



NORTHSTOWE PHASE 2 PLANNING APPLICATION

Stakeholder and Community Engagement Report

August 2014

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1 Introduction

This Stakeholder and Community Engagement Report has been prepared by Arup on behalf of the Homes and Communities Agency, “the applicant”, in support of a planning application for development of Phase 2 of Northstowe.

Further information about the proposals is provided in the Planning Statement, submitted in support of the applications.

This document sets out the comprehensive pre-application consultation and engagement that has taken place on the proposals included in these applications. The report is structured as follows:

- Section 2 sets out the overarching pre-application consultation strategy.
- Section 3 summarises the methods of consultation that have taken place with a range of consultees.
- Section 4 provides an analysis of the key themes that have emerged throughout the consultation and sets out how the applicant has responded to the feedback.

Material used in relation to the consultation process and details of the consultation feedback is provided in the appendices.



Figure 1: The public exhibition boards set out at the Oakington and Westwick Sports Pavilion on Saturday 22 March 2014

2 Pre-Application Consultation

Pre - application consultation is essential to the development of a scheme and the preparation of a planning application. The Homes and Communities Agency recognise it is critical to ensure the development of Phase 2 has been informed and influenced by all relevant parties.

The Consultation Strategy has been informed by the Localism Act (Section 122), South Cambridgeshire District Council's (SCDC) pre-application requirements as set out in its Statement of Community Involvement (SCI), advice received during discussions with Officers and the key principles set out by the Consultation Institute in its 'Consultation Charter' (2010). The Consultation Strategy for the application was discussed and agreed in advance with South Cambridgeshire District and Cambridgeshire County Council officers in January 2014. A copy of the Consultation Strategy is provided in Appendix A1 for information.

The applicant has sought public and stakeholder views on its emerging proposals through the following:

- **Council and Technical Consultee Engagement:** A number of meetings were held with officers from South Cambridgeshire District Council and Cambridgeshire County Council. Various topic specific meetings with technical stakeholders also took place, including a presentation to Cambridgeshire Quality Panel on the 1 April 2014. For further information see Section 3.1.
- **Member engagement:** Regular updates were provided to Members of the Northstowe Parish Forum. In addition several workshops were held to allow for a more detail discussion of drainage and remediation, the Economic Development Strategy and the emerging design proposals. For further information see Section 3.2.
- **Rampton Drift Consultation:** Two community group meetings were held with the residents of Rampton Drift. At these meetings, information on the emerging proposals was shared and views and suggestions for Phase 2 of Northstowe were gathered. For further information see Section 3.3.
- **Public Consultation:** A public consultation ran from the 21 March 2014 to the 4 April 2014. Members of the community were able to view and comment on the proposals at staffed exhibitions, un-staffed exhibitions, and via the website. For further information see Section 3.4.

3 Methods of Pre-application Consultation

3.1 Council and Technical Consultee Engagement

Engagement occurred throughout the pre-application process with South Cambridgeshire District Council and Cambridgeshire County Council, at regular council meetings and with technical stakeholders, through meetings, workshops and emails/phone calls.

Communication with some organisations was more intensive than others depending on the nature of the proposals, and the specialist interest of the organisation.

3.1.1 Council Engagement

Regular pre-application meetings were held with South Cambridgeshire District Council and Cambridgeshire County Council officers. The table below identifies the meetings that took place during the pre-application process and the topics discussed at each meeting.

Date	Topic Discussed
20 November 2013	Summary of proposed Phase 2 scheme. Draft planning strategy. Draft consultation strategy. Planning Performance Agreement.
4 December 2013	Economic Development Strategy.
11 December 2013	Housing.
18 December 2013	Draft consultation strategy. Proposed application documents. Phase 2 scheme development progress. Planning Performance Agreement.
8 January 2014	Final consultation strategy.
16 January 2014	Phase 2 design / masterplan.
21 January 2014	Transport proposals.
22 January 2014	Phase 2 design / masterplan. Consultation. Heritage.
3 February 2014	Education proposals.
6 February 2014	Phase 2 design / masterplan.
10 February 2014	Health.
11 February 2014	Housing.
19 February 2014	Phase 2 design / masterplan. Retail Impact Assessment. Environmental Impact Assessment Scoping.

	Consultation.
6 March 2014	Transport Strategy.
19 March 2014	Environmental Impact Assessment. Phase 1 Update. Consultation. Cambridgeshire Quality Panel.
25 March 2014.	Economic Development Strategy.
28 March 2014	Review the scope of further surveys. Phase 2 design / masterplan. Landscape strategy. Ecological mitigation. (Natural England also in attendance).
11 April 2014	Heritage.
15 April 2014	Ecology. Housing.
25 April 2014	Economic Development Strategy.
28 April 2014.	Health.
30 April 2014	Viability and Section 106.
6 May 2014	Heritage.
7 May 2014	Phase 2 design / masterplan. Consultation findings Environmental Impact Assessment. Energy and sustainability. Transport Strategy.
14 May 2014	Retail Impact Assessment Economic Development Strategy. Town Centre Strategy. Remediation. Drainage. Utilities. Waste management.
23 May 2014	Northstowe Delivery Board
28 May 2014	Education. Transport. Sustainability. Construction. Ecology. Housing. Section 106.
6 June 2014	Heritage.
17 June 2014	Housing.
7 July 2014	Ecology. Landscape.
9 July 2014	Economic Development Strategy.
9 July 2014	Design and Access Statement.

14 July 2014	Health.
17 July 2014	Health Impact Assessment.
28 July 2014	Planning application documents.

3.1.2 Technical Consultee Engagement

Meetings were held with technical stakeholders. The table below highlights the range of technical consultees that were consulted and the topics discussed.

Technical Consultee	Topic Discussed
Future Business	Economic Development Strategy, Housing, Education
Cambridgeshire Chambers of Commerce	
SmartLIFE Low Carbon Centre	
Marshall of Cambridge (Airport Properties) Ltd	
Cambridge Cleantech	
Deyton Bell Limited	
Bedford Pilgrims Housing Association	
UTC Cambridge	
Greater Cambridge Greater Peterborough Enterprise Partnership	
Cambridge Enterprise Limited, University of Cambridge	
Cambridge Meridian Academies Trust	
Anglia Ruskin University	
Cambridge Network	
Cambridge Network	
Land Trust	Environment
Natural England	
Environment Agency	
English Heritage	
Highways Agency	Transport
Stagecoach	
Swavesey Internal Drainage Board	Drainage
Anglian Water	
NHS Cambridge Clinical Commissioning Group	Healthcare

3.1.3 Cambridgeshire Quality Panel

The scheme was presented to the Cambridgeshire Quality Panel on the 1 April 2014. A copy of the feedback received is provided at Appendix B1.

3.2 Member Engagement

Since November 2013 the applicant has regularly engaged with the Northstowe Parish Forum on the proposals for Phase 2. At each meeting, the applicant has given an update on the overall programme and particular key issues were discussed. The table below sets out the topics discussed at each Northstowe Parish Forum meeting. This is described in further detail after the table.

Date	Topics discussed
26 November 2013	General introduction to the application proposal, including timescales and key work required to be undertaken.
December 2013	No Parish Forum due to Christmas period.
29 January 2014	Design Workshop.
19 February 2014	Economic Development Strategy and drainage and remediation.
19 March 2014	Design Presentation and Stage 2 consultation.
16 April 2014	Economic Development Strategy.
May 2014	No Parish Forum due to elections.

3.2.1 26 November 2013

On the 26 November 2013, an introductory workshop was held with the Northstowe Parish Forum. This session set out the draft description of the development, the initial emerging high level masterplan, including broad areas of land for residential, education, town centre and employment and green space, open space and sports hub uses. The session also set out the initial high level programme. Feedback was gathered from the Members in relation to issues they considered were important to consider for Phase 2.

General comments raised by members included:

- Concern regarding site clearance and pollutants as well as surface water drainage and foul water discharge;
- Discussion regarding the use of existing buildings on site;
- The need for a connected Northstowe. Ensure accessibility for cyclists and pedestrians, joining up existing settlements and maintaining rural linkages; and
- Development of the town centre and secondary school should take place first.

Varied responses were provided by members when asked what their current perceptions of Northstowe are. The responses included: fear that Northstowe will solely be a residential town, requirement for an exemplar development; and a need for the town to start being delivered.

When asked how Northstowe should make members feel when they hear about it, a dominant expression used was an 'exemplar town' and somewhere special, spacious and containing a strong community.

Looking forward, general consensus amongst members was that Northstowe would be a 'green' town with its own identity and a strong community feel. Members would like to see Northstowe populated by long term residents.

3.2.2 29 January 2014

On 29 January 2014, a design workshop was held with the Northstowe Parish Forum, with the aim to brief Members on the emerging masterplan as well as to gather feedback to be incorporated into the next stages of the design process. This session was also attended by officers from South Cambridgeshire and Cambridgeshire County Councils.

The event was split into two sessions. The first session included a short presentation given by the applicant outlining the principles of design, analysis of the site context and some high level emerging options followed by a 'question and answer' session.

For the second session, participants were split into four groups and each group discussed four key aspects: drainage and remediation; access; town centre and social infrastructure; and landscape. Facilitators for each issue were present to discuss, explain and record comments made, and rotated round groups to ensure that all participants had the opportunity to respond to each issue. Schematic plans were annotated to record the comments and observations that were made. At the end of the session the facilitators provided feedback on the key issues raised during the workshop.

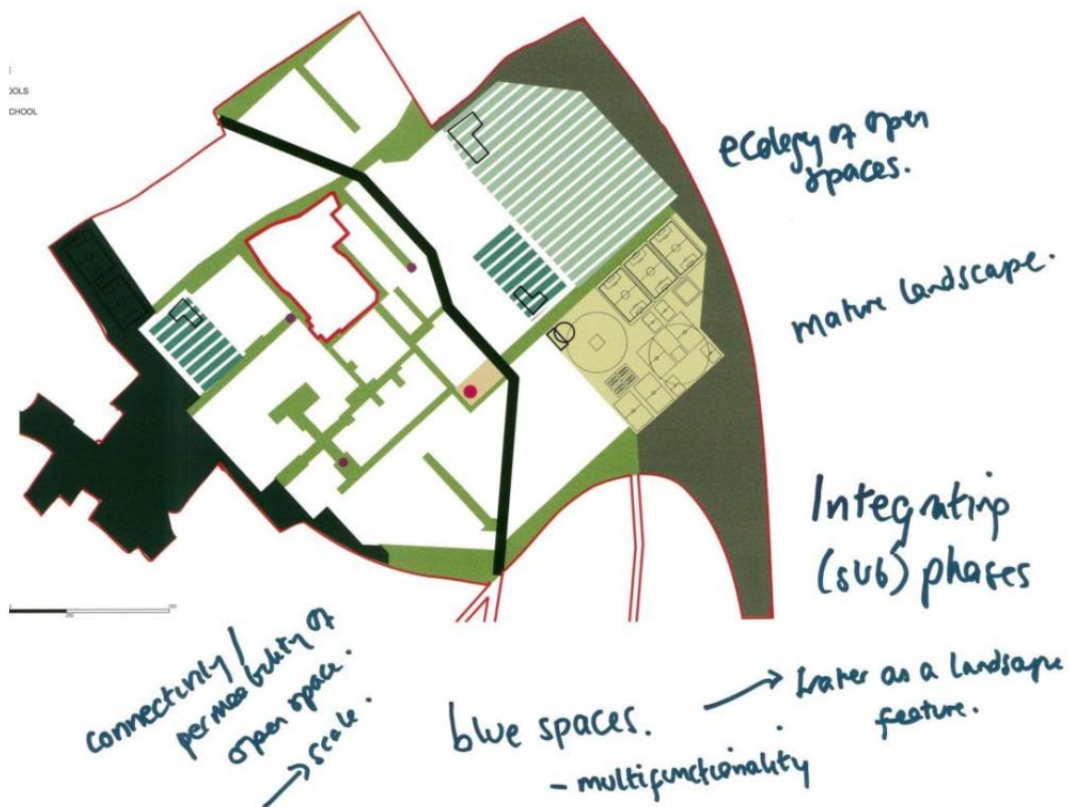


Figure 2: An annotated landscape plan

Drainage and Remediation

Points raised on drainage and remediation included:

- General comment that the drainage / water landscape has recreational potential and should be further explored, and the water network and open space / landscape masterplan should be integrated. Control of internal drainage is deemed crucial to the community and also control of flooding to ensure that playing fields are not in risk of flooding.
- Members wanted more clarity on the temporal nature of water network (at different times of the year).
- Concerns were raised that Sustainable Urban Drainage Systems (SuDs) management, maintenance and governance needed to be better understood to ensure that suitable arrangements are in place, so that they remain effective and will not cause future surface water flood risk. In terms of SuDS design, members wanted to ensure that their design takes into account future climate change risks relative to surface water flood risk. There needs to be confidence in the calculation of flood risk and resilience to climate change.
- Ensure that a robust remediation strategy is undertaken to ensure future residents, users and the environment are safeguarded.
- Members wanted the applicant to have a strategic approach in the reuse of water across Northstowe and to ensure that open water does not mean a loss of access to greenways.
- Swales along roads will require access to individual plots. More clarity was required about whether this would break up the continuity of the open swales.

Access

In respect of access the following points were highlighted:

- There were mixed views over the proposals about the sharing of cycle routes and busway. Some felt it was worth exploring in a sensitive manner, others felt they should always be segregated for safety. There is a need for safe segregated routes, links to Bar Hill, and good visibility on cycle junctions.
- Some commented that the key objective of the masterplan should be to discourage car use and the creation of rat runs. The right provision of public transport, particularly buses, should be provided; in terms of destinations, capacity, frequency of service and night services. Consideration should be given to extending the Citi6.
- Northstowe should be accessible from surrounding villages, in order to support town centre early on (unlike Cambourne). This access should be through walking and cycling. There should also be flexibility to open up traffic routes as Northstowe develops and people want to go there. Ensure good connections into Longstanton through the green separation.
- Many commented that sufficient parking should be provided.

Social infrastructure and town centre

There was a uniform agreement that the function of town centre should provide for a flexible mix of uses not just retail; and it was recognised that it would evolve as town develops, and not repeat Cambourne's failures. There is a need to consider what is required to make Northstowe a 'destination'. The town park should be a flexible space with multiple uses. There is scope for performance space, pop-ups and public art.

Members thought a retail needs assessment would be required to support proposals, to help with justification for land uses, to move away from traditional ideas of the high street, and listen to the needs of future residents.

Other points made included: the town centre should not be dominated by a large supermarket; social infrastructure should have good access/proximity (preferably shared use models) in order to encourage use; adequate parking; width of cycle ways should minimise congestion; impact on surrounding village high streets should be considered. It was also raised that Oakington Parish Council is currently undertaking a survey regarding local youth requirements.

Landscape

Generally, members commented that water is a key landscape feature, and the water park has the potential to be a destination within the town. There is an opportunity to link it into the River Ouse AONB proposal. The water network has the opportunity to be multifunctional; including recreational uses.

In terms of other key landscape features identified, 'droves' are deemed an important local landscape feature and could be integrated into proposals. These types of features are popular with dog walkers. It is important to provide 'quiet corners' and corridors for wildlife, and mature trees should be retained. Landscape is a useful tool for 'stitching together' sub phases of development, and different styles of housing, and it was particularly important to members that new landscapes should be planted as early as possible before the construction of houses.

When discussing open space requirements as amenity, comments included that open space should be planned with natural surveillance in mind, and acknowledgement that some people do not want to live next door to play spaces. Amenities were desired for older people and teenagers and should be designed into the landscape; for example green gyms and walking routes.

Members also stated that the role of Rampton Drift should be carefully considered; separation or integration, and pointed out that local people will seek reassurance over the character of the green separation between Longstanton and Northstowe. Green space and natural environment should permeate into residential and town centre on a fine grain.

3.2.3 19 February 2014

On the 19 February 2014, an Economic Development Strategy workshop was held with the Northstowe Parish Forum. The aim of this interactive workshop was to consider the range of economic 'scenarios' for Northstowe. A report was

issued to all Members following this workshop setting out the proposed strategic aims of the Economic Development Strategy.

Key points raised by Members included:

- Members would like to see an economic relationship with Cambridge but note that interdependence with Cambridge is required. Northstowe should not complete, but instead the town should expand where Cambridge does not have the resources to do so. Emphasise links to the Science Park and Cambridge via the busway.
- Northstowe should offer exemplar living, different ways of working, and flexible space. Working from home should be enabled via fibre optic broadband. Employment should be provided for all ages and all skill sets.
- Members would like to see a town centre that has a focus and a diverse retail offer. It should be vibrant and contain uses for socialising alongside retail. Space and buildings within the town centre should be flexible and provide space to grow.

On the 19 February a workshop was also held with the Northstowe Parish Forum Points on drainage and remediation. Key points raised by Members included:

- The attenuation ponds should be integrated into the wider landscape and recreation strategy.
- Pleased that the SuDs design takes into account future climate change risks relative to surface water flood risk.
- Reiterated that the remediation strategy must be robust to ensure future residents, users and the environment are safeguarded.

3.2.4 19 March 2014

On the 19 March 2014, a workshop was held with the Northstowe Parish Forum, with the aim to brief on the Phase 2 proposals going out to consultation, as well as to gather feedback to be incorporated into the final stage of the design process.

A short presentation covered: a summary of comments made by the Northstowe Parish Forum at the workshop held on the 29 January 2014; how the applicant has incorporated these comments into the design proposals; and how the public can view and comment on the proposals during the two week consultation period.

After the presentation, Members were invited to view the consultation boards being used at the public consultation. The project team were on hand to answer any questions on the design proposals and gather any feedback.

Key points raised by Members at this session included:

- Support for the proposal to re-use the existing Officer's Mess as a primary school. Members also provided positive feedback on the green space proposals.
- Concern raised that residents of Oakington and Dry Drayton may not want to use the proposed eastern access road.

- Members stressed that the applicant must collaborate with the Highways Agency in relation to the southern access road proposals and the A14 works.

3.2.5 16 April 2014

This workshop followed on from the issue of the Economic Development Strategy report setting out the vision and strategic aims for Northstowe, and aimed to gather Member feedback in relation to this report. It should be noted that the Economic Development Strategy has been prepared for all phases of Northstowe, and not just for Phase 2, therefore the feedback below should be considered in that context. Key points raised by Members are summarised below.

Research and Development

Members noted the benefits of clustering people and businesses together and stated that facilitation will be required in the early stages. There was a query whether there is a gap between research and development which could be exploited by Northstowe.

Employment

The aim should be to ensure that people want to stay in Northstowe, particularly those in the 20-30 age range. Consideration should be given to opportunities with the Princes Trust and Youth Business International that might assist in encouraging retention of this group. Housing, facilities and amenities should be provided so as to attract this age group.

Query whether there is an opportunity around building technologies and whether this would be able to provide jobs for a range of academic skills.

How would Northstowe work?

There was general agreement with the aims of the Economic Development Strategy.

Members noted that Northstowe has attractive assets, including proximity to Cambridge, and these should be promoted to attract businesses. Opportunity for links to CRC and Anglia Ruskin should be explored.

Some members noted the following should occur for Northstowe to be successful: strong leadership put in place, funding for start-ups and the creation of a mini enterprise zone. Other suggestions for business space provision included:

- Flexible rent, modular buildings to provide flexibility to companies;
- Education – entrepreneurs, shared space, different uses;
- Small spaces, flexible terms, to encourage businesses;
- Potential growth for existing businesses; and
- Range of sizes and prices.

3.3 Rampton Drift Consultation

While Rampton Drift does not form part of the Phase 2 scheme, it is within the wider area included within the outline planning application. Accordingly any concerns, issues and opportunities that these existing residents have are important to the applicant in developing its proposals.

Two community group sessions were held with the residents of Rampton Drift, one in February 2014 and one in April 2014. Both sessions were held at Hatton Park Primary School, Longstanton, and covered a two hour period. The sessions aimed to be as interactive as possible and representatives from the Homes and Communities Agency and technical consultants from Arup and Hyder Consulting were present.

The Rampton Drift residents were informed of the events through letters which were delivered to each resident approximately one to two weeks before the event date. A copy of the letters for each community group session is set out in Appendix C1. Each session was attended by 20 to 30 Rampton Drift residents.

3.3.1 Saturday 8 February 2014

The first community group session with the residents of Rampton Drift was held on Saturday 8 February 2014 from 11am to 1pm. The aim of this session was to provide initial information on the emerging proposals for Phase 2, discuss the developing plans face to face and answer any questions the residents may have had. The applicant presented the following material:

- Ordnance Survey plans of the Northstowe site;
- Aerial plan of Rampton Drift and the surrounding area;
- Draft landscape typology and interface plans and diagrams; and
- Draft plans covering five topic areas, including: movement; drainage; social infrastructure; land uses; and green infrastructure

The consultation material was laid out over a number of tables and pens were located alongside the plans, providing an opportunity for the residents of Rampton Drift to feedback their comments by annotating the plans. A copy of the material presented at the first community group session is set out in Appendix C2.

3.3.2 Tuesday 8 April 2014

The second community group session with the residents of Rampton Drift was held on Tuesday 8 April 2014 from 6pm to 8pm. The aim of this session was to discuss the revised proposals and updated technical information. This session was timed to follow the public consultation so as to allow the residents a further opportunity to comment on the emerging proposals.

The applicant presented the following material at the second community group session:

- Comments made by the residents on the emerging plans at the first community group session;

- An evolution plan highlighting changes made to the design;
- The majority of the exhibition boards that were on display at the public exhibitions;
- Landscape typology and interface plans and diagrams; and
- Draft Phase 2 Illustrative Masterplan (A0 version).

Residents were provided the opportunity to respond to questions on the comment form and were encouraged to leave their comments by annotating post notes and placing them on the draft Phase 2 Illustrative Masterplan. A copy of the material presented at the second community group session is set out in Appendix C3.

A summary of feedback received at the two community group sessions from the residents of Rampton Drift is set out in Appendix C4.



Figure 3: Example of Rampton Drift residents' feedback



Figure 4: Rampton Drift residents' comments on the draft Phase 2 Illustrative Masterplan

3.4 Public Consultation

In accordance with the agreed consultation strategy, a pre-application public consultation was held over a two week period from Friday 21 March 2014 to Monday 4 April 2014. Staffed and unstaffed public exhibitions took place, and these were publicised in a variety of ways. This section details the staffed and unstaffed public exhibitions and sets out how the public consultation was publicised.

3.4.1 Staffed Exhibitions

A three day public exhibition was held between Friday 21 March and Saturday 29 March. The dates, times and locations were as follows:

1. Friday 21 March 2014 (4pm to 8pm) Longstanton Village Institute, High Street, Longstanton CB24 3BS
2. Saturday 22 March 2014 (10am to 4pm) Oakington and Westwick Sports Pavilion, Queens Way CB24 3AW
3. Saturday 29 March 2014 (10am to 4pm) Longstanton Village Institute, High Street, Longstanton CB24 3BS

Representatives from the Homes and Communities Agency and technical consultants from the project team staffed the public exhibitions, to answer queries and provide clarifications as required. In addition, representatives from South Cambridgeshire District Council and Cambridgeshire County Council were present on all days to answer any queries in relation to the progress of the Northstowe Phase 1 proposals (the Gallagher scheme) or broader issues.

Members of the public were encouraged to sign in to the public consultation upon arrival and take a copy of the comments form.

A copy of the public exhibition boards and the material on display are set out in Appendix D1 and consisted of ten exhibition boards, which presented the following information:

1. An introduction to Northstowe
2. What are the plans for the next Phase?
3. How will the land be used?
4. What makes a great town centre?
5. What are the plans for schools and education?
6. What about ecology, heritage and play?
7. What green space will there be?
8. How will I travel around Northstowe?
9. How will I get to Northstowe
10. The Development Framework (2012) with Phase 1 and Phase 2 overlaid.

The following material was also on display at the public exhibition: Draft Phase 2 Illustrative Masterplan; Draft Drainage Strategy; and Aerial Plan containing the red line boundary for the proposed planning applications.



Figure 5: Discussing the Phase 2 proposals with members of the public



Figure 6: Members of the public viewing the proposals at Longstanton Village Institute on Friday 21 March 2014



Figure 7: A representative from the Homes and Communities Agency talking through the Phase 2 illustrative masterplan with a member of the public



Figure 8: Comment forms available at the public exhibitions for members of the public to complete and place into a designated 'comment box' or return via freepost

3.4.2 Unstaffed Exhibitions

An unstaffed exhibition was also set up which enabled members of the public to 'drop in' during specified opening hours to view and comment on proposals. This took place at two locations over a two week period:

1. Monday 24 March 2014 to Friday 28 March 2014 (4.30pm to 9.30pm) Swavesey Village College, Gibraltar Lane CB24 4RS; and
2. Saturday 29 March 2014 to Friday 4 April 2014 (during opening hours) Bar Hill Library, Gladeside CB23 8DY.

The unstaffed exhibition consisted of four exhibition boards which provided a summary of the exhibition boards presented at the staffed public exhibitions. Comment forms, freepost envelopes and a designated 'comments box' were also provided at the two locations.

A copy of the unstaffed exhibition boards are set out in Appendix D2.



Figure 9: Unstaffed exhibition boards located at Swavesey Village College

3.4.3 Publicity

The pre-application public consultation was advertised using a number of methods. These are described in further detail below.

Leaflets

Approximately 15,000 leaflets were distributed to households in the local area via Royal Mail to advertise the exhibition. The leaflets were distributed to residents of Bar Hill, Over, Willingham, Cottenham, Swavesey, Longstanton, Oakington and Histon during the week commencing 3 March 2014, and to the residents of Bar Hill during the week commencing 10 March 2014.

Figure 10 shows the area covered by the leaflet distribution. A copy of the leaflet is included in Appendix D4.1.

Website

A website for the project (<http://www.northstowe.com/>) was launched on the 21 March 2014 to coincide with the start of the public exhibition. The website set out the context to the proposals and contained all of the public exhibition boards. The website also allowed users to submit comments online. A screenshot of the website publicising the public exhibition is included within Appendix D4.2.

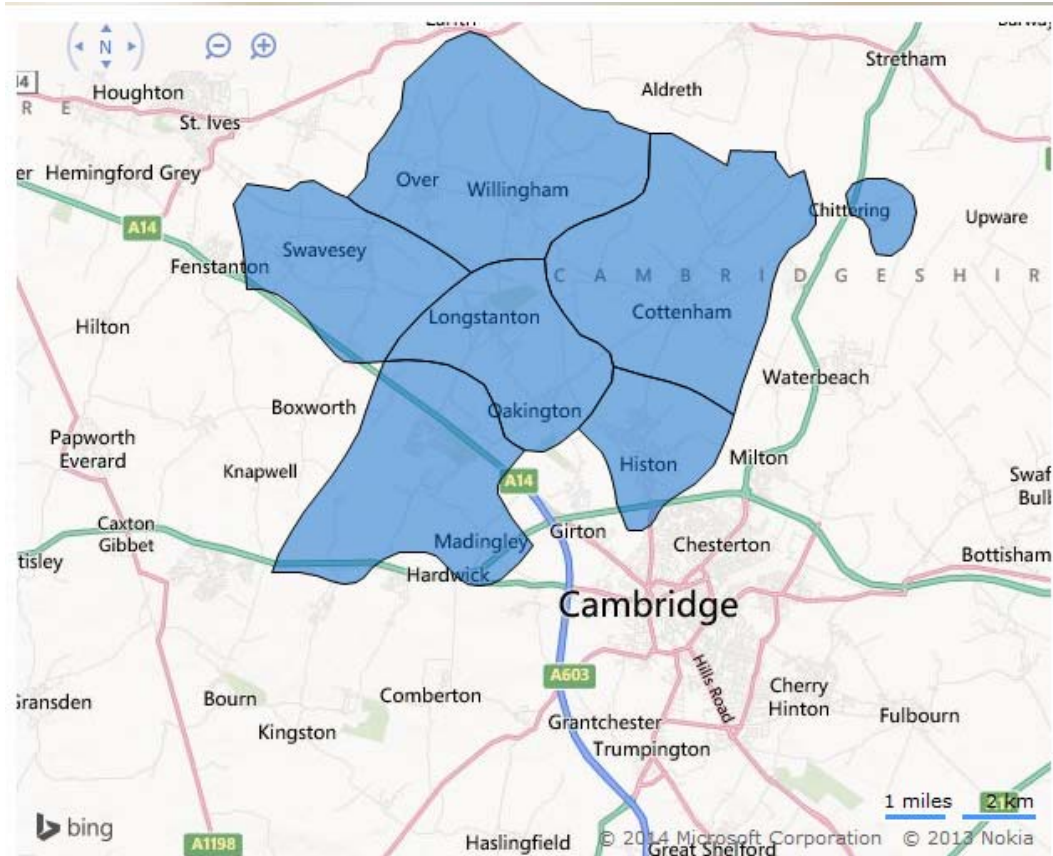


Figure 10: Leaflet distribution area

Press Launch

A press launch of the public exhibition took place within the application site on Friday 21 March 2014 and ensured comprehensive coverage of the exhibition. Local radio, television and newspapers attended the launch, and this resulted in the following coverage:

- BBC Look EAST: broadcast a feature-length story which included historical pictures, interviews and key messages.
- Heart FM: broadcast an interview on the Northstowe consultation.
- Cambridge Evening News: A full page interview with pictures published online and promoted via twitter.
- BBC Radio Cambs: broadcast an interview on the on the Northstowe consultation.

A press release was also issued on 21 March 2014, a copy of which is contained within Appendix D4.3.

Social Media

The consultation was also advertised via Facebook and Twitter Screenshots of the social media outlets publicising the public exhibition are provided in Appendix D4.4.

Link to Northstowe facebook page: <https://www.facebook.com/northstowe>

Link to Northstowe twitter feed: <https://twitter.com/NorthstoweTown>

Posters

Posters to publicise the consultation events placed at the following locations on 21 March 2014:

- Longstanton Village Institute, High Street, Longstanton CB24 3BS;
- Willingham Medical Practice, 52 Long Lane, Willingham, CB24 5LB; and
- Longstanton Branch Surgery, Magdalene Close, Longstanton CB24 3EG.

A copy of the poster is set out in Appendix D4.5.

Additionally, in line with a request from the Parish Forum, the poster was issued to Northstowe Parish Forum Members via email from South Cambridgeshire District Council.

Information Leaflet and Comment Form

Information leaflets summarising the proposals, confirming the public consultation dates and locations, and providing details of the Northstowe website, as well as comment forms, providing members of the public with the opportunity to comment on the proposals, were placed at the staffed and unstaffed exhibitions as well as at the following locations:

- Willingham Library, Church Street, Willingham, CB4 5HS;
- Willingham Medical Practice, 52 Long Lane, Willingham, CB24 5LB; and
- Longstanton Branch Surgery, Magdalene Close, Longstanton CB24 3EG.

The comment form included 11 questions asking for feedback on key themes, including: housing; education; ecology, heritage and play; town centre; employment; green space; travel; flooding; remediation; and construction traffic.

Members of the public were able to complete the comment forms and place them into a designated 'comment box' available at the staffed and unstaffed exhibitions or return them via freepost to a specified address.

The comment form was also available to complete on the Northstowe website.

A copy of the information leaflet and comment form is set out in Appendix D3.1.

3.4.4 Attendance and Responses

Approximately 182 people attended the staffed exhibition events.

Two letters and a total of 121 comment forms were received. Of the 121 comment forms, 59 were submitted online and 62 were received as hardcopies. The following two Parish Councils submitted a response:

- Cottenham Parish Council
- Longstanton Parish Council

The website for the project (<http://www.northstowe.com/>) was viewed by 807 people during the consultation period.

3.4.5 Feedback Received

This section provides a summary of the feedback, contained in the 121 comment forms and two letters, received in response to the statutory pre-application consultation. Key comments received are set out under each of the eleven key themes contained in the comment forms.

This is supported by Appendix D5 which provides a statistical analysis of feedback received in response to the public consultation.

Housing

Key comments raised in relation to housing included:

- A number of consultees would like to see the creation of an exemplar development with dwellings that are sustainable, and energy and water efficient.
- Many consultees emphasised the importance of providing a variety of housing types, sizes and tenures. This included key worker housing, sheltered accommodation, bungalows, elderly sheltered accommodation, family houses and retirement homes.
- There are mixed views regarding the level of provision of affordable housing on site. Many consultees would like to see the provision of a high number of affordable housing. Other consultees would not like to see the inclusion of affordable housing within the scheme.
- Consultees would like to see the provision of a critical mass of housing, infrastructure and facilities to discourage driving to nearby settlements. Several consultees like the idea of a self-sufficient, self-contained community.
- Nineteen respondents would like to see a low density development. Suggestions were made to limit the height of buildings, decrease the number of dwellings per plot, and provide more open space around the dwellings (if a private garden is not included then communal gardens/allotments should be provided). Concern that high density of housing will lead to an under provision of parking.
- One suggestion made that the densities shown are too low and should be increased. Suggestion made that a range of densities should be provided across the site.
- Suggestion made that homes bordering Rampton Drift should be no more than two storeys high.
- Housing design to draw inspiration from existing local buildings and heritage.
- Housing should include cycle storage, wheelie bin storage and external and internal storage. Comment also made regarding the provision of secure parking either on-plot or close to on-plot.

Education

Key comments raised in relation to whether respondents would like to see the former officers building mess used as one of the primary schools included:

- Mixed views on suitability of the existing building for a primary school:
 - Many respondents felt that a new build is more appropriate for a primary school; an old building would be impractical and not cost effective. Some consultees emphasised that the need of children and teachers should come first over potentially retaining an inappropriate building, and felt that education must outweigh the historical significance.
 - Some respondents felt it was a good use of an existing building and allowed for a historical building to be preserved. Comments made that it formed part of the local heritage, would add character to the new town and provide a good historic link.
 - If the building was to be kept respondents stated it must be refurbished to a high standard.
- Some respondents suggested dual use/ multi-functional use of the buildings. For example, the primary school could include an arts venue that is open to the community after school hours.
- The site should be linked to the wider community via infrastructure (cycling paths, walking paths and roads).
- Suggestion made to move the primary school back to its original location to reduce the traffic impact on Rampton Drift.
- Consultees suggested other uses for the building, including a: council office, local heritage centre; public house; social/ community centre; museum; secondary school; hotel; conference centre; and local business hub.

With regard to whether respondents would like to see new sixth form facilities as well as a secondary school the following key comments were made:

- Many consultees stated that sixth forms are over-subscribed and underprovided in the local area so would like to see the creation of a new sixth form. Swavesey Village College would potentially be oversubscribed with increased population. Other consultees stated there are no local sixth form colleges so it should form an integral part of the secondary school.
- It is not possible for Northstowe to be a stand-alone community unless it is capable of educating children through to the statutory school leaving age of 18.
- The school and sixth form should link to the transport network. A suggestion was made that the dual development may worsen traffic congestion.
- Suggestion made to spend money on existing sixth forms in the area as Cambridge already has good sixth form facilities.
- The facilities should also provide vocational education.
- Ensure learning and development links built with the university and local businesses in Bar Hill.
- Suggestion that the facilities support evening and weekend classes / exercise for local residents.

Ecology, Heritage and Play

The following key comments were raised in relation to the facilities respondents would like most to see in Phase 2:

- Many respondents were unable to tick only three facilities and would like to see of the facilities listed included in Phase 2. Comments made that all of the above should be provided, and should be located in accessible locations which enable people to walk and cycle. They should also be spatially distributed across the site.
- Full permeability for walking and cycling throughout the development will be key to ensuring residents take to active travel potentially ensures and that the guideway buses are well used.
- Some respondents stated that the existing Longstanton play areas are inadequate.
- Many respondents highlighted the importance of green space within the development, including the importance of green space to wildlife. A desire for green space that can be used for community events, fetes, carnivals and school shows in warmer months. More green space sought through the central portion of the developing town. This would allow for the development of cafes overlooking the area.
- Some respondents stated the preference for allotments within the greenspace.
- Respondents named other facilities they would like to see in Phase 2, including: golf driving range, sports facilities, indoor swimming pool, football club, cricket club, rugby club, golf club, museum, coffee shop in the old guard house, tree nursery, museum and heritage facility.
- A number of respondents stated the benefits of using artificial turf, including the potential use by a number of sporting activities and the ability to provide all year round use.
- Concern that the two football pitches shown in the separation area between Northstowe and Longstanton will impact residents due to potentially increased noise levels.

When asked whether the leisure facilities could be shared with the secondary school the following comments were raised:

- Mixed views on whether the leisure facilities should be shared with the secondary school:
 - No: safety concerns raised.
 - Yes: economic benefits; multi-functional and open to the community to maximise their social input; a successful model for many secondary schools in the county; model of shared use works well at Impington.
- Some consultees were happy for this as long as the safety of school children was not affected.
- Suggestion of a separate building on site so that the community are able to use the buildings at all times. Concerned about the time restrictions placed on the facilities.

- After-work facilities are in short supply and block bookings by school clubs reduce access for others.
- Some respondents provided suggestions in relation to the type of leisure facilities they would like to see shared with the secondary school including a: swimming pool, gymnasium, tennis court, football and cricket pitch and an artificial turf pitch.

Town Centre

Key comments raised in relation to town centre facilities respondents would like to see provided in the early stages of Phase 2 were:

- The majority of respondents stated a doctor's surgery is essential. Lack of facilities in the area and increased population will create added pressure to existing local GP surgery.
- The following were also noted as essential: dentist; nursery; elderly day care; public house; cinema; shops; cinema; restaurants; soft play; farmers market; outdoor gymnasium; museum; and supermarket.
- Many respondents stated that all of the listed facilities should be provided in the early stages and they were unable to pick only three.
- Multi-functional facilities should be provided. They could all be provided in a large community facility; the library could contain a post office as per Bar Hill library; a flexible approach should be taken towards the provision of community facilities so that they are not restricted to the town centre; having a relationship between the secondary school and town centre, especially the library and health provision would provide for significant economies of scale and ensure these facilities can be used as efficiently as possible.
- High speed data access essential.
- Many respondents would not like to see the town dominated by a supermarket.

Key comments raised in relation to town centre facilities respondents would like to see provided in the town centre were:

- Respondents would like to see as many uses as possible early on in the development to discourage people from driving.
- The town centre should be owned by either South Cambridgeshire District Council or a Community Interest Company so as to ensure a range of independent businesses.
- The town centre should not be dominated by a supermarket.
- A taxi rank should be provided to ensure better transport connections with local villages.
- Respondents would like to see the town centre develop a cultural centre. Suggestion of annual cultural events, such as art exhibitions, art competitions and annual festivals and the encouragement of arts groups and charities.
- Respondents would like to see the provision of a flexible community space within the town centre.
- Pedestrian friendly environment, with easy access and parking for bicycle.

- Some respondents provided other suggestions in relation to the other uses they would like to see in the town centre, including: indoor/ outdoor market on community owned land; DIY superstore; restaurants; public house; independent retail units; small boutique retailers; greengrocers; butchers; bakers; small supermarket; library; doctors surgery; bike repair shop; community centre; fast food outlet and a hairdressers.

Employment

Key comments raised in relation to employment were:

- Respondents would like to see: the creation of links with Cambridge University and Anglia Ruskin University; a science area linked to the existing Cambridge Science Park via the busway; and a town that specialises in science and technology.
- Unsure on what type of employment but would like to see employment opportunities provided within the town.
- Some respondents provided other suggestions in relation to the employment sectors that should be accommodated in the town centre, including: light industrial/workshop spaces; small start-up units; affordable business start-up/retail units; a range of office space to enable companies to grow and expand; head quarter for a medium sized national body; and co-working office spaces.
- Comments in relation to the geographic location of employment space were made: consider blurring the boundaries between residential and employment space; and provide offices/light manufacturing on the perimeter of the development.
- A suggestion was made to work with Future Business and a local academy offering training/apprenticeships.
- Employment of sufficient scale and variety to minimise commuting to and from other areas.
- Concern that light manufacturing will bring pollution and noise.

Green space

Key comments raised in relation to green space were:

- Cycle links between villages and to Bar Hill should be established.
- Long term management of open space is a concern.
- East of England Apples and Orchards Project should be consulted.
- Sports fields should be sown with more than one type of grass.
- Longstanton conservation area warrants a sensitive and eco-friendly treatment of the green space; sports fields adjacent to Long Lane are not appropriate.
- Green space could be provided around Rampton Drift.
- Concern that 'green space', 'open space' and 'biodiversity' are not the same and should be delivered separately.

- Playgrounds and allotments should be close together to support community cohesion.

Travel

Key comments raised in relation to sustainable transport were:

- East-west public transport links should be provided.
- A bike club/scheme should be provided.
- Design of facilities should consider disabled access.

In relation to the proposal of Rampton Road only being suitable for walkers, cyclists (and possibly local buses) in the future, the key comments raised were:

- Strong overall support for the proposal; mixed views for local bus access.
- Concern raised over access to Rampton Drift properties and access to the Guard House and secondary school. Concern also raised over the extended route from Rampton Drift to the A14. Respondents stated that the closure will need to be carefully phased.
- Longstanton and Rampton Drift have a strong connection which should not be made more difficult. Rampton Road is the main access point for Longstanton residents to access Northstowe.
- It is an ancient route so should be retained.
- There should be access for horses.
- Rising bollards could be used to control traffic.

Key comments raised in relation to a proposal for a new southern access road (west) connecting to the B1050 east of the Bar Hill Junction were:

- Strong support for this proposal; common view that it should be delivered early in Phase 2 / before construction of housing.
- It is a requirement of the Northstowe Area Action Plan (NAAP) so should be delivered.
- Construction should not cause disruption to existing B1050 users.
- The proposal increases the risk of accident on the B1050, which could cut off Longstanton.
- An alternative link to the A14 could be provided at the Oakington junction.
- The proposal should not hinder the ability to cycle between villages.
- Common view that the access road should connect directly to the A14 rather than to the B1050.
- Concern that the proposal will result in dangerous cycling conditions; request for cycle routes along new access.
- Mixed views on the need for dual carriageways. The B1050 should be made dual carriageway up to the junction with the proposed access.
- Traffic lights and roundabouts should be avoided to reduce congestion.

Key comments raised in relation to a proposal for a single carriageway link, Southern Access Road (East), to connect the southern end of Northstowe to Dry Drayton Lane and the local access road of the A14 (as this may be necessary for the later phases of Northstowe) were:

- Common view that a second southern access road is necessary for congestion and emergency access.
- Some respondents feel that it should be a requirement for Phase 3 only.
- Some concern amongst respondents that this link would increase traffic through Oakington.
- The link is required for Oakington residents to access Northstowe without using the A14.
- The road is a requirement of the NAAP.
- Archaeology under the route should be excavated.
- The link with Airfield Road should be sympathetic for walkers, cyclers and horse riders; walking and cycling routes should be provided.
- One consultee felt that the road should join the A14 directly rather than the Dry Drayton interchange.

Key comments raised in relation to the proposed routes linking Rampton Drift were:

- On balance, support for proposal.
- Significant detour between Longstanton and Rampton Drift; the proposal will add time and costs to journeys; existing residents should not be disadvantaged.
- Longstanton and Rampton Drift should not be separated.
- Phasing is important; keep access open as long as possible.

Flooding

Key comments raised in relation to flooding and drainage were:

- Some concern over flooding; concern that water will flow to Longstanton and Oakington. Flooding should be accommodated on site and not passed on to other areas.
- There are already unresolved local drainage issues which will become worse with development; the scheme should find a long term resolution to existing flooding on guided bus cycle route; much of the Phase 2 land spent months under water in the winter of 2012/2013; existing ditches will require dredging.
- Concern over the impact of sewage processing at Utton's Drove, and the impact on Cottenham Lode and the wider Swavesey catchment area.
- There is a seam of gravel that runs from Girton, Oakington, under the Longstanton conservation area and out onto the Phase 1 site and under the B1050; if the natural flow of water is halted by the development of buildings then water will back up.

- Support for the water park as a solution. The water park / balancing ponds should be delivered early in Phase 2.
- There is a need for a water storage facility.
- Grey water recycling and water capture techniques should be utilised; porous materials should be used where suitable.
- If the attenuation ponds at Hatton's Road are not delivered or significantly delayed, concerns that the capacity for water storage may not be mitigated for the whole Northstowe site.
- Rampton Drift should be connected to the new sewerage and drainage system.
- The land east of the Guided Busway is lower and will be able to take surface run-off.
- A long term maintenance plan should be put in place; there should be contingency to provide more protection in the future if necessary.

Remediation

Key comments raised in relation to remediation were:

- Concern over: ordinance, gas and asbestos.
- Contaminants should be removed prior to commencement; care should be taken with re-use of material; and remediation should err on the side of caution. An explosion clearance certificate should be produced.
- Residents should be informed of any potential hazards; the procedure to be followed if an ordinance or contamination is found should be set out; communication links should be established.
- Spoil on site should be reused to reduce transport impact.
- The water table and natural habitat should be protected.
- There should be a proper soil analysis ahead of any work and the Code of Practice for Sustainable Soil Management should be followed.
- More information is required on remediation.

Construction Traffic

Key comments raised in relation to construction were:

- Concern of the transport/congestion impacts of construction; concern over the impact of cycling.
- Roads are not suitable for heavy vehicles; costs of repair as a result of construction traffic should be considered. Impact on residents and roads should be monitored.
- Strong views that traffic should be: excluded from surrounding villages; be restricted to off peak times; and roads should be cleaned after each working day.
- Access roads should be provided first to provide links for construction traffic, as agreed in the NAAP.

- Suggestion that Airfield Road could be reserved for construction traffic and personnel should use the CGB.
- Noise mitigation including bunds and additional vegetation suggested.
- The experience of the CGB construction should not be repeated.

4 How the comments received have been taken into account

The proposals for Phase 2 of Northstowe have been developed against a background of a clearly defined policy framework, as established by the Northstowe Area Action Plan (2007); a framework masterplan that was endorsed by Members in October 2012, Northstowe Development Framework Plan (2012). There have been a number of planning applications for development of the site since 2005 and most recently the proposals for Phase 1 were subject to public consultation. Therefore there exists a considerable body of engagement and consultation on proposals for development of the new town, which stretch over the last 15 years. In this context the applicant's outline proposals for Phase 2 reflect the policy framework and have sought to address comments and issues that would be raised. This demonstrates that the applicant has continued to listen to comments received and address them in the context of the approved and endorsed framework for the site.

This section summarises the key changes that have resulted from the pre-application public consultation.

4.1 Scope of applications

At the pre-application consultation three planning applications were proposed. This included the outline planning application for the Phase 2 development and two full planning applications for the Southern Access Road (East) and the Southern Access Road (West). At the pre-application consultation it was clearly stated that the need for two full planning applications was in the process of being established through detailed highways modelling.

Many participants concurred that only the infrastructure required for Phase 2 should be provided, and that if a road was required for a subsequent phase then this should be brought forward as part of those proposals. The conclusion of the transport modelling exercise was to confirm that only the Southern Access Road (West) is required to support Phase 2.

Accordingly the scope of the submitted application has been revised to remove Southern Access Road (East). This road will be brought forward as part of a future phase should need be established through transport modelling.

4.2 Layout and design

Education

The area identified for a primary and secondary school on the eastern half of the site has been revised to introduce greater flexibility in how education provision is delivered at the site. The County Council is in the process of developing its requirements for Northstowe and the changes have been introduced to allow the areas identified for schools to be used for primary, secondary, special education needs and/or sixth form. To support this approach, the easternmost primary road has been relocated to run around the education sites rather than through them (as was shown at public consultation).

Open Space and Recreation

Further consideration has been given to the eastern sports hub and how it can share facilities with the secondary school to maximise efficiencies in provision and use of open space.

Minor alternations have been incorporated to the landscape areas around Rampton Drift. These have been introduced to make best use of existing landscaping to provide a buffer between the new development and existing homes.

Town Centre and Employment

The area and shape of the town centre has been extended so that it is contiguous with the eastern education area. During pre-application consultation the need to provide a town centre with appropriate services and facilities was raised, as was support for higher density and taller buildings in this the town centre area. This change provides more flexibility to the outline plan that will allow options to be explored as part of the detailed town centre design that will be submitted as part of the reserved matters application for that phase of development.

The employment area and town centre have been shown as one area on the submitted plans. This combined area has the potential to generate jobs for the town, which was supported by feedback received.

Building Heights

The maximum building heights for residential development has been increased in the area north of the town centre along the route of the busway. This responds to general support for higher density and taller buildings in Phase 2 and will align with the proposals for Phase 1. The area around Rampton Drift would comprise up to two storey buildings to protect the amenity of existing residents.

In response to comments the height of the eastern school has also been increased to three storeys.

Travel

At the pre-application consultation a number of access roads were shown linking the main Phase 2 development area with the southern access roads. While no particular comments were made on the location or number of roads it should be noted that these have been rationalised to remove one of the vehicular routes from this application. This change arises from more detailed transport modelling which has identified that this additional road is not required for this phase of development.

Construction Access

Further detail has been developed on construction access. Provision has been made to link the site access roundabout to the existing perimeter road (which will be used for internal site construction access). The construction link has been

located to align with the point where a permanent road will be required in subsequent phases, in order to minimise the impact on the existing tree line.

Flooding

The issue of flooding in Oakington has been raised as a concern during the preparation of the applications. Further detail has been developed for the Southern Access Road (West), including details of drainage. Provision has been made for a drainage pond adjacent to the site access roundabout, which will be used in conjunction with the Hattons Road drainage ponds to manage drainage for the access road. The road scheme does not generate a flood risk for Oakington.

5 Conclusion

Pre - application consultation is essential to the development of a scheme and the preparation of a planning application. A comprehensive programme of pre-application has taken place in relation to the proposal for Phase 2 of Northstowe and public and stakeholder views on the emerging proposals were sought through the following:

- Public Consultation;
- Rampton Drift Consultation;
- Council and Technical Consultee Engagement; and
- Member engagement.

The applicant has ensured the development of Phase 2 has been informed and influenced by all relevant parties. A number of comments were raised which have been addressed within the application documents submitted as part of the Northstowe Phase 2 planning application.

Appendix A

Consultation Strategy

A1 Consultation Strategy

Homes and Communities Agency

Northstowe (Phase 2)

Pre application Consultation
Strategy

230781

Issue | 24 January 2014

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 230781

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1 Introduction

This document sets the Homes and Communities Agency (HCA) strategy regarding the intended approach to be taken to public consultation and stakeholder engagement for the Phase 2 development at Northstowe.

Consultation is seen as an integral part of the evolution of the scheme design and to the overall success of the planning application and of the project as a whole. It is important that stakeholders are able to see that engagement in the process is worthwhile. The HCA will ensure that stakeholders understand:

- the purpose of the engagement;
- that they will be provided with unbiased information and an easily understood means of responding;
- that their views will, where appropriate, influence the development of Phase 2; and
- that they will be told where their views have been influential and where this has not been possible and why this is the case.

The HCA will undertake consultation in line with the Localism Act. Section 122 of the Localism Act inserts sections 61W, 61X and 61Y into the Town and Country Planning Act 1990 requiring developers to consult local communities before submitting planning applications for certain developments. The HCA will therefore, as per the Localism Act:

- Publicise the application;
- Consult specified persons; and
- Have regard to consultation responses in the application.

The HCA will also undertake consultation in line with South Cambridgeshire District Council's (SCDC) pre-application requirements as set out in its Statement of Community Involvement (SCI).

1.1 Engagement to Date

The HCA acknowledge that there has to date been a lot of consultation on the proposals for a new town, both through the statutory planning policy process and through site specific proposals. The following timeline describes the main consultation activities that have taken place over the last 10 years for the wider Northstowe project.

2004	Issues and Options consultation on Northstowe Area Action Plan.
2005	Preferred Options consultation on Northstowe Area Action Plan.
2007	Adoption of the Northstowe Area Action Plan.
2007	Pre - application community exhibitions and consultation on the draft masterplan for Northstowe.
2007	Northstowe Outline Planning Application submitted to SCDC (9,500 homes), with three full infrastructure applications. The outline application remains undetermined.
2008 - 2009	On-going consultation with SCDC and CCC regarding amendments to scheme.
2011 - 2012	Pre-application consultation on Phase 1 Planning Application and Development Framework.
2012	Phase 1 Outline Planning Application and Development Framework statutory

	consultation.
2012	Development Framework agreed by SCDC and resolution to grant planning permission for phase 1 given.

The HCA has considered the public consultation and stakeholder engagement that has taken place to date, including engagement that took place during the development of phase 1 of Northstowe, and has detailed this strategy to avoid consultation fatigue. The HCA recognises that it will be critical to ensure the development of Phase 2 is informed and influenced by relevant parties.

This strategy has been discussed with SCDC and CCC officers, and the HCA will continue joint working with both local authorities throughout the public consultation and stakeholder engagement.

Wider Northstowe Communication Strategy

In parallel to the public consultation and stakeholder engagement to be undertaken for phase 2, an extensive communications programme is being developed by Creative Concern on behalf of the HCA. This includes:

- brand identity research and creation;
- production of a Northstowe brand toolkit;
- the drafting and implementation of a communications plan to raise awareness of Northstowe with stakeholders and target markets;
- public relations support for the community engagement programme; and
- the creation of a new Northstowe website.

The engagement and communication for Northstowe by Creative Concern is a communication campaign to introduce the new town of Northstowe as a place to potentially live and will be the start of building an identity over time as the place grows. Full details of Creative Concern's draft communications plan are provided in a separate document.

The HCA will ensure that the phase 2 public and stakeholder engagement and the wider Northstowe communication programme work together in parallel. Further detail on this is provided in section 3.

1.2 Context for the Consultation

The timing and content of this consultation strategy has given due regard to other related consultation events in order to avoid confusion and to minimise the risk of 'consultation fatigue'. For example, as part of the local plan programme, SCDC's public consultation on the Proposed Submission Local Plan ended in October 2013 and their consultation on a Community Infrastructure Levy (CIL) Preliminary Draft Charging ended in September 2013. Cambridgeshire County Council's (CCC) public consultation on a draft Transport Strategy for Cambridge and South Cambridgeshire also ended in September 2013.

The HCA will work closely with SCDC, CCC and Northstowe Parish Forum in particular to ensure that the consultation programme for Phase 2, where possible, is carefully co-ordinated with any other local consultations during pre-application period.

Furthermore, there are proposals emerging for improvements to the A14 that will require consultation in 2014. These activities will be led by the Highways Agency.

2 Stakeholder Mapping

2.1 Who to Consult

It is good practice for applicants to consult with a range of consultees affected by the proposal. The HCA will therefore consult with the consultees summarised below during the pre-application process. These include:

- The relevant local authorities – South Cambridgeshire District Council and Cambridgeshire County Council;
- Technical statutory consultees as specified in regulations;
- Other key stakeholders including business groups, environmental groups;
- Owners, lessees, tenants and occupiers of land;
- Cambridgeshire Quality Panel; and
- Parish Councils, Community Groups and the Public.

The Northstowe Steering Group will form the main point of engagement with SCDC. The Applicant Core Team and the Northstowe Project Board will form the main point of contact with Members, the Parish Forum, the community and stakeholders.

Figure 1 highlights the core means of communication and consultation forums for the project (as set out in the Planning Performance Agreement).

Figure 1: Project Communication

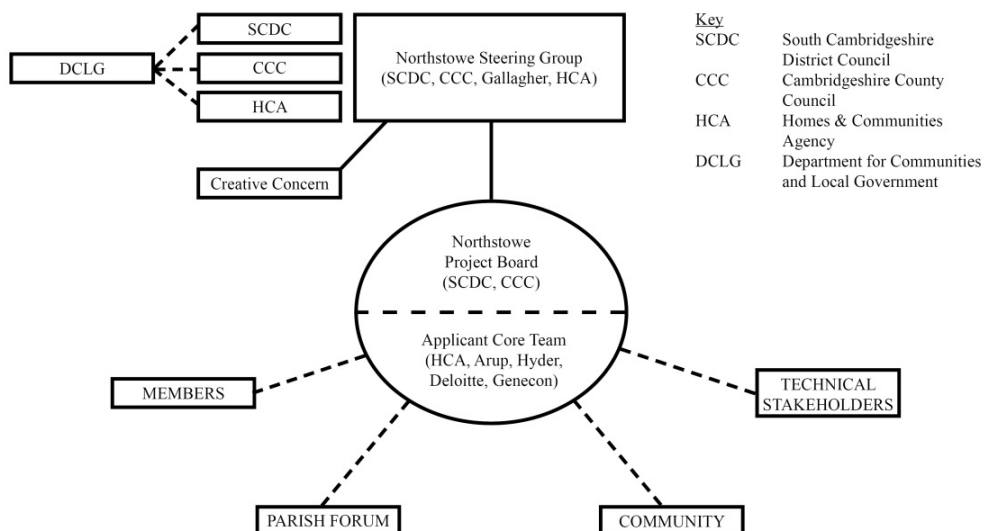


Table 1 provides a summary list of the key statutory and non-statutory consultees the HCA will engage with during the pre-application stage. This list is intended to provide only a summary of consultees and is supported by a confidential consultee database which contains the contact details of all consultees the HCA intends to communicate and engage with.

The HCA will work with SCDC to ensure that consultees contained in SCDC's consultation database are also captured and engaged with during the pre-application stage. Due to data protection, SCDC will send out information to consultees contained in their database on behalf of the HCA.

Early engagement will be made with organisations with technical information, as part of the project design and EIA/assessment development process. This will ensure that any complex issues will be identified and addressed, and that any mitigation measures required are built into proposals at an early stage.

Communication with some organisations will be more intensive than others depending on the nature of the proposals and the specialist interest of the organisation.

Table 1 Stakeholder Mapping Summary – Local Authority, Community and Technical Stakeholders

Group	Organisation
Community	Northstowe Parish Forum
Community	Longstanton Parish Council
Community	Oakington & Westwick Parish Council
Community	Willingham Parish Council
Community	Histon and Impington Parish Council
Community	Rampton Parish Council
Community	Cottenham Parish Council
Community	Over Parish Council
Community	Bar Hill Parish Council
Community	Swavesey Parish Council
Community	Rampton Drift Residents Association
Community	Girton Parish Council
Community	Cottenham Parish Council Parish Council
Community	Lolworth Parish Meeting ¹
Community	Members of the Public
Landowners	Gallagher

¹ Due to its size, Lolworth has a Parish Meeting rather than a Parish Council. There are typically two meetings a year, one in April where a Chairman and Vice-Chairman are elected and one in November.

Group	Organisation
Landowners	Landowners
Local Authority	Cambridgeshire County Council (transport and education)
Local Authority	South Cambridgeshire District Council (LPA)
Local Authority	Cambridge City Council
Local Authority	Cambridgeshire and Peterborough Association of Local Councils
Technical	Greater Cambridge Greater Peterborough Enterprise Partnership
Technical	Swavesey Internal Drainage Board
Technical	Cambridgeshire Constabulary (local police authority)
Technical	Environment Agency
Technical	The Historic Buildings and Monuments Commission for England – English Heritage
Technical	Natural England
Technical	Cambridgeshire and Peterborough Clinical Commissioning Group
Technical	Anglian Water
Technical	Highways Agency
Technical	Forestry Commission
Technical	Higher and further education institutions
Technical	Sport England
Technical	Cambridgeshire Quality Panel

3 Engagement

The HCA is committed to adhering to an established and appropriate methodology of engagement to ensure that it complies with the requirements of a best practice consultation. This is set out fully in the strategy in Section 4.

The following engagement will occur throughout the pre application consultation process:

- Council Meetings (for both SCDC and CCC) at monthly project team meetings and through regular emails/ phone calls;
- Technical Stakeholder Meetings/ workshops to be set up to discuss specific topic areas and through regular emails/ phone calls and to feed into the wider project team progress meetings;

- Parish Forum Meetings: Regular update meetings and collaborative workshops with the Parish Council at their monthly meeting where agreed.

3.1 Technical Consultation

The HCA will hold a number of topic specific meetings with technical stakeholders. These will be led by HCA's wider technical team and will be identified as the project progresses. The HCA will inform SCDC in advance of the technical meetings. In addition to meetings, the HCA will have direct contact with the technical stakeholders via telephone or email.

There are also proposals emerging for improvements to the A14 that will require consultation in 2014. These activities will be led by the Highways Agency (HA) and while not directly related, it must be acknowledged that some stakeholders may not see the distinction. As such, there will be on-going engagement with the HA during the pre-application process.

3.2 Community Engagement

The following engagement methods will be used during public and community engagement (these are shown in an overall strategy in section 4).

Public Exhibition:

The HCA will hold a public exhibition in March 2014. The exhibitions will be held over an afternoon/evening and on a Saturday, and will be manned by HCA staff and professional technical support from the HCA's wider project team. The exhibitions will take place at the following three locations (subject to availability):

- Oakington Sports Pavilion, Queens Way, Oakington
- Village Institute, Longstanton
- Willingham Sports Pavilion, Willingham

The staffed public exhibitions will enable members of the public to view and comment on proposals and speak to the HCA project team on specific elements of the scheme. The staffed public exhibitions will also introduce and promote Northstowe as a new town and will direct members of the public to the website where they can obtain further information on the wider Northstowe place communication campaign. Members of the public will be able to leave their comments on the phase 2 proposals on feedback forms located at the manned exhibitions.

Drop in Centre:

In addition to the manned public exhibition, permanent unmanned exhibitions (drop in centres) will be set up for two weeks.

The drop in centres will contain identical exhibition boards to those used in the manned public exhibition. These drop in centres intend to: enable members of the public to 'drop in' during specified opening hours to view and comment on proposals; and introduce and promote Northstowe as a new town. Members of the public will be able to leave their comments on the phase 2 proposals on feedback forms located at the drop in centre. It is proposed that these drop in centres will take place at the following locations (subject to availability):

- GP Surgery, Longstanton
- Park and Ride, Longstanton

Alongside the two locations listed above, there is a possibility that the HCA will be able to use the mobile youth bus to engage members of the public. The HCA will liaise with the Youth Council to look at the possibility of using the youth bus.

Where possible, both the manned and unmanned public exhibitions will include child friendly spaces.

Community Group:

Dedicated community group sessions in February and March will be set up for Rampton Drift residents (and any other specified groups in discussion with SCDC). Links to the existing Transport Monitoring Forum will also be utilised to inform community groups of emerging proposals. This will be led by the Parish Forum and supported by the HCA.

Wider Northstowe marketing:

Promotional drop in centres will be set up to introduce and promote Northstowe as a place and will focus on the wider Northstowe place communications campaign. These drop in centres will take place at the following locations (subject to availability):

- Addenbrooke's Hospital, Hills Road, Cambridge
- Cambridge Central Library, Cambridge

3.3 Communication Techniques (for the community)

The HCA will utilise the following communication techniques with the public and community to:

- explain the Phase 2 proposals;
- advertise the consultation events; and
- obtain feedback and publicise how the consultation has influenced the project.

Information Leaflet

Information leaflets will summarise the proposals, set out the scope for consultation and advertise the public exhibitions and drop-in centres. The HCA will distribute the leaflets by post to households within those parishes around the Phase 2 proposals.

The leaflet content will also be available on the Northstowe website.

Website

Information in relation to the Phase 2 proposals will be available on the new dedicated Northstowe website. It will contain the most up to date consultation strategy and information in relation to the public exhibitions.

A link to the Northstowe website will be provided on the HCA's website and SCDC's website.

Reporting to the Steering Group, Creative Concern is designing and producing the new website which will reflect the new Northstowe branding and tone of voice. Design meetings are currently considering the most effective means of social messaging, comments capture and monitoring for this project.

Media and Advertising

The HCA will utilise a variety of media outlets to advertise the dates, times and venues of the main consultation events. These will be finalised with SCDC and may include Parish and District magazines, Cambridge Evening News and free media outlets.

3.4 Recording Information

The HCA will ensure that all feedback received from both the public and stakeholder consultation is captured and accurately recorded. A variety of mechanisms will be used for the recording of consultation feedback during the consultation process. These include the following:

- The HCA will maintain a written record of meetings with SCDC, CCC and key stakeholders, with outcomes set out in action notes. The meetings dates will be captured in an overall consultation database and also any key outputs.
- Feedback forms will be provided at public exhibitions for people to fill out.
- The HCA will maintain a simple database which will record all stakeholder key issues and responses. The database will enable the HCA to respond more efficiently where necessary, and also allow them to keep an audit trail of all communication received and how it has influenced the proposals.

Communication with some organisations will be more intensive than others depending on the nature of the proposals and the specialist interest of the organisation. The HCA will ensure that the database is populated with relevant information and updated throughout the engagement process, so that a comprehensive picture of all engagement undertaken is recorded for use in a Consultation Report submitted with the planning application.

For data protection purposes, the HCA will ensure that all legal obligations under the Data Protection Act 1998 are met.

4 Strategy and Programme

This section sets out the proposed approach to consultation for the Phase 2 project as the scheme design emerges and the proposals are firmed up ready for planning submission during summer 2014.

4.1 Scope of Consultation

The consultation will focus on the road application and the Phase 2 plans for an outline planning application for Phase 2 of Northstowe comprising: approximately 3000 dwellings, two primary schools, the secondary school, a mixed use town centre; employment provision adjacent to the town centre; formal and informal recreational space and landscaped areas; the eastern sports hub and the

western sports hub; two primary roads to the southern access point; the dedicated busway [to xxx]; and engineering and infrastructure works.

There will also be wider consultation, communication and engagement undertaken as part of developing an identity for Northstowe and promoting it as a destination, as set out in the communication strategy in a separate document.

Taking on board feedback from the Northstowe Joint Development Control Committee on the 27th November 2013, the Northstowe Phase 2 consultation will seek the views of the public and key stakeholders on the proposals as a whole and will also focus on seeking more specific feedback on the following:

- the town centre;
- access and connectivity;
- schools provision;
- open space;
- heritage;
- drainage; and
- housing.

4.2 Consultation Strategy

The HCA will seek public and stakeholder views as follows:

- **Stage One** on the emerging proposals;
- **Stage Two** on the preferred proposal.

The Localism Act specifies a minimum period of 28 days for pre application consultation. However, given the history of consultation outlined in Section 1.1, the HCA will allow a period of 10 weeks for Stages 1 and 2 of the consultation process (mid-January 2014 to end of March 2014). This is set out in the programme in Section 4.4.

Stage One: One month period (January 2014 – February 2014). During this stage, the HCA will focus on providing initial information to stakeholders and the local parish council (as well as a focused community group session) on emerging proposals for Phase 2, identifying technical fixes where there is little room for alternatives and locations and/or issues where flexibility is possible.

A Parish Forum workshop, scheduled to run immediately after the public meeting led by SCDC on the 29th January 2014, will debate theme issues in relation to the emerging phase 2 outline application proposals and feedback will be captured using spatial techniques such as drawing on maps. The HCA anticipate that the themes likely to be discussed are: Transport & Connectivity, Environment (including open space and drainage), social infrastructure and town centre.

A community group meeting is also scheduled to be held in early February at the Village Institute Hall, Longstanton (subject to availability).

The HCA will discuss the scope of these sessions with SCDC before the workshops in order to establish local interests and concerns.

Topic specific meetings with technical stakeholders may also take place during stage one.

Having considered the response to the Stage One consultation and identified potential areas for refinement in the overall scheme a preferred proposal will be developed for consideration.

Stage Two: One month period (end of February 2014 to March/ April 2014). During this stage, the HCA will hold a second round of consultation to promote changes made as a result of consultation.

The HCA has ensured that the programme allows sufficient periods of time at the end of each stage of the consultation process for them to consider the responses received before refining the design and moving forward. A full planning application ready for submission to SCDC is programmed for summer 2014.

The HCA will continue to engage with the community, SCDC, CCC and other key stakeholders both before and after these formal consultation periods leading up to the submission planning application during summer 2014.

The strategy is summarised in Table 2, for discussion with SCDC. This strategy is based on the key principles set out by the Consultation Institute in its 'Consultation Charter' (2010) and takes account of the Localism Act and SCDC's Statement of Community Involvement (SCI).

HCA Consultation Approach	Actions required	Technique/ Tool	Stakeholder Group
Identify (November/ December 2013)	Site specific stakeholder mapping will ensure all relevant affected community stakeholders are identified and engaged through the consultation process.	<i>Stage 1</i> Meetings, emails (direct communication)	Local Authority
Sign off (December 2013)	This consultation strategy will be developed in discussion with SCDC planning officers and the Northstowe Parish Forum. Following this informal consultation, the consultation strategy will be published.	Meetings, emails (direct communication) Workshops Parish Forum	Local Authority Technical Community (Parish only)
Notify and inform (January 2014)	Clear communication tools for engaging with community stakeholders to inform those affected about the consultation process and how they can respond will be utilised.	Meetings, emails, flyers/leaflets (direct communication) Parish Forum Workshops Community Group Meeting	Local Authority Technical Community, Other, landowner
Consult (January – March 2014)	A detailed consultation programme/timeline to identify the various consultation tools and events.	<i>Stage 2</i> Meetings, emails (direct communication) Exhibition – during 1 week period, 3 locations Drop in centre & website	Local Authority Technical Community, Other, landowner
Measure (March 2014)	The means by which people can feed back their views to HCA during the consultation process and the questions they will be asked should be defined.	Meetings – recorded key actions Email Feedback forms (paper copy)	Local Authority Technical Community, Other, landowner
Respond (Jan – March 2014)	A protocol will be shared with SCDC for responding to comments received during and after consultation process.	Summary table or simple database	Local Authority
Report and publish (April – June 2014)	A consultation report will be prepared by HCA and submitted to SCDC to accompany the outline planning application.	Formal report – Consultation Report	All

4.3 Post- Consultation

As set out in the Localism Act 2011, an applicant has a duty to take account of responses to consultation. As noted in Section 3.4, The HCA will record of all responses will be maintained and full consideration given to all responses received.

The outcome of the consultation process will include:

- A full write-up of all consultation undertaken. This will form the Consultation Report to be submitted with the Phase 2 Planning Application. The document will:
 - Provide a general description of the consultation process.
 - Set out how HCA have embraced good practice guidance relative to consultation on large scale projects.
 - Summarise the consultation responses.
 - Describe how the scheme has been influenced by these responses and any changes made as a consequence.
 - Explain why changes haven't been made to significant relevant comments
- Where possible, the HCA will ensure that consultation responses will be incorporated by the design team into the finalised scheme design. The outcomes of the consultation process will be fed back to the local community, key stakeholders and statutory consultees by:
 - Submitting the Consultation Report as part of the planning application.
 - Providing a copy for download on the HCA website.
 - Feeding back on what has changed at one of the Parish Forum meetings.

4.4 Indicative timetable

The timetable below ensures that the Northstowe Phase 2 pre-application consultation does not coincide with the purdah pre-election period or other planned Local Authority consultation events (including those of South Cambridgeshire District Council, Cambridgeshire County Council and Cambridge City Council)

Task	January				February				March				April			
Finalise Consultation Engagement Strategy																
Finalise Strategy (with SCDC & CCC)																
2014 Local election purdah period																
2014 Local election purdah period																
Briefing and Presentations																
Meeting with SCDC & CCC			▲				▲				▲					▲
Parish Forum Meeting			▲				▲				▲					▲
Rampton Drift Meeting						▲					▲					
Other Meetings																
SCDC public meeting				▲												
Technical stakeholders																
Neighbours																
Local Groups																
Public Exhibition																
Prepare for community consultation																
Publicise community consultation																
Manned Public Exhibition																
Un-manned Drop-in Session																
Review of Feedback																
Consider responses to consultation																

Appendix B

Quality Panel Response

B1 Letter Received from the Cambridgeshire Quality Panel



CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Northstowe Phase 2 Masterplan

Date: 1st April 2014

Venue: Shire Hall Room 128, Cambridgeshire County Council

Time: 9:30-12:30

Quality Panel Members

Robin Nicholson

Steve Platt

David Prichard

Meredith Bowles

Simon Carne

Lynne Sullivan

Panel secretariat and support

Antony Proietti – Cambridgeshire County Council

Judit Carballo – Cambridgeshire County Council

Local Authority Attendees

Lois Bowser – Northstowe Team Leader, Northstowe Joint Project Team

Ian Howes – Principal Urban Designer, South Cambridgeshire District Council

Tam Parry – Principal Transport Officer (Northstowe), Northstowe Joint Project Team

Applicant and Representatives

Paul Kitson – Senior Project Manager, Homes and Communities Agency (HCA)

Nicola White – Associate Director, ARUP

Malcom Smith – Global Masterplanning and Urban Design Leader, ARUP



1. Scheme description and presentation

Architect/Designer ARUP

Applicant Homes and Community Agency (HCA)

Planning status Pre-submission stage – Outline Planning Application

2. Overview

The site of Northstowe is located approximately five miles north-west of Cambridge adjacent to the villages of Longstanton, Oakington, Westwick, and Willingham. The site was identified as a location for the development of a new town in the 2003 Cambridgeshire and Peterborough Structure Plan, and subsequently included in the adopted planning policies of South Cambridgeshire District Council (SCDC).

In July 2007 SCDC adopted the Northstowe Area Action Plan (NAAP). Subsequently in December 2007 the Joint Promoters, Gallagher Estates and the Homes and Communities Agency (HCA) submitted applications. The Development Framework Document (DFD) associated with these applications was considered by the Quality Panel on 17th October 2011.

The vision for Northstowe within the DFD is for "... 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." In tandem with the submission of the DFD, Gallagher Estates submitted an outline application for the construction of Phase 1 which includes up to 1,500 dwellings in a mix of tenure type; a mixed use local centre; primary school; approximately 3.5 ha of employment land; household recycling centre; significant water features; formal and informal public open space, including a sports hub and associated infrastructure works.

This was approved in October 2012 subject to the satisfactory completion of a S106 Agreement and a land transfer agreement for the secondary school. The S106 Agreement is currently in the process of being signed.

In support of the DFD and the Phase 1 outline application Gallagher Estates have taken the lead on the development of a design code; this was undertaken in consultation with HCA. Prior to preparation of the Phase 1 design code it was necessary to agree design codes for the structural elements for the whole town that occur across more than one phase. A first draft of those structural design code elements was presented to the Quality Panel on 15 May 2013. Phase 2 broadly covers the 'Central Area' within the design code.

A14 improvements are programmed to start in 2016 and are expected to finish in 2019.

Public exhibitions on the Phase 2 proposals have recently taken place in the local communities of Longstanton and Oakington. It is anticipated that an outline planning for Phase 2 application will be submitted to SCDC in July 2014.

Phase 2 proposals currently include up to 3,500 new homes on a site of 162 hectares, together with the town centre for Northstowe, the secondary school, two primary schools,

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an employment area, the busway to link to the CGB, new access roads to the A14 and associated landscaping, drainage and infrastructure.



3. Cambridgeshire Quality Panel views

Introduction

The Panel members were excited to see the Phase 2 scheme and welcomed the opportunity to review the proposals for this important phase of development, particularly at the early stages of the design work. The continued involvement of the Quality Panel in the development of Northstowe is welcomed and in particular in reviewing the phase 2 proposals again before they are submitted for outline planning consent.

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised in the open session of the meeting and those from the closed session discussions.

Community

Within their presentation the applicant referred to the lessons learnt from Cambourne. The Panel explained that one of the key lessons learnt from that development was that it takes time to make a place. Issues in the early years can often mean that people's satisfaction is lower as community cohesion and a sense of place have yet to be developed. However, after 20 years these issues have generally been resolved and people like living in the new communities. Therefore it is important that any disruptions and issues in the early years which may perpetuate these feelings of dissatisfaction are avoided.

For example, the Panel emphasised that the use of community and shared space is crucial in the early days of the development. They welcomed that the proposal is for the secondary school to be one of the first buildings developed in this phase.

One of the key issues is how the new community at Northstowe integrates with the existing communities (e.g. Oakington and Longstanton). Links between the settlements will need to be two-way. Currently it may be difficult for local residents to see how Northstowe will integrate with the existing communities, but given that Northstowe may not contain a number of facilities early on (e.g. pubs, post offices, cricket club) the linkages (both physical and perceived) with the existing communities of Oakington and Longstanton will be essential to develop and engender a sense of community and integration for everyone. Then as Northstowe grows these linkages will be important to enable the residents of Oakington and Longstanton to access important facilities and services in the new town.

The Panel questioned what is going to allow and facilitate people to cluster together (e.g. in groups of 100+). Social hubs and informal gathering places on a neighbourhood level need to be considered; for example the role, size and design of the town square in this will be important.

The Panel questioned the position of the allotments, which are currently outside the town centre on the periphery of the site. The Panel considered that these should be integrated centrally, in the landscape, in locations close to the housing and which are easily accessible. The Panel viewed allotments also as community meeting places.

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The Panel also had the following points to make on community aspects:

- Often there is a fear of young adults and teenagers amongst other demographic groups. In order to ensure this is reduced the Panel recommended that there are designated places for teenagers to meet and interact, which they can make their own.
- It is important for municipal/community buildings to be built predominantly in the centre of communities rather than the periphery.
- Evidence shows that use of churches is high in new settlements. Need to ensure faith provision is sufficiently catered for at Northstowe.

Connectivity

Given its influence on the feel and connectivity of the place the organisation and strategy for car parking will be crucial to delivering a successful town centre. The Panel were concerned because this information is not contained within the current drawings and illustrations, and consequently the strategy for car parking is unclear.

The Panel noted that the following issues may arise regarding car parking:

- Provide too much car parking and it is an attraction for people to travel by car.
- Do not provide enough car parking, and people may not want to go to the centre or park in the surrounding residential area.
- Car parking in the town centre should be accessible to all, ideally free of charge/subsidised by retailer.

The issue of car parking is important, particularly considering the densities that are currently being proposed. The Panel suggested that a clear strategy for car parking is produced. This strategy should include consideration of the flexible use of parking areas and innovative solutions such as parking under communal areas such as parks. The Panel indicated that the Acordia and Abode schemes in Cambridge are good examples of domestic car parking that can be used as a reference.

The cycling network will be of great importance in the Northstowe development. The Panel noted that there is a need to ensure that for internal journeys it is easier to travel around Northstowe by walking/cycling than by car. The cycle network needs to be clear and prominent in the drawings. In addition, cycle storage within dwellings need to be explained and better understood.

The Panel noted that A14 improvements will take place and highlighted the importance of the dual carriageway access from the south, in terms of its importance to the later phases.

The Panel recommended exploring initial subsidises for the local buses, in order to develop sustainable travel habits. In Cambourne, buses were subsidised for the first 5 years and that strategy proved very successful.

How jobs in Northstowe are accessed needs to be considered as it is possible that the majority of people working there will not be living within the new town. The Panel therefore suggested that work needs to be undertaken to understand how people would be coming to work. The Panel understood that an Economic Development Strategy is currently being

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developed which will investigate where Northstowe sits in the Cambridge sub-region and may inform these thoughts. It was commented that this might have been more useful if undertaken earlier in the design process.



Character

The Panel recognised that the town centre is a particularly difficult area to plan with a number of issues. In particular, in order to make the town centre work the issues of the retail offer and car parking need to be fully considered.

Parking and arrival are two key aspects. If people are going to come here and use the facilities, the planning of arrivals is very important. How are people going to come to the town centre? At what point do you arrive at Northstowe and Phase 2? The Panel considered that at present there was insufficient information and a potential clash on the Southern Access Roads and the arrival and entry into Phase 2. Further work is required on this element.

The Panel questioned the nature of the town centre and what will make the town centre exemplary and unique? The Panel noted that there is currently no retail strategy for the town centre; this is needed to set the tone for the character of the town centre, particularly as retail is a follower rather than a leader. Given its presence as the 'Capital' of South Cambridgeshire the Panel queried whether the Northstowe town centre should be designed for this status, and where it sits in economic terms.

The Panel questioned what the longer term growth strategy for the town centre is and how the town centre is going to develop and grow over time? What will be the nature of the place, particularly the civic realm, in 10-20 years' time and how people are going to use it? In order to understand this aspect better it would be useful to see a series of sketches showing the vision for growth of the town centre and which illustrates how it will change and grow over time. Whilst appreciating that this could be difficult this work is considered to be important.

The Panel believed that the town centre should have the highest densities in Northstowe. They were concerned that the density and number of dwellings (3,500) proposed for Northstowe phase 2 is relatively low for a town centre and considered that a higher number of dwellings would provide a critical mass to support the development of the town centre. This can be achieved by making it more compact and denser through providing more height to the buildings. The Panel considered that if Northstowe is the District Town for South Cambridgeshire then aspirations should be bigger and the town centre more substantial.

The Panel were concerned that given the number of dwellings remaining after Phase 1 and 2 have been built (5,000), this will result in Phase 3 having a higher density than Phase 2. The Panel questioned whether the Phase 2 should not be intrinsically denser in order to create a hub of activity and better support the town centre. The concern is that if not the later phases may be bigger and pull activity away from the Phase 2 Centre.

The applicant explained that there are no big open spaces in Phase 3 so although there will be more dwellings, this phase will be less dense and that Phase 2 will still be the denser phase in Northstowe development. However, the Panel requested further work and

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testing to be undertaken to ascertain whether the density and number of dwellings for Phase 2 had been set at an appropriate level.



The Panel welcomed the drainage and landscape proposals and noted that the design of the town centre has been influenced and based on an integrated landscape. However, they questioned whether these could be designed in a more robust and characterful way.

The Panel suggested that the site of the primary school could be moved so that it was adjacent to the secondary school. Connection of education provision and town centre is important so that the 'education campus' becomes part of the town centre. The Panel welcomed the proposal of a secondary axis being formed, based on the route to the secondary school. However these links need to be stronger.

Currently Phase 2 does not contain town park or central green area. The Panel identified an opportunity to make better use of the large green spaces within the phase which could be a factor in making the new town different and could accommodate the 'feast field' typical of the region. They referred to the example of Parker's Piece in Cambridge.

The Panel questioned whether the town centre was deliverable in its current design and considers more work is required to ensure the town centre is deliverable and viable as proposed. Production of a phased delivery plan will assist.

The character of the main street is very important. The Panel commented that at present they did not really get a sense of what the town centre was like. They requested cross-sections/images of the town centre high street, starting from the arrival point, in order to provide a journey through the heart of the place. As well as having cross-sections/images from a variety of locations these need to show how the town centre evolves over time.

The Panel acknowledged that a town centre strategy is being developed and this will identify how to encourage retail early on in the phase with a number of early uses and anchors, including the secondary school (proposed as being the first building built in this phase), food and drink, health and other community uses. The town centre needs to be a destination in its own right. This approach was welcomed.

The Panel questioned what the relationship was between Phase 2 and Phase 3. In particular what flexibility exists in order to pull the town centre towards Phase 3 if that would be of benefit in the longer term. The Panel was pleased to hear that this is being considered and that there is flexibility for the town centre to grow.

Supermarkets are going to be social hubs. Therefore the spaces around the store and how they integrate with the car park area will be important.

The Panel welcomed the approach to long term community resilience e.g. through getting the dwelling typologies right you are allowing residents the opportunity to spend their whole life in the development. However, the Panel queried what it is like to live in the town centre and requested further information on housing typologies in this area (e.g. flats over shops).

The Panel noted that it is the spaces between dwellings which define the character of a place just as the nature of the street and landscape will define the town centre; these are

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elements which the applicant and planning authority must control; such opportunities need to be clearly identified and defined in the Masterplan.



The town square is very important. In addition to the community aspect, it is the crossroads and will therefore be a focal point. The Panel questioned whether the town centre square is currently big enough? It would be useful to overlay other notable squares/public areas (e.g. Parker's Piece, Market Square in Cambridge) in order to show the size and provide context.

The Panel had the following further points to make on character aspects:

- More photos and illustrations showing materials that are proposed to be used.
- Currently there is no reference made to the Design Code, which needs to be brought into the boards/designs for Phase 2.
- The Panel suggested that the cricket pitch be moved within the sports pitches so that, as a strong element of the landscape, it could be seen as a destination.
- Make provision for self-build and other smaller plots to give a variety of opportunity and house types.
- Schools are key to both community and setting the character of this place.
- Need to ensure parameter plans do not become a trap and they must permit flexibility.
- Employment has only one small frontage onto the main street. Panel queried whether there needs to be more employment frontage.
- Currently Phase 2 lacks a distinctive character. Further work is required.
- Buildings need to be higher to signify the Centre
- Clearer colours should be used in board illustrations.

Climate

The Panel supported the use of a fabric first approach. However, they questioned how this development will meet zero carbon demands and other future requirements as building regulations tighten. They would encourage this scheme to be more ambitious in terms of sustainability.

The Panel welcomed the Community Energy generation proposals and speculated that Community ownership of water, wind and waste would give Northstowe a distinct character.

The Panel noted that an Energy Statement will need to be submitted as part of the planning application. Although the Panel heard that a variety of energy generation options was being considered more detailed conversations have yet to happen. The Panel would encourage the applicants to accelerate these conversations with SCDC.

The issue of overheating was discussed and the Panel recommended mitigating overheating through the landscape e.g. by creating a good street scheme and microclimate. This can be facilitated through using the green fingers.

The Panel also had the following points to make on climate aspects:

- The Panel welcomed the drainage and water management proposals.
- The homes need to be designed to be around for the long term – at least 100 years.
- Phase 2 Design Code needs to be stronger on issues of sustainability.



4. Conclusion

The Panel were highly encouraged by the presentation and discussions at the meeting. They considered that this was a great opportunity and that the scheme as a whole looked very promising with a number of very commendable elements.

However, they noted that the issue now is how to maintain the ambition and turn it into reality. In this respect the Panel considered that a lot of further work is still required. The Panel therefore questioned whether a July 2014 date for submission is achievable as more time is needed to evolve fully and to test all the ideas and proposals at the necessary level of detail.

Whilst the Panel appreciated that this is only an outline application this work and level of detail still needs to be known to inform the broader outline principles and designs.

The Panel were encouraged by a number of strategies (Economic Development, Town Centre) that are in the process of being developed. However, there is a concern that these are needed to inform the Masterplan and development proposals and until these strategies are completed, the design work cannot be completed.

The Panel made the following recommendations (further details can be found above in the body of the report):

- Ensure integration and linkages between the new and existing communities.
- Need to ensure sufficient community space is available in the early days of the development.
- Ensure social hubs and informal gathering spaces are provided for residents to cluster together.
- Ensure that there are places for teenagers and young adults to meet.
- Consideration of faith requirements.
- Integrate allotments within the development.
- Need for a car parking strategy needs and for the cycle network to be clear and prominent in drawings.
- Consider subsidising bus services in the early years.
- Greater thought as to how people are accessing and arriving at Northstowe, including design of southern access roads.
- More work needs to be undertaken on the role of the town centre and how it fulfils its function as the 'Capital' of the District. Also testing whether the town centre is deliverable in its current form.

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- Retail study needs to be undertaken and strategy produced to show how the town centre will grow and develop over time.
- Phase 2 needs to contain more dwellings and be denser as this will support the Town Centre character area as designated in the Design Code; this can be achieved through increasing the height of buildings. Phase 2 density and number of dwellings need to be tested further to identify appropriate figures.
- Energy strategy needed.
- Further details need to be provided on how the retail, town centre, economic development, and energy strategies feed into the evolving designs and Masterplan for the town centre.
- Consideration of a central green and public 'parkland' area. Size of town centre square needs to be tested.
- Character of the high street needs further work and testing with cross-sections and images along the route showing how they will change over time.
- Further information is required on the flexibility of the town centre and relationship with Phase 3.
- Consideration of moving primary school so that it is adjacent to secondary school site.
- Ensure parameter plans do not become a trap.
- Further work on how employment relates and interacts with the main street (currently only a small frontage).
- Provide drawings of how the civic/public realm is going to look.
- Ensure that there is some provision for self-building/co-housing.
- Show how the plan relates to the Design Code and character areas.
- Sustainability proposals need to be improved, including meeting future zero carbon requirements.
- Issues of overheating need to be considered.

The Panel acknowledge that a lot of work is currently underway (e.g. town centre strategy, economic development strategy) which will help inform the design of this Phase. Given the importance of this work and number of outstanding issues identified in this report the Panel requested that the Phase 2 Masterplan proposals come back to the Panel for review prior to submission.

Appendix C

Rampton Drift Consultation

C1 Letters



Homes &
Communities
Agency

28th January 2014

Dear Rampton Drift Resident

Invitation to a discussion on the developing plans for Northstowe

The Homes and Communities Agency (HCA) is the Government's land and housing Agency, and owns the airfield site adjacent to your properties. We are proposing to submit a planning application for the next phase of Northstowe on part of this land, later this year.

As these plans are developing, we would really like to share them with you, as a resident of Rampton Drift, and hear your views and suggestions for this next exciting phase of Northstowe, which will include the secondary school and the town centre. Your feedback will be used to inform our public consultation and our final planning application later this year.

This session has been set up solely to talk to residents of Rampton Drift, at this stage of the project, and our staff will be on hand to discuss the developing plans and to answer any questions you may have during the session:

Location: Hatton Park Primary School, Hattons Park, Longstanton, CB24 3DL
Time: Saturday 8th February: 11am – 1pm

There will also be a further public consultation during the last week of March and first week of April 2014 to invite views of the residents of Longstanton and Oakington, and the wider public.

We look forward to seeing you there.

Yours faithfully

Paul Kitson
Senior Project Manager
Homes and Communities Agency

Homes and Communities Agency
Eastbrook, Shaftesbury Road, Cambridge, CB2 8BF

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Paul Kitson
Paul.Kitson@hca.gsi.gov.uk



Homes &
Communities
Agency

18 March 2014

Dear Rampton Drift Resident,

Further invitation to discuss the proposals for Northstowe

The Homes and Communities Agency (HCA) is the Government's land and housing Agency, and owns the airfield site adjacent to your properties. We are proposing to submit three separate planning applications relating to the next phase of Northstowe on part of this land, in summer 2014.

As you may know, met with and discussed the emerging proposals with some residents of Rampton Drift on Saturday 8th February 2014. We now have a set of revised proposals based on the comments received at this event as well as updated technical information. We would like to discuss these revised proposals with you and hear your views and suggestions. This session has been set up solely to talk to residents of Rampton Drift, and our staff will be on hand to discuss the plans and to answer any questions you may have during the session:

Location: Hatton Park Primary School, Hattons Park, Longstanton, CB24 3DL
Time: Tuesday 8th April: 6pm – 8pm

As you will know we are also holding public consultation events over the next couple of weeks, which will give all local residents of adjacent parishes a chance to view the proposals, on the following dates:

- Friday 21 March (4pm to 8pm) Longstanton Village Institute, High Street, Longstanton, CB24 3BS
- Saturday 22 March (10am to 4pm) Oakington & Westwick Sports Pavilion, Queens Way, CB24 3AW
- Saturday 29 March (10am to 4pm) Longstanton Village Institute, High Street, Longstanton, CB24 3BS

We look forward to seeing you on 8 April.

Yours faithfully

Paul Kitson
Senior Project Manager
Homes and Communities Agency

Homes and Communities Agency
Eastbrook, Shaftesbury Road, Cambridge, CB2 8BF

Paul Kitson
Paul.Kitson@hca.gsi.gov.uk

0300 1234 500
homesandcommunities.co.uk

C2 Workshop Materials 8 February 2014

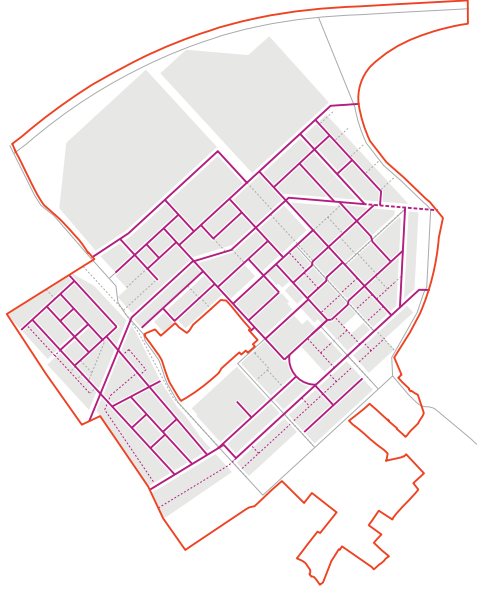


KEY PLAN

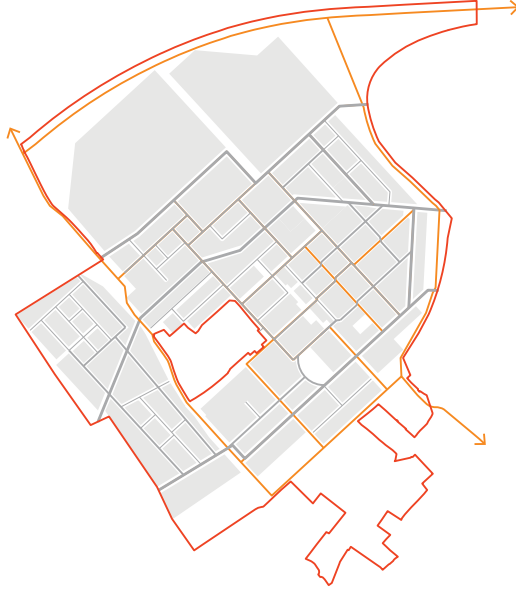
- LEGEND**
- SPINE
 - PRIMARY ROADS
 - SECONDARY ROADS
 - TERTIARY ROADS
 - MEWS
 - CYCLE ROUTES
 - PEDESTRIAN ROUTES
 - VEHICULAR TRAFFIC



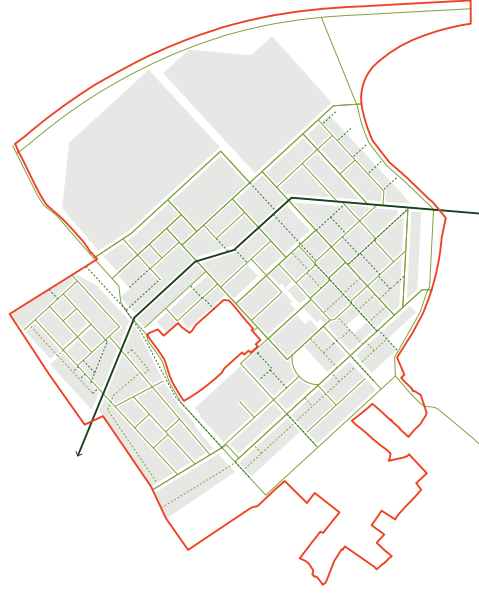
ROADS HIERARCHY



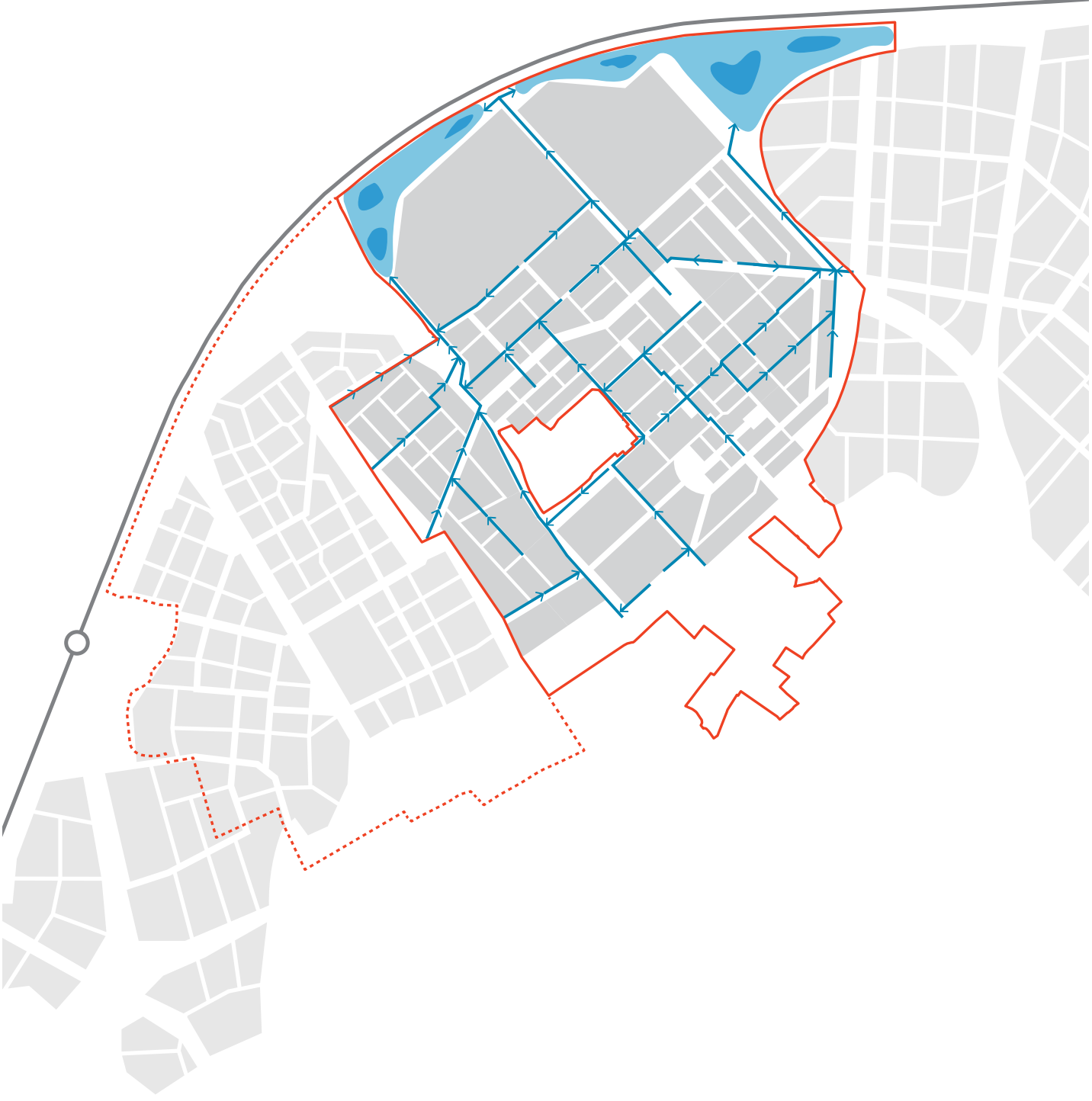
VEHICULAR MOVEMENT



CYCLE MOVEMENT

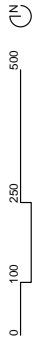


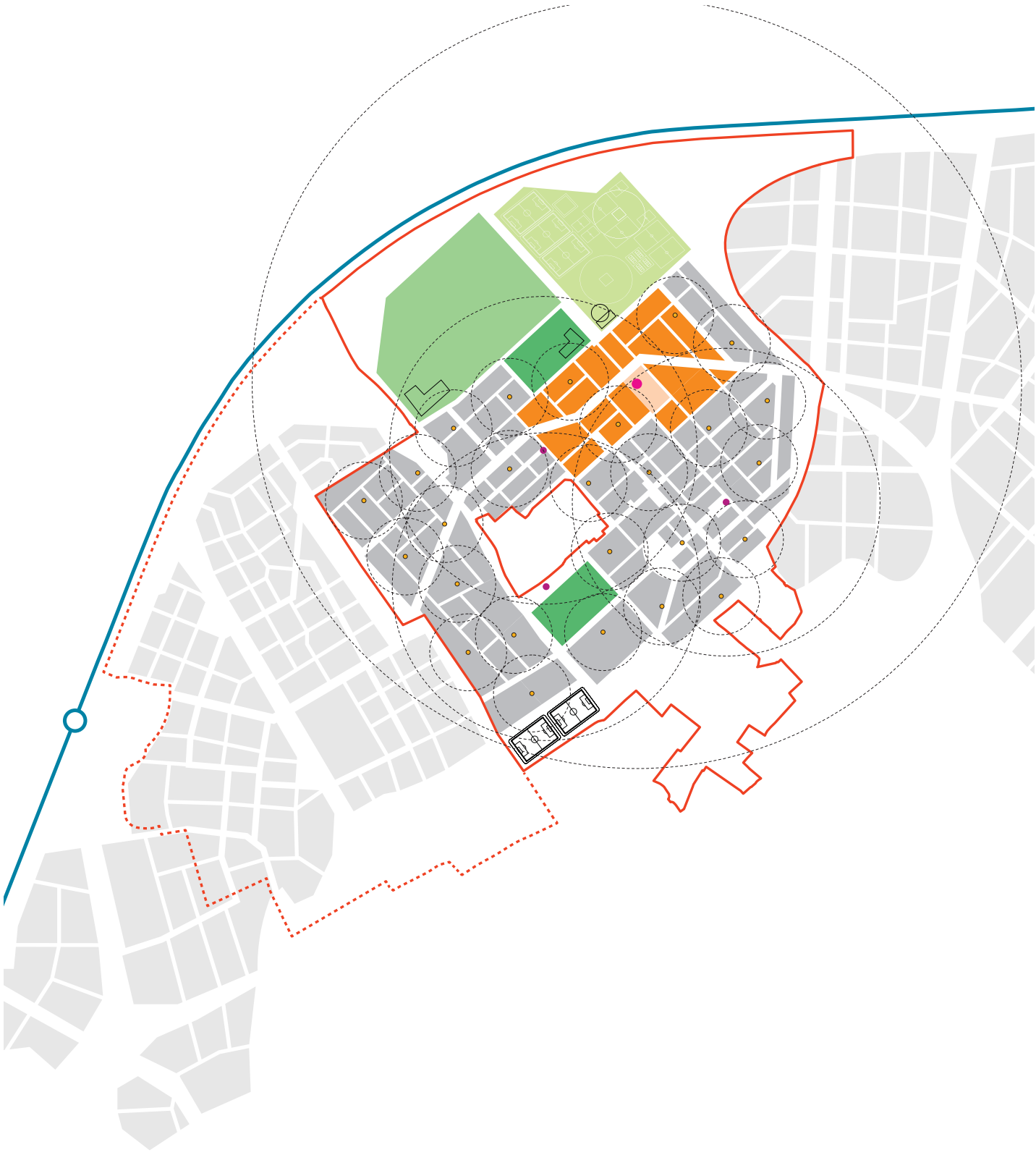
PEDESTRIAN MOVEMENT



- SWALES
- WATER PARK
- ATTENUATION PONDS

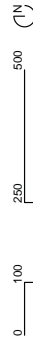
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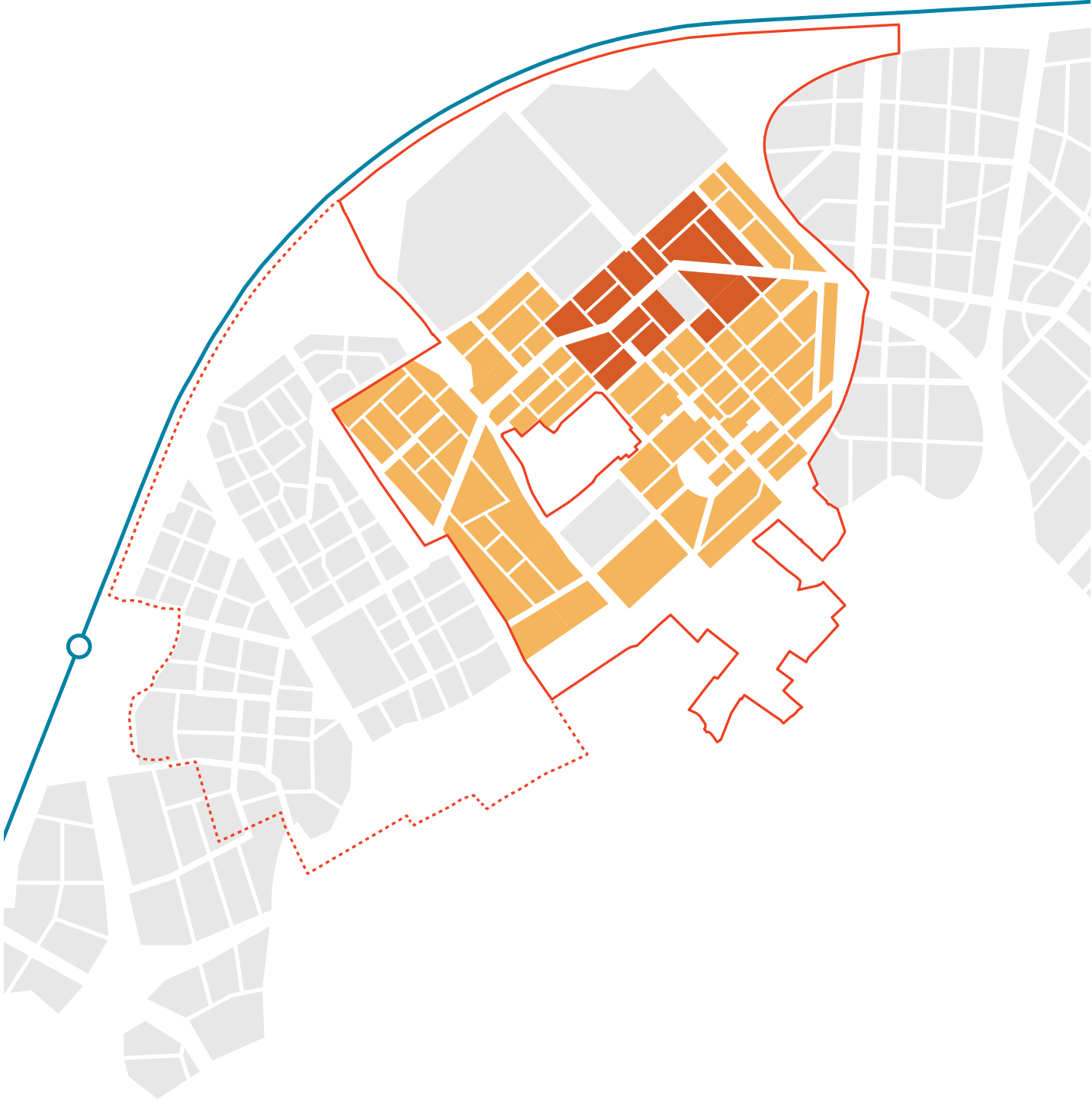




- PRIMARY SCHOOLS
- SECONDARY SCHOOLS
- SPORTS HUB
- TOWN CENTRE
- TOWN SQUARE
- INDICATIVE BUILDING LOCATION
- NEAP
- LEAP
- PARK

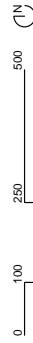
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- RESIDENTIAL AREAS
- TOWN CENTRE AREAS

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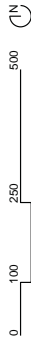


KEY PLAN



- WATER PARK
- GREEN SEPARATION
- SPORTS HUB
- GREENWAYS
- TOWN SQUARE
- PRIMARY SCHOOLS
- SECONDARY SCHOOLS
- NEAP
- LEAP
- PARK

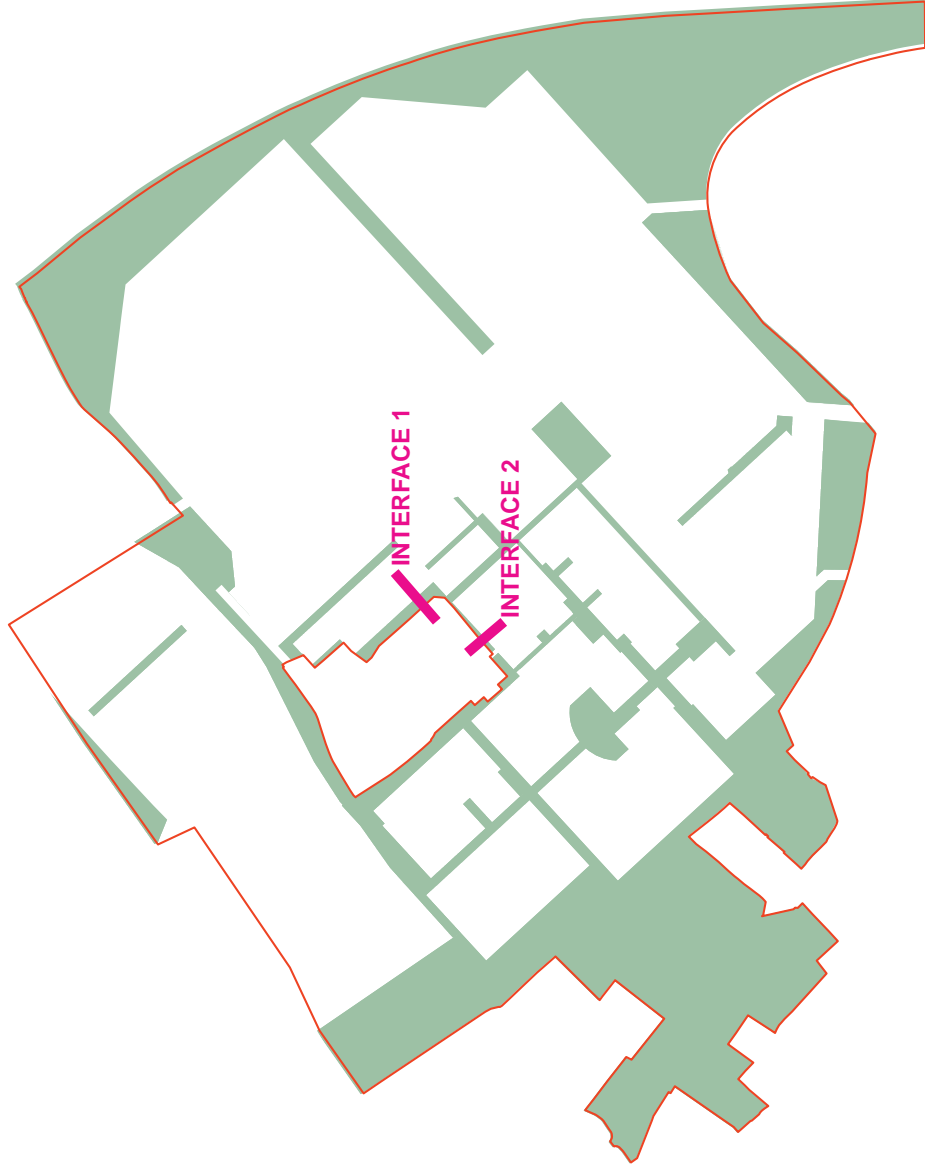
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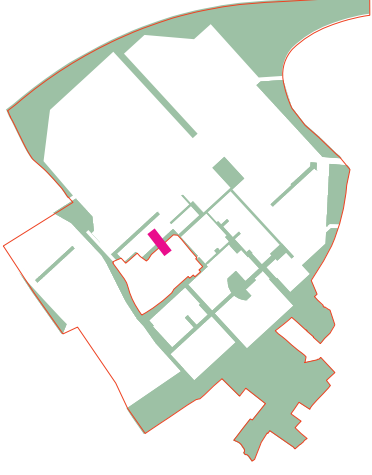
NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

RAMPTON DRIFT LANDSCAPE INTERFACES

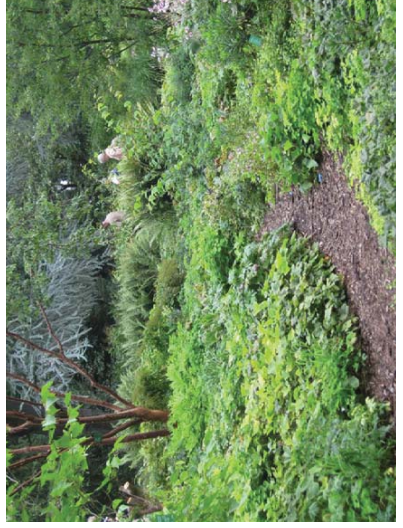
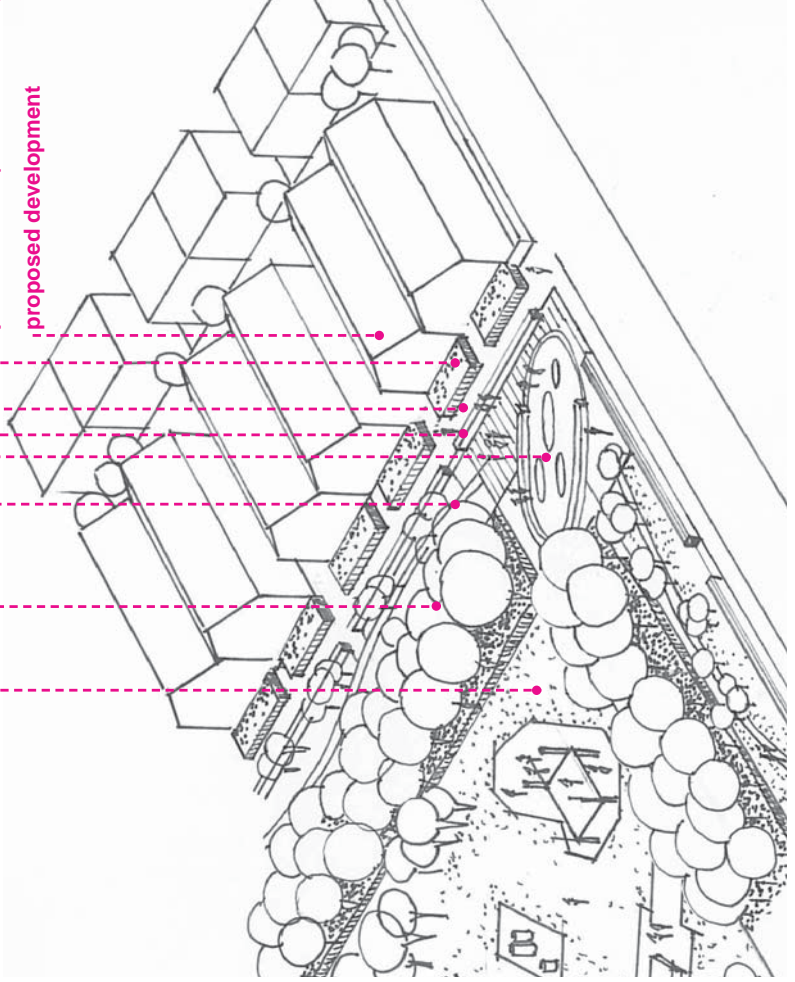


NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

RAMPTON DRIFT LANDSCAPE INTERFACES INTERFACE 1

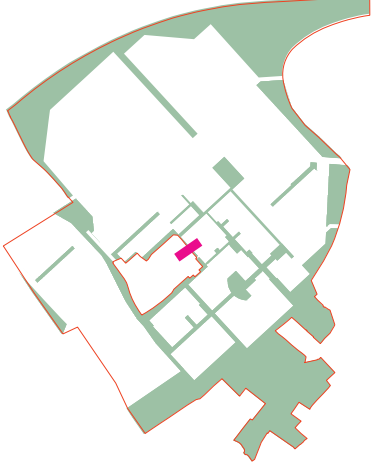


- existing Rampton Drift playground
- tall tree edge (10m wide)
- orchard edge (6m wide)
- new playground
- low hedge (1m wide - 1m high)
- pedestrian path (3m)
- planted buffer (2m wide - 1m high)
- proposed development

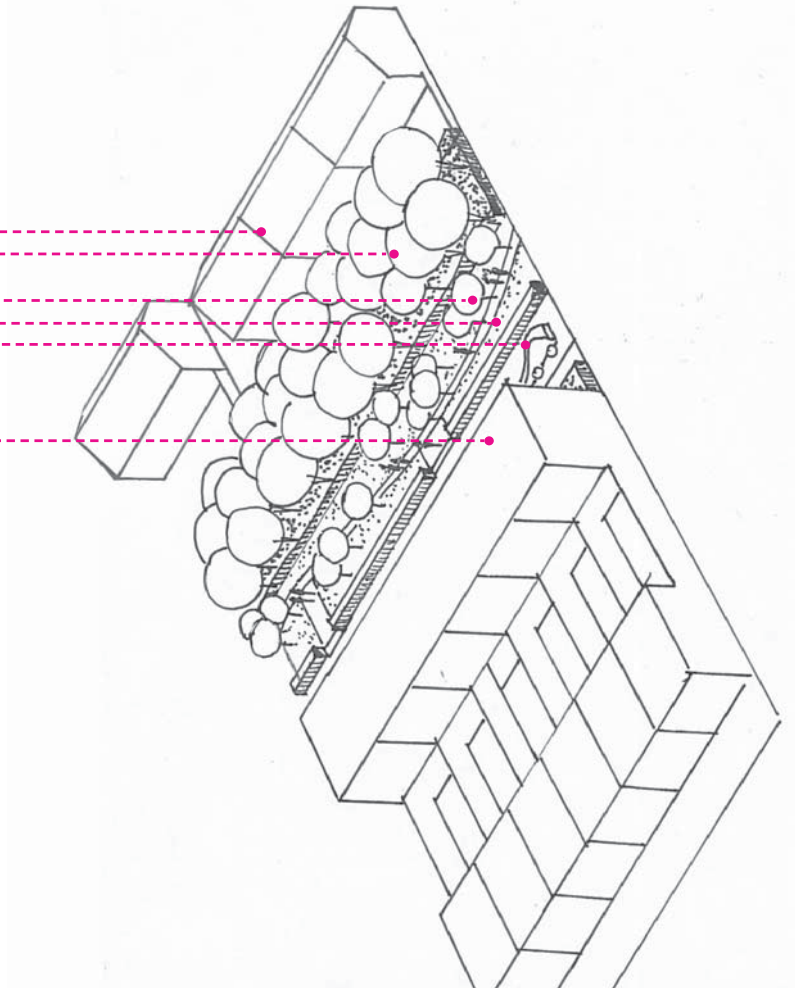


NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

RAMPTON DRIFT LANDSCAPE INTERFACES INTERFACE 2



- proposed development
- vehicular road (3m)
- low hedge
- orchard edge (6m wide)
- tall tree edge (10m wide)
- existing Rampton Drift development



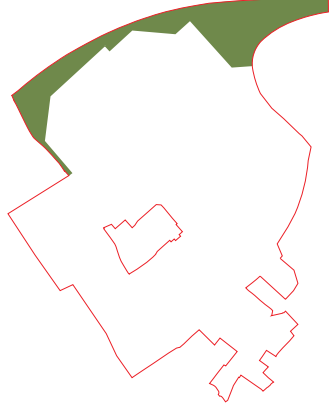
NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

LANDSCAPE TYPOLOGIES



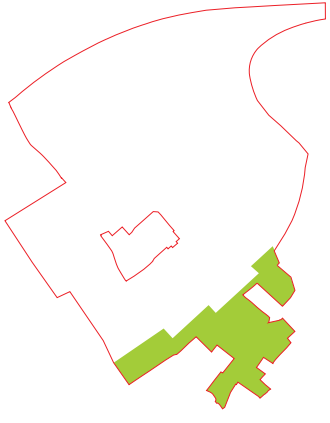
NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

LANDSCAPE TYPOLOGIES WATERPARK



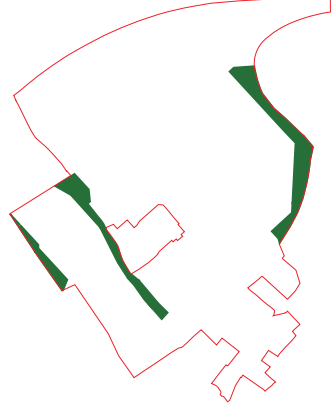
NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

LANDSCAPE TYPOLOGIES GREEN SEPARATION



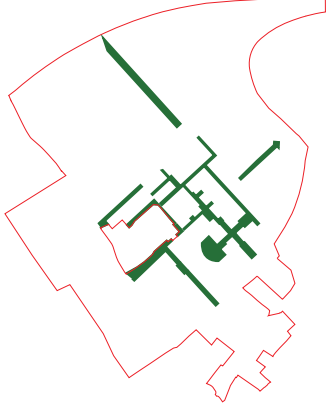
NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

LANDSCAPE TYPOLOGIES INFORMAL GREENWAYS



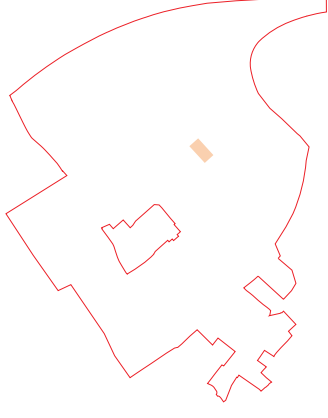
NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

LANDSCAPE TYPOLOGIES FORMAL GREENWAYS



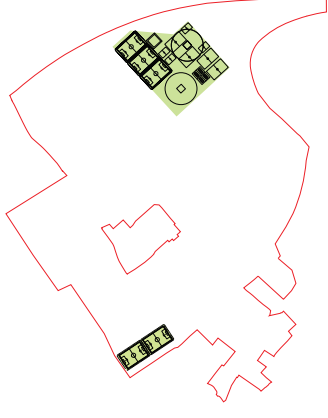
NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

LANDSCAPE TYPOLOGIES TOWN SQUARE



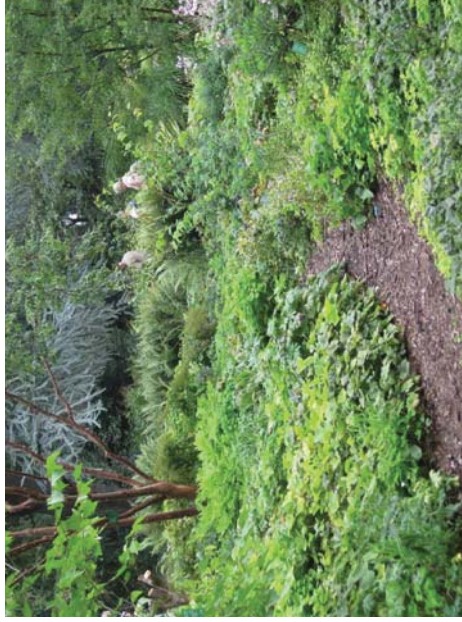
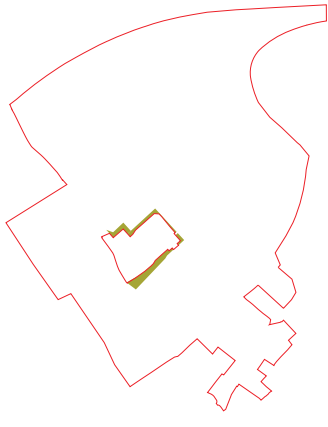
NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

LANDSCAPE TYPOLOGIES SPORTS HUB



NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

LANDSCAPE TYPOLOGIES INTERNAL EDGE LANDSCAPE - RAMPTON DRIFT



NORTHSTOWE PHASE 2: STAGE 1 CONSULTATION (8 FEBRUARY 2014)

LANDSCAPE TYPOLOGIES PLAY SPACES



Opportunities for informal play



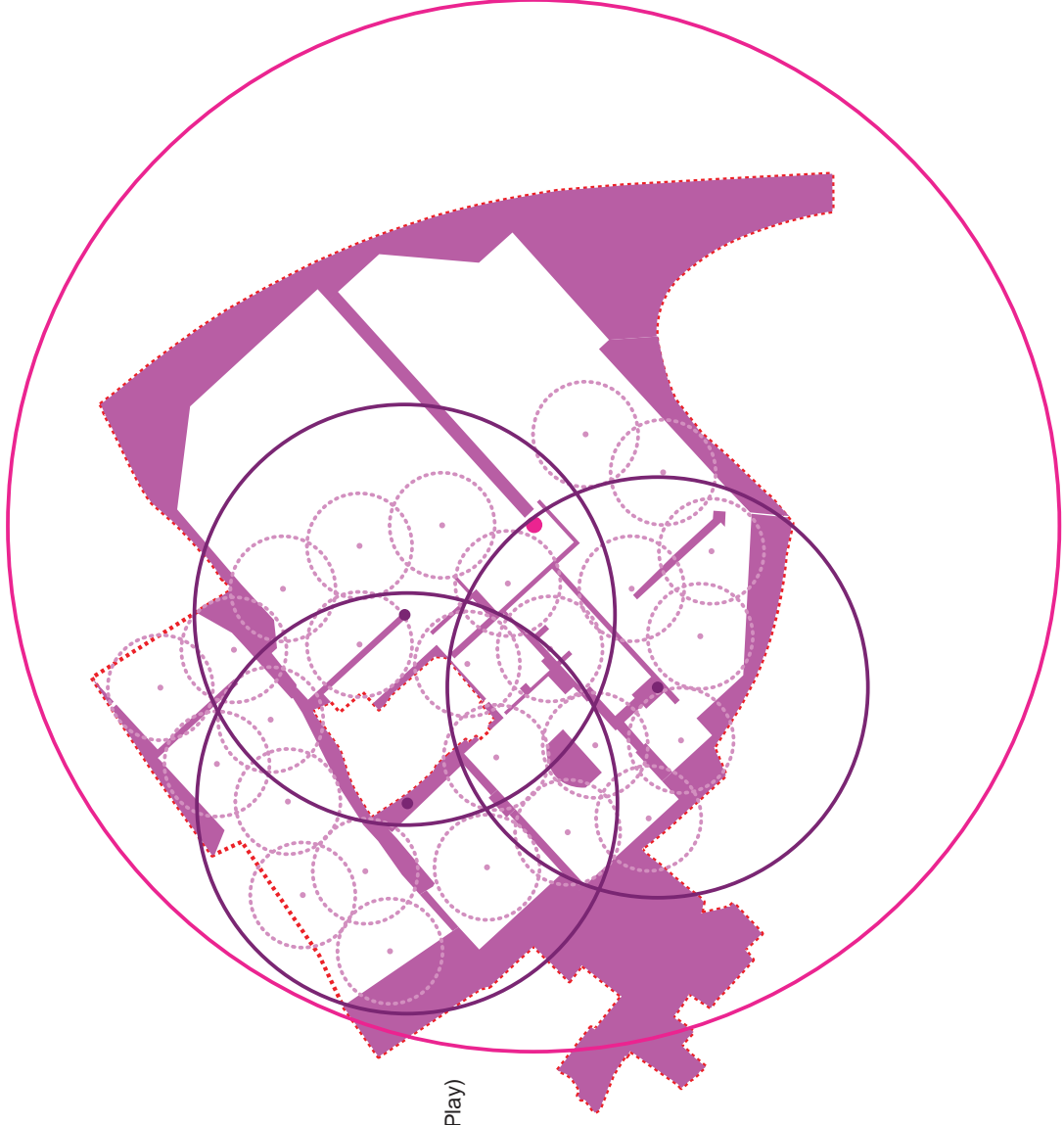
NEAP (Neighborhood Equipped Area for Play)
(within 15 min walking distance - 1000m)



LEAP (Local Equipped Area for Play)
(within 5 min walking distance - 400m)



LAP (Local Area for Play)
(within 1 min walking distance - 100m)





0 50m 125m 250m 500m 1.250m

SCALE 1:5 000 @ A1

NORTHSTOWE
08/02/2014

C3 Workshop Materials 8 April 2014

WHAT YOU SAID – DRAINAGE AND REMEDIATION

'Existing pumping station in Rampton Drift is problematic and overflows'

'Ensure that the Rampton Drift drainage system is upgraded in line with the wider Northstowe works'

'Foul water system overflows on a regular basis'



WHAT YOU SAID – ACCESS

'Happy that Rampton Drift is accessible and within walking distance from the town centre'

'Concern that town centre parking will spill out into Rampton Drift'

'Rampton Drift should be a permeable area'

'Proximity to the town centre has created a number of concerns, including: car parking congestion, safety and security'

'Ensure pedestrian permeability through Rampton Drift'

Enable and encourage residents to walk and cycle through/from Rampton Drift to other parts of the site'

'Parking will need to be controlled'



WHAT YOU SAID – SOCIAL INFRASTRUCTURE AND TOWN CENTRE

'A range of facilities required in the town centre...a music venue, arts centre, cinema, community centre...'

'Suggestions for the sports hub to include a range of other uses...a swimming pool, a gym, a sports hall...'

'Very large retail units to be discouraged from within the town centre'

'Potential for accommodation for the elderly and care providers to be located in or near the town centre'

'Can the secondary school site also include a nursery?'

'Neutral views regarding the location of the primary school'

'The sports hub will draw people into the town centre'

'Happy with the primary school playing fields backing onto Rampton Drift'



WHAT YOU SAID – LANDSCAPE

'Ensure that the established trees around Rampton Drift are kept. They should form part of the landscape buffer...'

'Ensure that all green spaces created within the town are formalised so that they can be maintained'

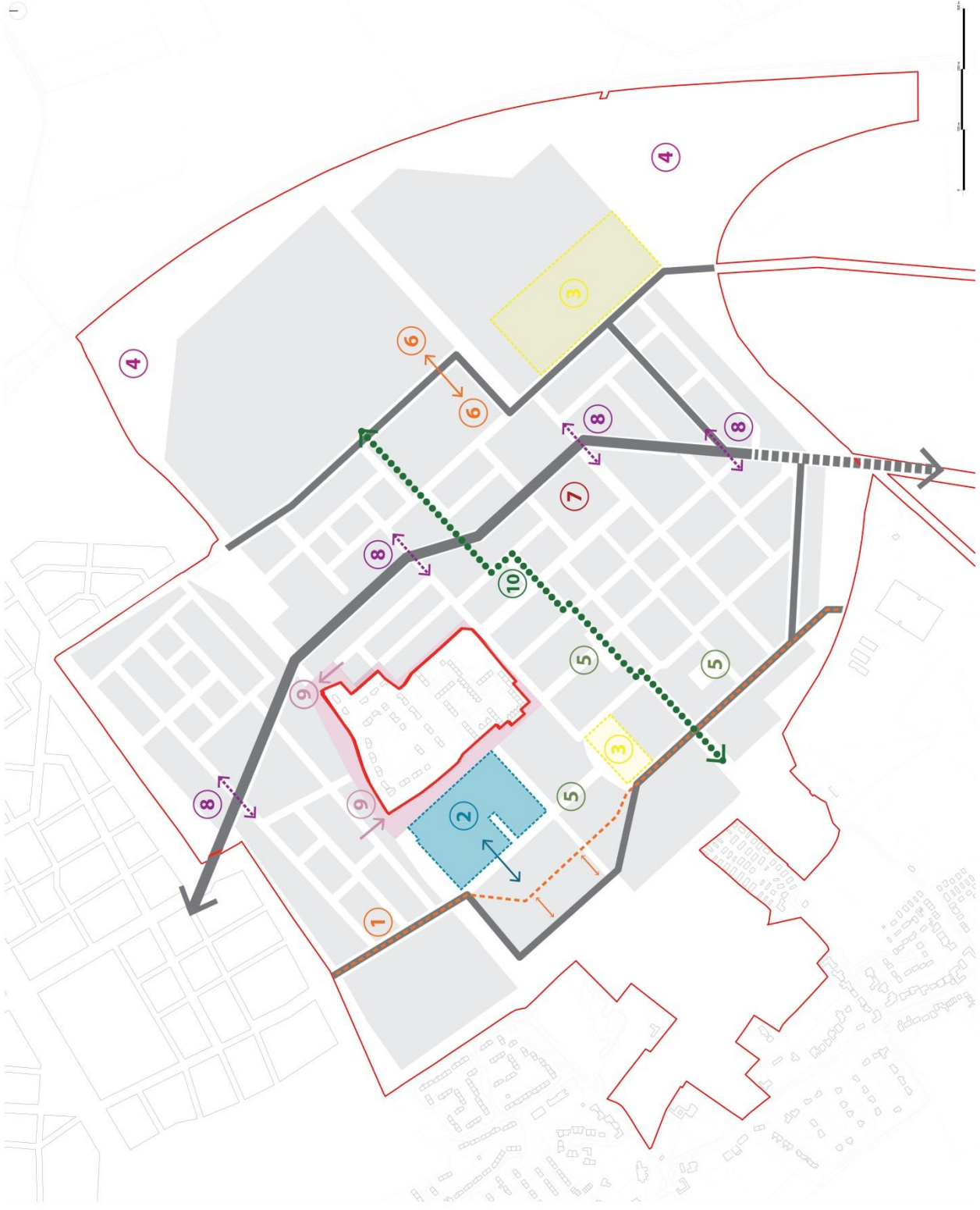
'Retain hedgerows and Poplar trees on site'

'Like the idea of a water park'

'If play area/roads are being opened up to the residents of Northstowe, they would need to be adopted and maintained as part of the wider site'



- LEGEND
- PHASE 2 APPLICATION BOUNDARY
 - 1 PRIMARY ROAD REALIGNMENT
 - 2 PRIMARY SCHOOL RELOCATION
 - 3 NEW RESIDENTIAL
 - 4 WATERPARK
 - 5 MATURE TREES RETENTION
 - 6 PRIMARY - SECONDARY SCHOOL
 - 7 TOWN CENTRE
 - 8 BUSWAY CROSSINGS
 - 9 RAMPTON DRIFT ACCESS
 - 10 GREENWAYS



WHAT HAS CHANGED?

(Since last Rampton Drift consultation held on Saturday 8th February 2014)

1. Primary Road re-alignment	Re-alignment of the western primary road in order to make it more bus friendly and move it away from the edge of the development.
2. Primary School Relocation	Relocation of the primary school to potentially make use of the existing officers mess building and to provide playing fields backing onto Rampton Drift.
3. New residential	Further residential areas to decrease the overall density across the site.
4. Waterpark	On-going work on the proposed drainage ponds (area known as 'Waterpark') to ensure maximised value for combined uses (landscape, ecology and drainage).
5. Mature Trees Retention	Some re-alignment of the grid pattern based on tree surveys ensuring the mature trees are to be retained.
6. Primary – Secondary School	Primary school building located closer to the Secondary School building and Sports Hub to allow the sharing of facilities.
7. Town Centre	Analysis has been done for buildings plots within the town centre to ensure car parking included and the proposals will be developed further in the Transport Strategy which will form part of application.
8. Busway Crossings	Increase in the number of transport crossings across the busway to allow for increased movement and permeability around the site.
9. Rampton Drift Access	Access proposed at the north east and north west corner ensuring the use of existing access arrangements.
10. Greenways	Additional greenway proposed to ensure easier connection across the site and increase ecological benefits on site.

C4 Analysis of Response

Housing

There was general agreement that residential building heights should not be too high, especially those located on the edge of Rampton Drift. Residents would like to see a variety of architectural styles within the new town. Some commented that the rural feel of the area should be maintained. Some residents suggested the potential for elderly/care provider accommodation to be located in or near to the town centre, so as to enable independent living.

Some concern raised that the existing houses within Rampton Drift will look dated against new housing and infrastructure. Further information required on how they could be integrated into the wider development.

Education

There were neutral views on the desire for the existing Officer Mess building to be retained and utilised. Some residents noted they would prefer a primary school adjacent to Rampton Drift rather than housing however thought would need to be given to the site access so as to minimise the impact of traffic on the residents of Rampton Drift. Some residents noted they would like to see a multi-functional primary school (with some suggesting the incorporation of leisure facilities). All residents would like to see the secondary school open to everyone in the surrounding area.

Social infrastructure and town centre

There was uniform agreement that the function of town centre should provide for a flexible mix of uses not just retail, including music and arts venues, restaurants and a public house. There was also general agreement that a large supermarket should not dominate the town centre. Some noted a usable public square, a destination and place to visit as opposed to a through route.

Many residents would like to see a multi-functional community centre located in the town centre and developed at the early stages of development. Suggestions made that this could be located adjacent to the town square. Residents noted that Rampton Road should not close until community uses are developed in the town centre.

Open space and recreation

The majority of residents would not like to see Rampton Drift as a gated community. It should be integrated into the wider town and include permeable walking and cycling routes out of and into Rampton Drift. Many residents were happy with the proposed landscape buffer around Rampton Drift and some asked for this landscaping to be in place early to mitigate against construction.

Many commented that the existing hedgerows and Poplar trees situated on the Northstowe site should be retained.

Generally, residents commented that the sports hub should be a multi-functional community facility and could include a number of uses, such as a swimming pool, gymnasium, sports hall and skate park. General agreement that the proposed waterpark could become an all year round destination.

Travel

The majority of residents are happy that Rampton Drift is accessible and within walking distance of the town centre. Comments raised that Rampton Drift should enable residents to walk and cycle through and from Rampton Drift to other parts of the site. However, concern that the town centre parking will spill out into Rampton Drift. Residents would like to see adequate parking provided for in the town centre and the creation of a controlled residents parking zone within Rampton Drift.

Mixed feelings in relation to the closure of Rampton Road. Some residents would like it to remain open to vehicular access; other residents would only like it to remain open as a pedestrian route, cycleway and bridleway.

Drainage

Existing pumping station in Rampton Drift (foul water system) is problematic and overflows on a regular basis. Ensure that the Rampton Drift drainage system is upgraded in line with the wider Northstowe works.

Other

All residents stated they would like to see the wider adoption and management of the roads, green spaces and play area located within Rampton Drift Road.

