaces
- **Northern access** - development of a Northern Gateway concept
- **Relationship to Northern Reserve Land** - limits of study as outside the planning applications, but acknowledgement of future strategic link and the future role for Northstowe's northern local centre
- **Town and Local Centre Strategy** - formulated through workshops and Topic Group
- **Flooding & drainage** - drainage strategy formulated through Topic Group and local knowledge of IDBs

- **Traffic and parking** - strategy formulated through Topic Group and detailed traffic studies and modelling
- **Energy strategy** - evolved through Topic Group discussions and consideration of local and national policy targets
- **Construction impacts** - development of a strategy to address the construction impacts of Northstowe on surrounding communities

### 8.3 Schedule of a range of changes that have been implemented

<i>Open space development</i>	<b>As part of the normal development of the design</b> , a network of pocket parks was created containing LEAPs and NEAPs, to establish a finer grain of public open space. These spaces were also configured to respond to emerging tree information, so that potential retention of some trees within these green spaces could be attempted.
<i>Development of primary street network</i>	<b>In response to emerging traffic analysis, and the issues raised at the Streets Workshop in particular</b> , the road network was developed to incorporate a third central leg in the main “ladder” running north-south and a number of offsets to achieve traffic calming were also introduced.
<i>Development of grid structure</i>	<b>In response to emerging traffic analysis</b> and in combination with the above, the secondary street network was established, which set up the pattern and structure of the urban grid.
<i>Adjustment to line of CGB</i>	<b>As part of the adjustments to areas within the grid</b> , the CGB curvature was refined to arrive at a more precise site sizes for the secondary school
<i>Adjustment of location of two primary schools</i>	<b>Following concerns raised during public consultation</b> , the northernmost primary school was relocated away from the B1050, and adjacent to the Northern Local Centre. The South Eastern primary school was also located away from the edge of the Business Park to create a more successful relationship to contiguous residential plots.

<i>Adjustment to Local Centre size, number and location</i>	<b>Following further development of the Town and Local Centre Strategy, including Stakeholder Workshop</b> , the local centre number and size has been reduced and locations adjusted. Minor adjustment made to location of Local Centre in west central district.
<i>Development of foot, cycle and bridle path</i>	<b>In response to the consultation process</b> , further elaboration of foot, cycle and bridle path networks has been achieved
<i>Development of Sports Hub layout</i>	<b>In response to the consultation process</b> , further elaboration of the layout of the sports pitches has been achieved
<i>Change to Town Centre configuration</i>	<b>In response to the consultation process</b> , further development of adjacencies of town centre to residential neighbourhoods has been achieved; e.g. proposal to site Post-16 education provision alongside secondary school site.
<i>Change to CHP site</i>	<b>Responding to developing energy strategy</b> , the sites for CHP has been removed until a decision on the nature of energy infrastructure is resolved (as part of later applications and EIA)
<i>Adjustments to play areas</i>	<b>In response to the consultation process</b> , a refinement of play spaces distribution has been achieved to provide better coverage.
<i>Adjustments to areas of archaeology</i>	Adjustments made to boundary of development in recognition of areas of archaeological interest
<i>Adjustment to northern employment area</i>	<b>In response to the consultation process</b> , the area allocated to the Northern Employment area has been reduced.
<i>Adjustment to allotments</i>	<b>In response to Masterplanning Topic Group comments</b> , alterations to the distribution of allotments around the town have been achieved and allotments have been removed from the Green corridor running through to the Town Park.

<i>Adjustment of siting of the synthetic turf pitch (STP) on secondary school</i>	<b>In response to the consultation process</b> , the synthetic turf pitch (STP) has been relocated closer to the Town Centre and potential post-16 education facility site
<i>Adjustment to position of CGB stop at Business Park</i>	<b>In response to the consultation process</b> , minor repositioning of the Business Park CGB stop closer to Town Centre
<i>Northern Gateway configuration &amp; local centre location</i>	<b>In response to public consultation</b> , the reconfiguration of the North West area of the town has been undertaken to achieve a filtering of through traffic on the B1050 away from the residential area. Traffic filtering achieved by the creation of a “squareabout” and the introduction of a green space acting as a buffer between the busy road and residential frontages. A Local Centre has been positioned on the “squareabout” to create an entrance gateway to the town.
<i>Secondary School location</i>	<b>In response to Masterplanning Topic Group workshops</b> , the potential for the secondary school to address a 12FE requirement, led to investigation of a more flexible site. This is proposed on the eastern side of the CGB busway, where geometry permits an expansion to 12FE site if required in future. Secondary School still retains Town Centre adjacency, but the new position also responds better to the AAP requirement for the Secondary School (and Dual Use Sports Facility) to be proximate to a Sports Hub. Former proposed Secondary School site to west of CGB route to be residential. The size of the school has also been amended to indicate a 9.6ha site corresponding to a 10FE school, which could expand to 11.5ha to accommodate a 12FE without adjustment to the grid and street layout.
<i>Rampton Drift</i>	<b>In response to the consultation process</b> and to respond to the need for a sensitive relationship to the southern edge of Rampton Drift, the primary road has been moved away from the boundary creating a green buffer.

<i>Primary school location and size</i>	<b>In response to the consultation process</b> , the primary school sites are configured as five 2FE schools, with sites of 1.9ha, and one 3FE school, with a site of 2.7ha (located to east of Secondary School site).
<i>Adjustments to northern district local centre location</i>	<b>In response to Masterplanning Topic Group discussions</b> on the potential Long Term Reserve land connection to the town and the adjustments made to the northern gateway where the B1050 enters the site, the Local Centre in the northern district has been amended to provide a local centre element in the Northern Gateway, and a further centre at the main cross roads at the CGB bus stop. This maintains sustainable travel distances to the local centres from the surrounding residential areas, and predicts the future need for a local centre in the first phase of development.
<i>Adjustment to Town Centre edge and Sports Hub 1</i>	<b>In response to the consultation process</b> , the town centre has been adjusted further to respond to the altered Secondary School site, and the relationship to the Business Park. The opening up of the green corridor to the sports hub through the Town Park has been developed to create a more integrated spatial relationship between the two.
<i>Adjustment to south eastern edge bounding CGB</i>	<b>In response to the consultation process</b> , the residential edge has moved closer to the CGB express busway to avoid a residual “strip” between the two.
<i>Adjustments to Northern Employment area</i>	<b>In response to the consultation process</b> , the residential neighbourhood adjoining the northern employment area has been realigned to provide a more regular block structure.
<i>Adjustment to Southern edge of development</i>	<b>In response to recent drainage strategy investigations</b> , the south western boundary of the town has been realigned, with the potential integration of a water body to accommodate run off.

# Appendix 2

Minutes of Northstowe Parish Forum meeting 13 July 2011

## Northstowe Parish Forum

### Minutes

7pm, Wednesday 13<sup>th</sup> July 2011

Cottenham Village College

#### Attendees:

Tim Wotherspoon (Chair)	South Cambridgeshire District Council (SCDC) Councillor
Jo Mills	SCDC
Ed Durrant (minute taker)	SCDC
Jane Green	SCDC
Joseph Whelan	Cambridgeshire County Council (CCC)
Alan Joyner	Gallagher
Andy Lawson	Gallagher
David Carden	Gallagher
Paul Kitson	Homes and Communities Agency (HCA)
David Height	ARUP
Laraine Southwood	Terence O'Rourke
Richard Burton	Terence O'Rourke
Simon Edwards	SCDC Councillor
Tom Bygott	SCDC Councillor
Lynda Harford	SCDC Councillor
Shona Johnstone	CCC Councillor
Sue Gymer	CCC Councillor
David Reeves	Oakington & Westwick Parish Council
Luis Navarro	Oakington & Westwick Parish Council
Lindsey Meacher	Longstanton Parish Council
Den Harradine	Longstanton Parish Council
Ian Barratt	Willingham Parish Council
Brian Ing	Impington Parish Council
Sylvia Beaumont	Rampton Parish Council
Kate Heydon	Cottenham Parish Council
Andy Batey	Rampton Drift Residents Society

#### Apologies

Graham Hughes	CCC
Cllr Ian Bates	CCC
Cllr Douglas De Lacey	SCDC
Cllr Alex Riley	SCDC
Cllr Bunty Waters	SCDC
Glen Richardson	SCDC
Steve Collins	HCA
Sheryl French	Cambridgeshire Horizons
Geoff Twiss	Over Parish Council

	ITEM
1.	<b>Welcome &amp; introductions</b>
2.	<b>Agree minutes from the last meeting - Matters arising</b>  2.1 The minutes from the last meeting were agreed and there were no matters arising.

	<p>2.2 An action from the minutes, for JW to get a response from the HA about what critical works were needed to be done to the A14, was agreed to be covered under agenda item 3.</p>
<p>3.</p>	<p><b>Update on the A14 and the delivery of public services</b></p> <p>3.1 JW confirmed that the scheme for the A14 improvements has now been officially cancelled. The use of interim measures, which had been previously been put on hold whilst the larger scheme was on the table, was now being considered. A number of mitigation measures would need to be considered for Northstowe. DR asked what measures the Highways Agency (HA) had in mind for creating headroom. JW the issues are based on how you keep traffic moving on the network and what work is needed to allow additional traffic to use junctions.</p> <p>3.2 JW went on to explain that there are two workstreams looking at improvements to the A14. The first, high level, study involves the Department for Transport (DfT) and is due to be completed in June 2012. The Forum will be briefed as more information emerges. The second workstream is looking at local improvements that have the potential to mitigate the impact of a phase 1 development at Northstowe. When the funding for the A14 scheme was removed DfT committed itself to a new study. The Councils around the A14 are concerned that it will be a rerun of the previous, much wider, study. Measures are needed that can be funded, and will relieve pressure on the critical section between Cambridge and Huntingdon. The HA also needs to be convinced that the busway will be an attractive alternative to the A14.</p> <p>3.3 DR questioned whether the interim measures would allow a limited development at Northstowe. JW any development that is applied for needs to propose mitigation and it depends on how innovative we can be with the forms of mitigation, and whether the high-level study will offer any further options. DR wanted to know whether there would be a smaller Northstowe, if funding for the A14 were not forthcoming in 2015. JM stated that with the DfT study due to be completed next year this was a critical time and that the Joint Development Control Committee (JDCC) would want comfort that improvements to the A14 would happen before it is likely to support any proposal.</p> <p>3.4 SE hoped that the new application would be part of a wider scheme showing a coordinated strategy for the whole site and questioned whether a phase 1 application with only local improvements was perhaps premature. AJ the phase 1 application was being prepared in the context of further work on the Northstowe masterplan and there are a number of reasons why the Joint Promoters want to proceed. The DfT and HA are showing willingness to find solutions and the phase 1 application will demonstrate how transport impacts will be mitigated through good urban design and travel planning. The application will come forward in the expectation that something will be done to the A14. The Joint Promoters do not believe that the government will walk away from the A14.</p> <p>3.5 TW asked whether there could be competition for the potential headroom from the NIAB and Northwest Cambridge developments. JW thought that this wouldn't be the case as both developments are focussed more on Cambridge and have different characteristics. Moreover, there is also a strategic piece of public transport infrastructure, in the form of the guided busway, already in place for Northstowe. SG had concerns that with all the proposed development in this area Huntingdon Road would become clogged up in the same way that Madingley Road has, as a result of Cambourne.</p> <p>3.6 BI queried whether there was any indication that funding for the A14 would be</p>

	<p>forthcoming in 2015. JW we need to assist the DfT as best we can and keep a communication channels into the government open. TW confirmed that the JDCC would have to be convinced that transport issues have been addressed before approving any development. SJ voiced concerns that studies have been done before and that in 2015 we may still not have any solutions.</p> <p>3.7 JW gave an update on the delivery of public services saying that work had started, but that it had not progressed enough to bring anything to the Forum meeting yet.</p>
<p>4.</p>	<p><b>Ongoing master plan review work</b></p> <p>4.1 AJ explained that the Joint Promoters' consultants were engaged in two workstreams. The first was being lead by ARUP, and was looking at the emerging masterplan and testing the potential changes. The second, being carried out by Terence O'Rourke (TOR), was work on a phase 1 application and a relaunch of the project, which will reflect the work being done by ARUP. Two sets of consultants, who are part of a larger team of professionals presently working on the project, are being used to speed up the process.</p> <p>4.2 DH outlined the work that had been done over the last few months and the meetings that had been had with SCDC and CCC officers and the Forum. These had resulted in four options being developed. As a starting point changes made to the masterplan that were originally proposed in 2008 were used.</p> <p>4.3 The 2011 options showed the town centre moved further northwards, the enhancement of the spine road and northern local centre and the integration of the strategic reserve land. Option A is within the parameters of the 2007 application, whereas options B1, B2 and C all involve spatial changes which are outside the tolerances of the parameter plans, which would need to be amended as a consequence. Option C also proposes two secondary schools. Six main areas were identified from the Forum workshop of 18<sup>th</sup> May as being density, connections and green separation, strategic reserve land, town centre and the phase 1 development.</p> <p>4.4 The main concepts of option A are that the town centre can only move a limited distance within the parameters, the spine road is less sinuous to provide more nodes and accommodate changes in character, the secondary school has not moved far and the northern local centre will have a new high street to act as a bridging point between the core site and the reserve land. Option B1 has the town centre moved further north, though still being sensitive to Rampton Drift, the secondary and one primary school on the eastern edge and the realignment of the southeastern area. The only difference with option B2 is that the secondary school is nearer to the town centre to allow for greater potential community use. Finally, option C has two, possibly 6 form entry, secondary schools to the north and south of the town centre, which would result in one being located near to phase 1.</p> <p>4.5 DH went on to explain the testing criteria that had been developed based on the parameter plans, Northstowe Area Action Plan (NAAP), site constraints, phasing, viability, sustainability targets and environmental baselines. (The testing results were displayed in a table showing the issues as green, amber or red). TB asked why option C showed viability as a red. DH it was not necessarily unacceptable, but the net increase in land needed for two secondary schools would have a negative impact upon viability. BI felt that this argument was slightly misleading as there was always some doubt over whether only one secondary school was needed. AJ pointed out that the demographic report prepared at the time of the 2007 application lead to discussions over the size of the secondary</p>

	<p>school and not whether two secondary schools were needed. There are land take implications in providing two secondary schools as well as issues of management, which was why further work was needed. BI noted that the previous debate was based on the fact that figures from East Anglia had been used and that the situation at Cambourne proved to be different. JM we have not been looking at the demands in detail yet, but we are well aware of the situation at Cambourne. JW noted that you can build a secondary school as big as you like but there were concerns about going over twelve forms of entry. Two secondary schools would be in competition with each other and would split the offer to residents, and this also needed to be taken into consideration. SJ added that CCC would not be able to provide the same facilities at two schools.</p> <p>4.6 SG wanted to know HCA's position. PK noted that the work was still at a high level and that the HCA wants the right solution for Northstowe. Any decision will be influenced by the outcome of the service delivery work that is being done. SJ asked what assumptions were being made of dwelling numbers. DH confirmed that they were working on the figures contained in the NAAP of up to 10,000 homes.</p> <p>4.6 SE asked whether the amendments made in 2008 incorporated all of the issues raised in Peter Studdert's 8<sup>th</sup> May letter. DH there was a set of agreed changes and a set of changes that had not been agreed. In terms of density this was now being brought nearer to the centre of the town, resulting in lower density edges. TB noted that a lot of the changes would be positive, and therefore may not show up in the testing process. DH agreed saying that the testing does not tell the whole story, further work is needed to see what benefits there are and whether any of the negative impacts can be mitigated. BI felt that there were still many unwelcome features in option A, and it probably wasn't achievable either. SG was keen to see how changes to the development would benefit local residents. TW felt that there was a consensus that we are moving forward.</p>
5.	<p><b>Project plan for the submission of a Phase 1 planning application</b></p> <p>5.1 LS we need to rethink the approach to Northstowe in light of the A14 decision, recession and the sustainability agenda. Some things haven't changed, such as the need for housing and employment land and the government has made high level statements about supporting growth. In bringing a scheme forward it will encourage the government to act on the A14. Phase 1 would be located in the north, near the park and ride site, and has the potential not to be complicated by the A14. With a phase 2 being considered further south on the HCA land. The application for phase 1 will provide certainty that the whole town will come forward. RB the application will embody principles of healthy living, strong regional identity and embrace innovation whilst protecting the identities of Longstanton and Oakington.</p> <p>5.2 RB key principles of urban design will include having a linear local centre, which will pick up trade from the B1050, and incorporating water into the public realm. There will be a mix of house types and tenures with the provision of early facilities.</p> <p>5.3 LS recognised that their timetable was ambitious with an application due to be submitted in January and that they were looking for a decision by summer/autumn 2012. DR wanted to know how the phase 1 application would not be complicated by the A14. LS this will be detailed in the Transport Assessment (TA). AJ added that phase 1 would not be more than 1500 homes and that the County model would be used to assess the impact upon traffic flows. Considerable work would be done on transport planning, travel plans as well as a further study of the A14 following the opening of the guided busway. When the TA is submitted it will go out to consultation and the HA and CCC will have the opportunity to comment formally.</p>

	<p>5.4 SJ asked how a phase 1 application could have a vision for the whole of Northstowe, and how the location of the secondary school will be identified. AJ there are two workstreams with the TOR work building on the work being done by ARUP. A strategy is needed for the development of a phase 2 application, possibly on the barrack site, which could accommodate some of the strategic uses like the town centre. LS the wider development will not be forgotten and commitment will be made to this in the vision document.</p> <p>5.5 BI was concerned about the construction traffic and that the over provision of retail space would decimate the surrounding villages. With the increase in online sales the town centre could become a white elephant. AJ pointed out that the overall size of the town centre had been reduced in the various options. SG wanted to see greater commitment to the provision of facilities and a phase 2 development.</p> <p>5.6 SE asked whether a housing trajectory would be submitted. AJ said that it would, though they didn't know all of the details just yet. The previous housing projections were ambitious; therefore the new figures were likely to be less than previously projected. It is unlikely that any housing would be built before 2014. AL added that Gallagher would be responding to the Council's annual request for a forecast of likely housing completions for inclusion in the Annual Monitoring Report.</p> <p>5.7 TB disagreed that the retail offer was too large and said that we shouldn't be concerned about Northstowe competing with Cambridge. As many of these issues impact upon viability making the town more commercially attractive will improve the quality of the development. JM if we look at Cambourne, where the high street is not fully developed, we see that leaving it too the market does not always work.</p> <p>5.8 TW asked whether phase 1 would be a full or outline application. AJ confirmed that it would be outline. TW pointed out that earlier that day the Joint Development Control Committee (Fringes) had raised concern about the quality of design at Trumpington Meadows. AJ responded saying that the application would be accompanied by a Design and Access Statement and would be subject to a process of design coding.</p> <p>5.9 TW asked how each of the options would be weighed up. JM it was agreed that there would not be any more officer workshops with the Joint Promoters and that future plans would go through Forum meetings and Member briefings.</p> <p>5.10 DR asked about the former RAF Oakington buildings and the response from English Heritage. PK 80% of the buildings have now been demolished and the HCA was still looking at the potential of retaining the hangars and two of the 'H' blocks. Though the initial work showed that this was not commercially viable. RB added that the layout of the barrack site would be built into the urban form. DR was concerned that the 'historic core' would be seen as a no go area. AJ this all arises from the proposal that all the buildings should be retained. The preferred option has always been to retain key buildings.</p> <p>2.11 SG thought that September was a bad month for consultation to be held. We need to be positive about Northstowe. It would be useful if we could get something into local newsletters etc.</p>
6.	<p><b>Discussion of items 4 and 5</b></p> <p>6.1 Covered above</p>
	<p><b>Any other business</b></p>

7.	<p>7.1 JM asked whether members of the Forum would like to visit other, new developments. DR would like to see where a historic centre had been integrated into a development. SJ visited a site in Cornwall, which was a good example of what can be done with old buildings, and would recommend visiting other sites. SE wanted to know if there were any other sites with disused airfields. KH a guided tour of Rampton Drift, Poundbury or Orchard Park, to see densities, would be good.</p> <p><b>Action: Ed to propose some dates</b></p> <p>7.2 JM stated that there were discussions about a joint team for Northstowe, and that hopefully she would have more to say next time the Forum met.</p> <p>7.3 SG wondered whether people from Cambourne, Orchard Park or Loves Farm could come to talk to the Forum.</p>
8.	<p><b>Future meeting dates</b></p> <p>8.1 LS stated that they had not yet fixed the consultation dates, but that they would like to meet again in early September. After much discussion it was agreed that the next meeting be held on 7<sup>th</sup> September. SJ had concerns that it was the same day as Willingham Parish Council's meeting but TW thought that they would still be able to send a representative.</p>

# Appendix 3

## Public exhibition display boards



### Northstowe

## Welcome to our exhibition

#### We are seeking your views on:

- A refreshed development framework master plan for the whole town, and
- A master plan for a phase 1 planning application, located close to Longstanton Park and Ride.

#### Project evolution

In 2007 Gallagher and the Homes and Communities Agency (HCA) submitted planning applications for the entire Northstowe site. Extensive public consultation was carried out and the overall response was encouraging.

During 2008 and 2009 the economy slipped into recession and following the Government's Spending Review in October 2010, the A14 road improvement scheme was withdrawn.

Since then the joint promoters, the HCA and Gallagher, have been developing with South Cambridgeshire District Council and Cambridgeshire County Council a phased approach to delivering homes and investment based on a revised master plan for the new town.

#### Proposals

- Our evolving proposals are presented at this exhibition:
- Boards showing the master plan for Northstowe and related information from a document called the "Development Framework"
  - Boards showing the phase 1 master plan and evolving work that will form part of the outline planning application.



**Vision**  
Developed in 2007  
Created a 'NS' for Northstowe  
Proposition

**Development Framework**  
Created in 2007  
Supports the NS  
To be reviewed by 2012

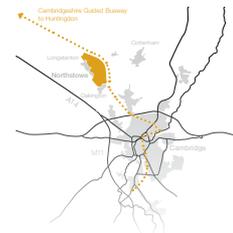
**Phase 1 planning application**  
Set in context of the town and framework  
Formal outline  
Technical application

#### Evolution of the master plan

The preparation of the framework master plan has been informed by a review of the 2007 master plan, including the comments received from statutory organisations and members of the public. In addition workshops have been held with Northstowe Parish Forum.

Key changes since the 2007 planning application master plan include:

- Relocation of town centre further north, closer to phase 1 and geographical centre of the town
- Relocation of secondary school north and east (to maintain relationship with town centre)
- Adoption of segmented alignment to busway spine through site (rather than a curved route)
- Fewer local centres but larger
- Northern local centre, close to the B1050 Station Road
- Inclusion of northern reserve land to ensure a comprehensive approach to the development of Northstowe



#### Introduction

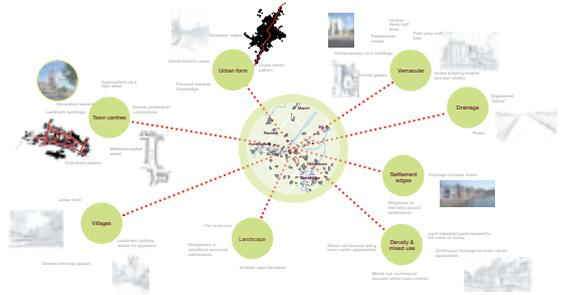
The master plan for Northstowe and the associated Development Framework document are intended to support and complement the Northstowe Area Action Plan (2007) in the context of today's circumstances.



## Development framework

#### Cambridgeshire settlement analysis

One of the key objectives is to ensure that the framework master plan reflects the best local characteristics commonly found in Cambridgeshire settlements. As such, settlements of a similar size and locality to the proposed Northstowe new community have been explored including Ely, March, St Ives, Ramsey, Huntingdon and Cottenham.



Some of the key characteristics of local settlements that it is considered should be repeated at Northstowe include:

- Linear development form
- Variety of wide and narrow streets
- Town centre street widening
- Town centre grid pattern
- Varied building heights and architectural styles
- Fen edge drainage
- Interconnected green spaces

GALLAGHER



GALLAGHER





## Development framework

### Site assets

The site of Northstowe has a unique set of assets that have influenced the layout of the town.

**The 'grain' of the land, topography and drainage**  
Landscape and ecological features, footpaths, ditches and field patterns dissect the site and provide distinct lines for urban grain to follow. Existing drainage patterns within and adjacent to the site directly affect the location and layout of open spaces.



**Historic connections and archaeological remains**  
Footpaths, historic linkages and connections on and around the site provide reference to the past communities and historic settlements.



Air photograph of the site of All Saints Church, Longstanton. Open fields can be incorporated as part of the landscape and public open space in Northstowe. Former nature tree-lined avenue view from Longstanton Road.

**High speed transport corridor**  
The Cambridgeshire guided busway (CGB) is now operational and provides 'green' travel to Cambridge and Huntingdon for Northstowe residents and those working in and visiting the town.



### Key objectives

Arising from the analysis work a number of key principles have been determined:

- Positive characteristics innate to local settlement forms will become embedded in Northstowe
- Aim to protect and retain site assets as positive features within the new settlement
- The settlement will be responsive to its context and protect the setting of Longstanton and Oakington

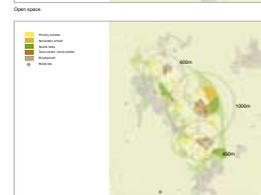


## Development framework

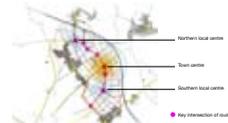
### Framework master plan

The development framework master plan for Northstowe will deliver:

- An exemplar and vibrant 21st century new town
- Up to 10,000 dwellings with higher densities at the centre reducing towards the settlement edge
- Employment uses (approximately 14 hectares)
- Town and local centres comprising retail, hotel, leisure and residential uses (approximately 23 hectares)
- Community and health facilities
- Three sports hubs comprising 35 hectares
- Green separation between Longstanton and Oakington and the built development
- One secondary school and seven primary schools
- Open spaces including informal open space and children's play space (approximately 145 hectares)
- Household recycling centre, sewage treatment pumping site and electricity sub station
- Allotments and community orchards
- High quality public transport system serving the whole town
- High levels of social infrastructure based on the principle of walkable neighbourhoods



### Structuring principles



A town centre and two local centres are proposed that will allow walkable neighbourhoods to be a defining feature of the new town.

### Vision

Northstowe will be an exemplar and vibrant 21st century town with a strong local identity. It will combine the best historic characteristics of local settlements with provision for more sustainable patterns of living and lifestyle choices. Northstowe will be built to high environmental standards.

## A vision refreshed

The vision for Northstowe reflects the Cambridgeshire Quality Charter for Growth which promotes the planned growth of sustainable and vibrant new communities in accordance with four themes:

<b>Community</b> Sustainable living Community spirit Employment and business Life long learning	
<b>Climate</b> Towards low carbon Green space Food production	
<b>Connectivity</b> Guided bus Connected streets Walkable facilities	
<b>Character</b> Local identity Water Play and recreation Public art	

### Phasing

Following this public consultation, the planning application for an initial phase of housing and associated facilities, located at the north of Northstowe, will be submitted early in 2012.

A subsequent phase two planning application will include:

- Further homes
- The heritage core
- An important green way
- Significant water features
- It will also provide access to the town centre and secondary school site

Other phases will follow.



GALLAGHER



## Northstowe

### Phase 1 master plan overlaid on the framework master plan

It is important that the phased development of Northstowe results in an overall settlement that delivers the aspirations of the vision and is comprehensive in terms of key facilities such as schooling, shops, community buildings, bus services and local employment. This board illustrates how the phase one scheme sits with the context of the wider development framework master plan.



GALLAGHER





## Phase 1

A phase 1 illustrative master plan has been prepared, which will support an outline planning application to be submitted in January / February 2012.

### Phase 1 at Northstowe will comprise

- Up to 1,500 dwellings (approximately 35% of which will be affordable housing) in a mix of tenure types
- A mixed use local centre
- A primary school
- Approximately 3.5 ha of employment land
- A household recycling centre
- Significant water features (for drainage, ecology and information recreation)
- Formal and informal public open space, including a sports hub
- Associated infrastructure works including new flood attenuation ponds at Hattons Road

### Design principles

- There are a number of important design principles that are set out below:
- Development aligned along a key route with a strong sequence of public spaces to aid legibility
- Gridded street pattern in centre becoming fractured on edge
- Strong connections with the surroundings
- Strong development edge responsive to its setting
- A strong landscape with a rich hierarchy of interconnected public spaces and public parks, based upon the grain of the land and incorporating existing site assets
- A mix of commercial, employment, community and educational uses located to maximize economic viability and to establish lively public spaces, vibrant both day and night
- A mosaic of habitats and green space focused around water
- Activities, building heights and densities concentrated on key routes
- Flexibility to change over time inherent within the development form

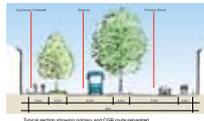
### Energy and sustainability

Northstowe will be planned, designed and promoted as a sustainable new community, limiting energy use and promoting healthy lifestyles. The first phase will be developed to Code for Sustainable Homes Code Level 4 and will accord with any amended standards for carbon emissions and energy use when introduced.

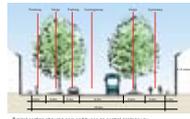
Future phases will build upon phase one experience embracing emerging technologies as they develop. Reducing environmental impacts is central to the master plan with water conservation, food production, excellent public transport links and a network of green spaces incorporating sustainable urban drainage systems (including rainwater recycling/harvesting) contributing to the creation of a sustainable community.

### Primary street and CGB route

Where the primary street and CGB follow the same alignment, the CGB will be prioritised. Elsewhere buses and cars will use the same highway.

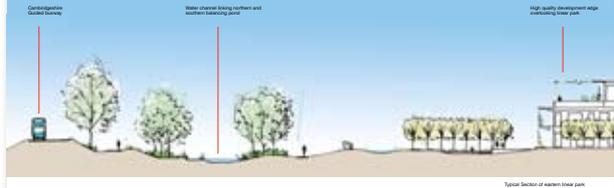


Typical section showing primary and CGB route separated



Typical section showing cars and buses on central carriageway

A new approach to delivering Northstowe which aspires to be the most sustainable new community in Cambridgeshire



Typical section of western linear park

## Phase 1

### Movement and walkable neighbourhoods

The CGB is now operational and provides an express route into Cambridge to the south and Huntingdon to the north. Existing bus routes will be extended into the first phase, providing local services along the secondary streets. Nearly all residents of Northstowe will be within 400m walking distance of a bus stop. The phase one master plan aims to make it easy to walk and cycle to local facilities, thereby creating walkable neighbourhoods.



Movement network



Walking to the local centre and primary school



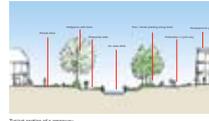
Walking to local play facilities



Bus routes

### Green infrastructure

A comprehensive network of green spaces will provide a strong landscape setting to the town; a range of habitats for wildlife and biodiversity interest; informal open space with an emphasis on water conservation; a range of environments for children's play and a high level of sports provision.



Typical section of a gateway



Strategic open space

## Next steps

All comments received will be reviewed to help inform our emerging plans.

A planning application for phase 1 will be submitted early in the New Year (January/February).

### Consultation

We welcome your comments on our proposals and would be grateful if you could complete a comment form, available here.

Or alternatively visit: [www.northstowe.uk.com](http://www.northstowe.uk.com) to submit comments online.

Responses will be accepted up to Friday 28th October 2011.

Thank you for your time.

GALLAGHER



GALLAGHER



NS  
Northstowe

# Appendix 4

## Feedback form



### Northstowe Public Exhibition October 2011 Feedback form

Your comments are important and we would be grateful if you could complete this questionnaire. Please use the space at the end of the questionnaire to make any further comments.

#### Questions 1-6

relate to the development framework master plan for the entire Northstowe new town.

#### Questions 7-12

relate to the phase 1 master plan, a planning application for which is to be submitted in January / February 2012.

The public exhibition boards, consultation draft development framework document and phase 1 master plan can be viewed at:

[www.northstowe.uk.com](http://www.northstowe.uk.com)

GALLAGHER



#### Development framework master plan (for the whole of Northstowe)

- 1 Are you broadly supportive of the framework master plan for Northstowe?  Yes  No  
If no, how do you think it could be improved?  
\_\_\_\_\_
- 2 The town centre is now shown further north from that submitted as part of the 2007 planning application so that it is more centrally located. Do you agree with this approach?  Yes  No
- 3 As well as the town centre, two local centres are proposed. These will have local shops and other services and facilities. Most residents in Northstowe will be about 600m from the town centre or a local centre. If you lived in Northstowe would you be prepared to walk or cycle that distance?  Yes  No
- 4 What type of measures do you think should be introduced to best increase the use of sustainable modes of transport (tick as many as you wish)?  
 Public transport  
 Walking routes  
 Cycling routes  
 Car clubs  
 Electric car charging points  
 Other (please specify below)  
\_\_\_\_\_
- 5 Are you broadly supportive of the proposal to retain some former buildings on the Airfield?  Yes  No
- 6 Burial site for Northstowe - the majority of respondents at the public exhibition, which previously took place in June 2007, indicated a preference for a woodland setting. What would your preference be?  
 Woodland Setting  
 A formal open layout in the manner of a traditional cemetery or  
 Other (please specify below)  
\_\_\_\_\_

#### Phase 1 master plan (for the first phase of new homes on land adjacent to Longstanton park & ride)

- 7 Are you broadly supportive of the phase 1 master plan for Northstowe?  Yes  No  
Are there any improvements that you think could be made to the Phase 1 master plan?  
\_\_\_\_\_
- 8 Phase 1 will include a mix of land uses including housing, employment, a local centre (incorporating services and facilities to meet the day to day needs of residents), a primary school, household recycling centre and formal and informal public open space, including a sports hub. Do you agree with this mix of uses?  Yes  No  
If no, what additional uses do you think should be included / uses should be removed?  
\_\_\_\_\_
- 9 What types of sports pitches and facilities do you think should be provided on the site as part of the first phase of the development of Northstowe (tick as many as you wish)?  
 Senior football pitches  Outdoor bowls  
 Junior football pitches  Artificial turf pitches  
 Senior rugby pitches  Multi use games areas  
 Cricket pitch  Other (please specify below)  
 Tennis courts
- 10 Do you support the principle of co-locating facilities for use by the whole community as part of the primary school?  Yes  No  
If yes, what uses do you think could be co-located at the primary school?  
\_\_\_\_\_
- 11 The majority of respondents at the public exhibition in June 2007 indicated a preference to the use of solar panels (for producing hot water) in order to contribute towards the renewable energy requirements of Northstowe. Do you support this?  Yes  No
- 12 Which of the following technologies would you prefer be utilised instead of or in addition to solar panels to meet the renewable energy requirements for Northstowe?  
 Combined Heat & Power (CHP)  
 Small Wind Turbines on Buildings  
 Large Wind Turbines  
 Photovoltaic Panels (for producing electricity)  
 Ground / Air Source Heat Pumps  
 Other (please specify below)  
\_\_\_\_\_

#### General comments

If you would like to leave us some more detailed comments please write them here:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

To help us identify who has attended the exhibition / provided comments we would be grateful if you could provide your postcode:

\_\_\_\_\_

What is the nature of your interest in the proposal?

- Local resident  
 Local business  
 Other, please state:

\_\_\_\_\_

\_\_\_\_\_

Please provide contact details if you would like to be contacted about future consultation events in relation to Northstowe.

Name:  
Address:  
Email:

Once complete, please place this form in the box provided at the public exhibition. Alternatively you can return the form by post to:

Northstowe Consultation  
Terence O'Rourke Ltd  
Everdene House, Deansleigh Road  
Bournemouth, BH17 7DU

OR  
Email your completed response to:  
[northstowe@hca.gsx.gov.uk](mailto:northstowe@hca.gsx.gov.uk)

Comments must be received by 5pm on Friday 28 October 2011.

# Appendix 5

Example pages from project website (www.northstowe.uk.com)

**NS** Northstowe  
A vision refreshed

[Home](#) [Community](#) [Climate](#) [Connectivity](#) [Character](#) [Latest News](#) [Archive](#) [Contact Us](#)

View the **Current Consultation October 2011** documents here



**Community**  
Sustainable living  
Community spirit  
Employment and business  
Life long learning

**Climate**  
Towards low carbon  
Green space  
Food production

**Connectivity**  
Guided bus  
Connected streets  
Walkable facilities

**Character**  
Local identity  
Water  
Play and recreation  
Public art

**NS** Northstowe  
A vision refreshed

[Home](#) [Community](#) [Climate](#) [Connectivity](#) [Character](#) [Latest News](#) [Archive](#) [Contact Us](#)

**Phase 1 master plan**

[Phase 1 master plan.pdf](#)

[Phase 1 master plan.jpg](#)

Your feedback would be appreciated, click [here](#) to go to the form.

**Proposed Development**

- Sustainable living
- Community spirit
- Employment & business
- Long life learning
- Towards low carbon
- Green space
- Food production
- Guided bus
- Connected streets
- Walkable facilities
- Local identity
- Water
- Play & recreation
- Public art

**Media & Downloads**

- Feedback form
- Recent press releases
- A vision refreshed pdf
- Frequently Asked Questions

**Current Consultation October 2011**

The following documents are subject to consultation until Friday 28 October 2011

- Development Framework Document
- Development Framework Master Plan
- Phase 1 master plan
- Public Exhibition Boards

Background Documents  
(not subject to consultation)

**GALLAGHER**  Homes & Communities Agency

© Copyright Northstowe. All Rights Reserved  
Web Design Leamington Spa by A&D Media Limited

Community  
Sustainable living  
Community spirit  
Employment and business  
Life long learning

Climate  
Towards low carbon  
Green space  
Food production

Connectivity  
Guided bus  
Connected streets  
Walkable facilities

Character  
Local identity  
Water  
Play and recreation  
Public art

## COMMUNITY..

### Sustainable living

Northstowe will be a community of about 25,000 people. The residential areas will have distinctly designed characteristics, incorporating features meeting the Code for Sustainable Homes and with plenty of opportunity to accommodate both contemporary and traditional tastes. The new homes will provide much needed housing for many residents from across the region and will help to maintain Cambridgeshire as an attractive place for businesses to grow.

### Community spirit

The community will be empowered to take an active interest in creating a strong social fabric. A range of high quality community, leisure and cultural services and facilities will be provided and these will be co-located as appropriate. The variety of housing will meet many different demands, from executives looking for large and well-designed homes to those people looking to get a first foot on the property ladder.

### Employment and business

There will be significant employment opportunities with a choice of jobs available across a range of sectors. Office and high technology research and development firms will be concentrated in a business hub linked to the town centre. A further employment area, located adjacent to the park and ride, will in particular provide a wider range of other job opportunities.

### Life long learning

High quality education facilities from nursery care through to adult education will be provided. This will provide a unique opportunity to design for dual purpose, maximising use of public buildings for the community. The secondary school and six/seven primary schools will be high quality educational facilities enabling high academic standards to be attained.

## Proposed Development

Sustainable living  
Community spirit  
Employment & business  
Long life learning  
Towards low carbon  
Green space  
Food production  
Guided bus  
Connected streets  
Walkable facilities  
Local identity  
Water  
Play & recreation  
Public art

## Media & Downloads

Feedback form  
Recent press releases  
A vision refreshed pdf  
Frequently Asked Questions

## Current Consultation October 2011

The following documents are subject to consultation until Friday 28 October 2011

Development Framework Document  
Development Framework Master Plan  
Phase 1 master plan  
Public Exhibition Boards

Background Documents  
(not subject to consultation)

GALLAGHER



© Copyright Northstowe. All Rights Reserved  
Web design Learnington Spa by Ab3 Media Limited

#### CONNECTIVITY...

##### Guided bus

The Cambridgeshire Guided Busway (CGB) provides a unique opportunity for significant 'green travel' to Huntingdon and Cambridge with key stops at the science park and Addenbrooke's Hospital.

##### Connected streets

Residents will be well connected via a clear network of streets and spaces that prioritise walking, cycling and public transport. High tech communication networks will facilitate new forms of social and economic interaction.

##### Walkable facilities

The town centre and two local centres will be carefully located at key nodal points to create vibrancy and facilitate travel by foot, cycle or bus.

#### Proposed Development

Sustainable living  
Community sport  
Employment & business  
Long life learning  
Town's low carbon  
Green space  
Food production  
Guided bus  
Connected streets  
Walkable facilities  
Local identity  
Water  
Play & recreation  
Public art

#### Media & Downloads

Feedback form  
Recent press releases  
A vision refreshed.pdf  
Frequently Asked Questions

#### Current Consultation October 2011

The following documents are subject to consultation until Friday 28 October 2011.

Development Framework Document  
Development Framework Master Plan  
Phase 1 master plan  
Public Exhibition Boards

Background Documents  
(not subject to consultation)

GALLAGHER



© Copyright Northstowe. All Rights Reserved  
Web design Leamington Spa. By AD2 Media Limited

#### Contact Us

We look forward to providing you with the best possible answers to any questions you might have and will endeavour to respond to your email inquiry as quickly as possible.

Fields marked with \* are required.

**Full Name \***

**Email Address \***

**Telephone Number**

**Your Message \***

#### Contact Details

**please email us at:**

[northstowe@hca.gsx.gov.uk](mailto:northstowe@hca.gsx.gov.uk)

#### Lead consultant:

Terence O'Rourke Ltd  
Everdene House  
Deansleigh Road  
Bournemouth  
BH7 7DU.

[www.torltd.co.uk](http://www.torltd.co.uk)

# Appendix 6

Newspaper adverts advertising public exhibitions



**Northstowe**  
A new approach to delivering Northstowe

---

**Have your say!**  
Take part in a  
**Public Consultation**  
on a revised  
master plan and  
the first phase  
of new homes at  
Northstowe.

**Details available at:**  
[www.northstowe.uk.com](http://www.northstowe.uk.com)

**Exhibition dates:**  
Thursday 6 October 2011  
12pm until 8pm  
The Pavilion, Over Rd, Longstanton  
CB24 3DW

Friday 7 October 2011  
1pm until 6pm  
Oakington Sports Pavilion  
Queens Way, Oakington  
CB24 3AW

Saturday 8 October 2011  
10am until 4pm  
The Pavilion, Over Rd, Longstanton  
CB24 3DW

---



**We look forward to seeing you.**

**You can also email us at:**  
[northstowe@hca.gsx.gov.uk](mailto:northstowe@hca.gsx.gov.uk)

Advert published within:

The Hunts Post Wednesday 28 September 2011

Cambridge News Friday 30 September 2011

The Hunts Post Wednesday 5 October 2011

# Appendix 7

Poster



## Northstowe

A new approach to delivering Northstowe



### Have your say!

Take part in a Public Consultation on a revised master plan and the first phase of new homes at Northstowe.

Northstowe is the proposed new town of up to 10,000 homes to the north west of Cambridge. The plans have been revised and we would like your input before we put in the planning application for the first phase of new homes.

The Public Consultation begins on the 6 October 2011. You can have your say by attending one of our 'drop in' sessions or by going online to:

[www.northstowe.uk.com](http://www.northstowe.uk.com)

You can also email us at: [northstowe@hca.gsx.gov.uk](mailto:northstowe@hca.gsx.gov.uk)

All responses must be received by Friday 28 October. The planning application will be submitted in January 2012.

**We look forward to seeing you.**

#### Exhibition dates:

Thursday 6 October 2011  
12pm until 8pm  
The Pavilion, Over Rd,  
Longstanton  
CB24 3DW

Friday 7 October 2011  
1pm until 6pm  
Oakington Sports Pavilion  
Queens Way, Oakington,  
CB24 3AW

Saturday 8 October 2011  
10am until 4pm  
The Pavilion, Over Rd,  
Longstanton  
CB24 3DW

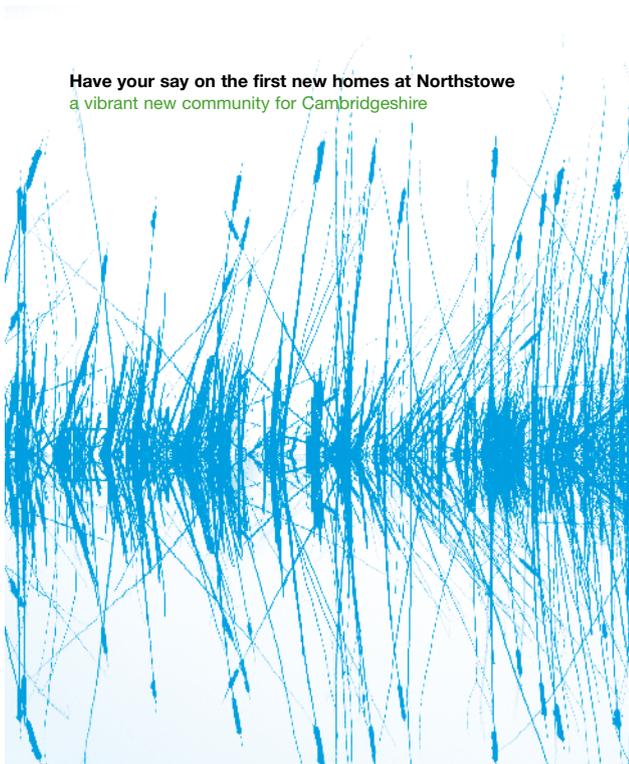
GALLAGHER



Homes &  
Communities  
Agency

# Appendix 8

## Flyers



**Have your say on the first new homes at Northstowe**  
a vibrant new community for Cambridgeshire

**Have your say on the first new homes at Northstowe**  
a vibrant new community for Cambridgeshire

**Have your say!**

Take part in a Public Consultation on the first phase of new homes for Northstowe, a new town for Cambridgeshire.

All responses must be received by Friday 14 October. The planning application will be submitted in January 2012.

Northstowe is a proposed new town of up to 10,000 homes to the north west of Cambridge. The plans have been revised and we'd like your input before we put in the planning application for the first phase of new homes.

**Drop in sessions:**  
Thursday 6 October 2011  
12pm until 6pm  
The Pavilion, Over Rd, Longstanton  
CB24 3DW

The Public Consultation begins on the 6 October 2011. You can have your say by attending one of our 'drop in' sessions or by going online to:

Friday 7 October 2011  
1pm until 6pm  
Oakington Sports Pavilion  
Queens Way, Oakington, CB24 3AW

[www.northstowe.uk.com](http://www.northstowe.uk.com)

Saturday 8 October 2011  
10am until 4pm  
The Pavilion, Over Rd, Longstanton  
CB24 3DW

You can also email us at:  
[northstowe@hca.gsx.gov.uk](mailto:northstowe@hca.gsx.gov.uk)

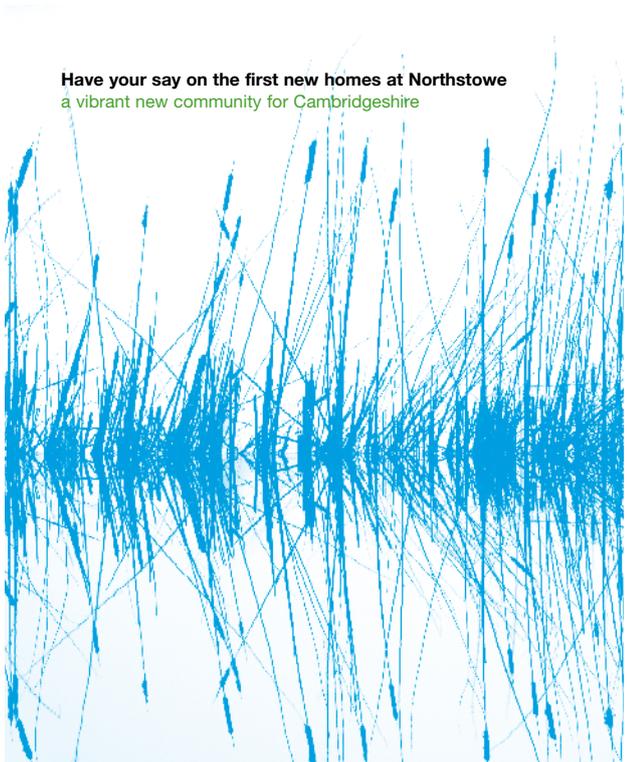
**We look forward to seeing you.**



**GALLAGHER**

**Northstowe**

**Northstowe**



**Have your say on the first new homes at Northstowe**  
a vibrant new community for Cambridgeshire

**Have your say on the first new homes at Northstowe**  
a vibrant new community for Cambridgeshire

**Have your say!**

Following last week's Northstowe consultation events at Longstanton and Oakington, we understand that not all residents in Oakington received information about the Oakington Event. Therefore, we're really pleased to let you know that we will be holding an extra event this coming Wednesday evening (19th October 2011) from 6.30 pm until 8.30 pm at Oakington Methodist Church, Coles Lane, CB24 3AB.

All comments must be received by Friday 28 October. The planning application will be submitted in January 2012.

[www.northstowe.uk.com](http://www.northstowe.uk.com)

Unfortunately due to short notice and other commitments, many of our technical experts are not available to attend however representatives from Gallagher and the Homes and Communities Agency as well as South Cambs District Council will be there to take your comments and talk you through the proposals to-date.

**We look forward to seeing you.**



**GALLAGHER**

**Northstowe**

**Northstowe**

# Appendix 9

Press release

## **New homes are back on track for Northstowe**

**October 3**

Plans for the first new homes for Northstowe, the proposed new town to the north-west of Cambridge, are being shared with the public. The Joint Promoters, the Homes and Communities Agency (HCA) and Gallagher, will be asking the public for their views on a first phase of new homes and a revised 'master plan' of the new community during October.

Following a period of low activity due to the economic downturn and subsequent dip in the house building industry, Northstowe is back on track and the Joint Promoters plus partners; South Cambridgeshire District Council and Cambridgeshire County Council, are committed to the delivery of this new community for Cambridgeshire.

Northstowe is a proposed new town which will include up to 10,000 new homes as well as new schools, employment areas, and town centre, and other vital community services. The Joint Promoters have continued to express confidence that Northstowe can be delivered and have been exploring ways with all partners in which early phases of the project could be brought forward both in the short term, and as part of the wider vision for Northstowe.

All partners are committed to engaging with the public so there will be a public consultation prior to the planning application being submitted where the plans for phase one and the revised master plan can be viewed and members of the public can ask questions.

These plans will be available via a public exhibition held in Oakington and Longstanton from 6-8 October, and online at [northstowe.uk.com](http://northstowe.uk.com)\*. Feedback is welcomed on the plans up until 28 October. A planning application is then due to be submitted in January 2012.

Terry Fuller, Executive Director for the HCA in the east and south east said: "I am really pleased that we have been able to progress plans for Northstowe in such challenging times. Making the best use of public sector land is high on our agenda and this proposed development will do just that, making a huge contribution to the local economy and provide housing for a variety of people from around the region."

Alan Joyner, Executive Director, Gallagher Estates said: "We are pressing ahead with Northstowe and would like as many people as possible to attend the exhibitions or look at the proposals on line. Together with our partners we are looking forward to developing this unique and exciting project."

ENDS

**Media invite:**

Members of the press are invited to a special preview on the morning of **Thursday, October 6 at Longstanton Sports Pavilion from 10am.**

Experts from the Joint Partners will be available for interview.

Please confirm your attendance by responding to Mark Miller, 01223 699283

For more media information contact Mark Miller on 01223 699283 or Andy Lawson, Gallagher Estates on 01926 339339, or Paul Kitson, HCA on 01223 374 063.

**Notes to Editors:**

**\*Drop in exhibition sessions:**

Thursday 6 October 2011, 12pm until 8pm, The Pavilion, Over Rd, Longstanton, CB24 3DW

Friday 7 October 2011, 1pm until 6pm, Oakington Sports Pavilion, Queens Way, Oakington,, CB24 3AW

Saturday 8 October 2011, 10am until 4pm, The Pavilion, Over Rd, Longstanton, CB24 3DW

[The Homes and Communities Agency](#) and [Gallagher](#) have been working together as joint promoters of Northstowe since the beginning of 2006.

[Gallagher](#) is one of the UK's largest master developers, promoting and delivering residential and mixed use schemes across the country. In addition to Northstowe, Gallagher is currently promoting another new town in Bedford (The Wixams), and six other new communities in South Midlands/East of England growth areas.

**The Homes and Communities Agency (HCA)** is the single, national housing and regeneration delivery agency for England. Our vision is to create opportunity for people to live in homes they can afford in places they want to live, by enabling local authorities and communities to deliver the ambition they have for their own areas.

- Get our latest [news](#)
- Follow us on [Twitter](#)
- Join our [LinkedIn](#) group
- Sign up for our weekly [e-newsletter](#)

# Diary dates - consultations

**C**ambridgeshire County Council (CCC) will be consulting on two specialist-planning documents this autumn.

## Waste Management Design Guide Draft Supplementary Planning Document (SPD)

The draft Waste Management Design Guide SPD is for the Cambridgeshire and Peterborough areas. It sets out design principles for developers and planners to make sure that sorting and managing waste is planned for within new residential and commercial developments, including within individual homes.

The guidance should make it easier for residents to recycle and compost waste and will make sure that developers know what facilities they are expected to provide within proposed developments.

The consultation will be for six weeks starting on 5 September 2011.



For more information visit the CCC website  
[www.cambridgeshire.gov.uk/environment/planning/mineralswasteframework/  
recapwastemanagementdesignguidespd.htm](http://www.cambridgeshire.gov.uk/environment/planning/mineralswasteframework/recapwastemanagementdesignguidespd.htm)

## Residential Travel Plan Guidance Draft SPD

In the last edition of the magazine we told you about how CCC would be consulting in late summer on new draft guidance on how to prepare Residential Travel Plans. This consultation is now anticipated to take place later this year.

A Residential Travel Plan is a package of measures looking to reduce the need to travel and encourage walking and cycling, use of public transport, car sharing and car clubs. These travel plans accompany planning applications for major housing developments.

For more information visit [www.cambridgeshire.gov.uk/environment/sustainabletravel/residentialtravelplans.htm](http://www.cambridgeshire.gov.uk/environment/sustainabletravel/residentialtravelplans.htm)

# Northstowe

Plans for the new town of Northstowe are to shortly be re-launched.

**T**he Joint Promoters (Gallagher Estates and the Homes and Community Agency) are working closely with us, to bring forward new homes and jobs as soon as possible. Northstowe will be an exemplar 21st century town; our aim is to ensure that it's a special place where people are proud to live.

The masterplan for the whole site is currently being reviewed and plans for the first phase of approximately 1,500 homes are being drawn up.

The need for improvements to the A14 is recognised and we are actively working with partners on developing options

for an alternative, affordable scheme. This will build on the information and research that has been collected as part of the previous scheme. Initial findings are expected in mid 2012.

Ensuring Northstowe has the right level of services and infrastructure from the beginning is crucial, and both SCDC and Cambridgeshire County Council are working to identify what will be needed and how these will be provided.

Public consultation on the initial proposals will be held in October 2011.

A planning application for a first phase and a revised site wide masterplan is expected in early 2012.

# Appendix 11

Invitation letters

## NORTHSTOWE PUBLIC CONSULTATION - 2011

Dear xxxxxxxx

I write regarding the impending public consultation on the proposed New Town at Northstowe. You may be aware that the Joint Promoters of Northstowe, the Homes and Communities Agency and Gallagher, have reconfirmed their commitment to Northstowe and their desire to see early delivery, an enthusiasm backed by the Local Authorities and Central Government.

We are presenting our refreshed vision and as part of this we are consulting on:

- Development Framework – we have reviewed the site wide master plan, to update it from 2007, and we would like to get feedback on the changes
- Phase 1 Development – we will be submitting a planning application in early 2012 and we'd like feedback on the contents of the plans for the initial phase

The Phase 1 development will provide for around 1500 new homes and will include a local centre, primary school, sports hub, and informal recreation areas.

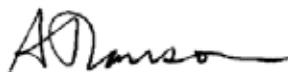
The consultation exercise begins on the 6<sup>th</sup> October and runs until the 28<sup>th</sup> October. We appreciate that the cycle of Parish meetings may not fit into this period and we will endeavour to take into account any comments received after 28 October. We will be holding public exhibitions on the first three days of the exercise at the following locations and times:

Thursday 6<sup>th</sup> October, 12pm until 8pm – Longstanton Sports Pavilion, CB24 3DW  
Friday 7<sup>th</sup> October, 1pm until 6pm – Oakington Sports Pavilion, CB24 3AW  
Saturday 8<sup>th</sup> October, 10am until 4pm – Longstanton Sports Pavilion, CB24 3DW

Full details of the consultation, including the consultation material and questionnaire, will also be available at [www.northstowe.uk.com](http://www.northstowe.uk.com)

In addition to this, we would like to offer you the opportunity to meet with the project team as part of the consultation process in order to answer any questions that you might have, and to receive any feedback. If you would like to arrange such a meeting, please contact Paul Kitson, HCA, on 01223 374063 or at [paul.kitson@hca.gsx.gov.uk](mailto:paul.kitson@hca.gsx.gov.uk) or Andy Lawson, Gallagher, on 01926 339339 or at [Andy.Lawson@gallagheruk.com](mailto:Andy.Lawson@gallagheruk.com)

Yours sincerely,



Paul Kitson and Andy Lawson  
Northstowe Joint Promoters

## **NORTHSTOWE PUBLIC CONSULTATION - 2011**

Dear xxxxxxxx

I write regarding the impending public consultation on the proposed New Town at Northstowe. You may be aware that the Joint Promoters of Northstowe, the Homes and Communities Agency and Gallagher, have reconfirmed their commitment to Northstowe and their desire to see early delivery, an enthusiasm backed by the Local Authorities and Central Government.

We are presenting our refreshed vision and as part of this we are consulting on:

- Development Framework – we have reviewed the site wide master plan, to update it from 2007, and we would like to get feedback on the changes
- Phase 1 Development – we will be submitting a planning application in early 2012 and we'd like feedback on the contents of the plans for the initial phase

The Phase 1 development will provide for around 1500 new homes and will include a local centre, primary school, sports hub, and informal recreation areas.

The consultation exercise begins on the 6<sup>th</sup> October and runs until the 28<sup>th</sup> October. We will be holding public exhibitions on the first three days of the exercise at the following locations and times:

Thursday 6<sup>th</sup> October, 12pm until 8pm – Longstanton Sports Pavilion, CB24 3DW

Friday 7<sup>th</sup> October, 1pm until 6pm – Oakington Sports Pavilion, CB24 3AW

Saturday 8<sup>th</sup> October, 10am until 4pm – Longstanton Sports Pavilion, CB24 3DW

Full details of the consultation, including the consultation material and questionnaire, will also be available at [www.northstowe.uk.com](http://www.northstowe.uk.com)

In addition to this, we would like to offer you the opportunity to meet with the project team as part of the consultation process in order to answer any questions that you might have, and to receive any feedback. If you would like to arrange such a meeting, please contact Paul Kitson, HCA, on 01223 374063 or at [paul.kitson@hca.gsx.gov.uk](mailto:paul.kitson@hca.gsx.gov.uk) or Andy Lawson, Gallagher, on 01926 339339 or at [Andy.Lawson@gallagheruk.com](mailto:Andy.Lawson@gallagheruk.com)

Yours sincerely,

Paul Kitson and Andy Lawson  
Northstowe Joint Promoters

# Appendix 12

List of 'other' issues raised by respondents within their general comments in relation to the phase 1 proposal by theme

## Principle of development

- Currently thousands of unsold properties in the Cambridge area
- Proposals must be deferred until the master plan principles are agreed and resolved. This should include an integrated sustainable transport strategy, a renewable energy and waste strategy and development of a community management structure for governance.
- Site should be made into a country park (no housing)
- Phase 1 should only come forward on the basis that the developers commit to the future responsibilities associated with phase 2
- Phasing will place social and environmental constraints on the nearby communities.

## Density

- Reduce density of housing – need some with large gardens – include front gardens

## Local centre

- Query as to when the local centre will be delivered and what it will contain
- Local centre should be pedestrianised
- Unsure about viability of employment and retail in current economic climate
- Need to ensure the local centre is attractive and welcoming
- Query as to how local businesses will be encouraged to relocate

## Services and facilities (incl community and education)

- Need to bring forward community services early
- What hospitals will Northstowe residents use?
- Need to provide local police facilities
- Would like St. Michael's Church to be brought up to date

- Need for a medical centre within phase 1
- Need to allow provision within phase 1 for faith groups
- Recycling centre should be immediately south of the park and ride site with access from the park and ride site, in such a way that it does not become an access between Northstowe and the park and ride

## Green infrastructure

- Should be more greenspace through development
- Insufficient open space proposed for a new town (land between Northstowe and A14 should be used for parkland)
- Lack of parkland – only green strips
- Ensure open space is delivered and properly landscaped
- Include a pitch and putt course to acknowledge that a golf course was previously located on the site
- Need for improved access links with surrounding countryside
- Don't agree that sports use is the same as green separation
- Need areas for dog walking
- Allotments should be included from the outset
- Footpath/bridleway on master plan too close to residents of Church View – should have a buffer of 50 feet
- Community park for phase 1 is too small
- Query regarding what the green space will contain

## Recreational facilities

- Need for floodlights on artificial turf pitch so that it can be used in the evenings
- Provide replacement golf course
- Already have a local sports hub in Longstanton – new facility could distract from those facilities

## **Drainage**

- Proposals do not include adequate provision for improved drainage
- Query regarding provision of adequate foul sewerage capacity
- Has consideration been given to principle of community ownership of utilities

## **Transport and access**

- Important to provide for cyclists (including within design codes)
- Cycle path from Willingham to Northstowe
- Need for more cycleways – link to Barr Hill
- No space allowed for future extension of park & ride site
- Provide clear parking for sports facilities
- Continue Longstanton bypass northwards
- Need to ensure good quality disabled access
- Important to provide for cyclists (including within design codes)
- All roads should be 20mph or less within the development
- Guided bus is not efficient and has had no impact on reducing congestion
- Public transport should be frequent and reasonably priced to encourage use
- Guided bus not sufficient to support volume of people commuting into Cambridge everyday
- Need proper integration of public transport (services running into night)
- Need public transport and incentives to use
- Guided bus too expensive
- Would like public transport link to Barr Hill and Cambourne

- Sufficient car parking required within town centre
- Need to provide sufficient cycle parking
- Suggestion of cycle loan/hire scheme
- Query as to how traffic will be prevented from using Longstanton as a rat run
- Provide a footpath from Longstanton to the park & ride
- Query regarding treatment of local busway link from CGB within phase 1
- Safety issues in relation to non-closure of Airfield Road

## **Sustainability**

- Could be more visionary in terms of environmental sustainability
- Need further details regarding how a low carbon town will be delivered
- Need to address renewable energy

## **Design**

- Concern that proposal looks similar to Cambourne – linear streets have too much repetition

## **Delivery**

- Need to start development as soon as possible
- Query in relation to how phase 2 will be delivered – will construction traffic go through phase 1?

## **General comments**

- Concern in relation to impact on ecology and habitats
- Concern in relation to impact on cultural / heritage assets
- Current villages will lose their identity
- Concern in relation to loss of countryside (lives in Rampton Drift)
- Concern in relation to provision of water supply

- Will there be provision for any self build plots?
- Less than a month inadequate for responses
- Provide for a travellers site
- Concern in relation to impacts during construction
- Concern regarding light pollution
- Existing public rights of way should be kept open at all times
- Should be a community anaerobic digestion plant and household recycling centre
- Various burial sites should be included as part of the proposals – concerns in relation to access to burial site
- Need for burial sites from phase 1
- Concerns about possible ordnance on the golf course site

