

1. Introduction

This chapter outlines:

- The scope and purpose of the design and access statement
- The background to Northstowe and the planning context
- Public consultation with existing communities and the planning authority





Purpose and scope of document

This Design and Access Statement has been prepared in accordance with government guidance and the CABE document *“Design and access statements – How to write, read and use them”*. It also takes into account the Joint Urban Design Teams *“Design and Access Statements Briefing Note”* (April 2010) and South Cambridgeshire District Council’s (SCDCs) *“District Design Guide”* (March 2010), *“Landscape in New Developments”* supplementary planning document (March 2010) and other relevant guidance.

The aim of the Design and Access Statement is to explain and illustrate the essential place-making principles that will deliver a well-connected, lively, distinctive and attractive environment for the new community living at Northstowe. This document:

- Sets out the vision for the Phase 1 development at Northstowe
- Provides a comprehensive analysis of the site and its context
- Explains how the development will capture the essential characteristic of Cambridgeshire settlements
- Demonstrates how the proposals have evolved to reflect the views expressed during extensive consultation
- Describes and illustrates the master plan, landscape strategy and access proposals
- Explains the proposed phasing and delivery strategy

Northstowe new town was identified for the development of 8,000 – 10,000 dwellings in the adopted Cambridge and Peterborough Structure Plan (October 2007) and the East of England Plan (May 2008). It is also allocated within the South Cambridgeshire Core Strategy and the Northstowe Area Action Plan (NAAP) adopted by SCDC in July 2007. The NAAP provides the primary policy framework for the development of the town and comprises a number of individual policies to guide development. Conformity with the NAAP policies has been reviewed in full within the planning support statement.

Phase 1 and its context to Northstowe

A Development Framework Document (DFD), including a Framework Master Plan (FMP) has been prepared which provides place making principles and guidance for individual phases of development. The DFD defines the rationale and structure for Northstowe’s planning and delivery as a comprehensive development enabling Phase 1 to come forward as part of an integrated whole.

The spatial planning and urban design principles of the FMP are founded on the vision, development principles and policies of the Northstowe Area Action Plan (NAAP, July 2007). Given the passage of time since the NAAP was adopted, the DFD takes into account more recent and emerging changes in national and local planning policy and the impact of current and likely future economic events to ensure that the master plan is future proofed and remains relevant.

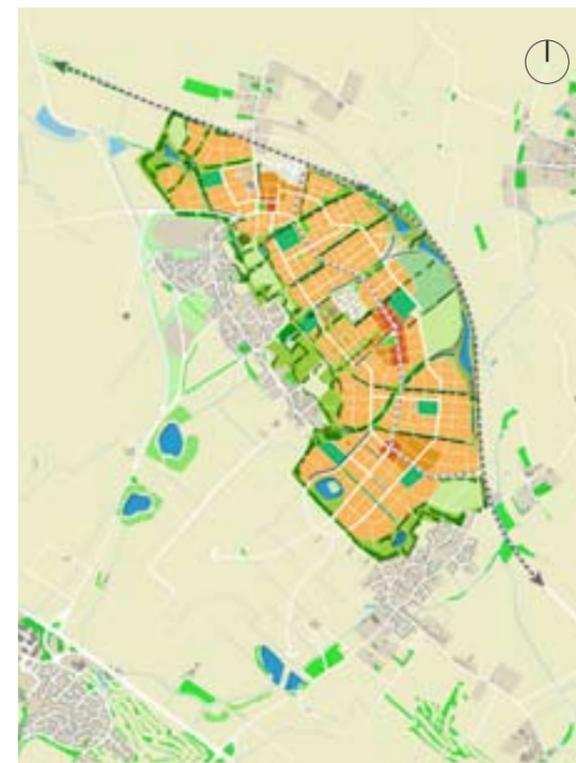


Figure 1.1: Framework master plan

The Phase 1 master plan and the FMP for the whole of Northstowe as contained in the Development Framework Document have been developed simultaneously, thereby ensuring that through a phased approach comprehensive development will deliver a fully functioning and integrated new town. Chapter 3 explains how the Phase 1 master plan integrates with the structuring principles defined within the FMP for Northstowe.

Consultation

Far-reaching and comprehensive consultation has been undertaken prior to the submission of this application. This is described in full within the Statement of Consultation.

Northstowe’s proximity to the adjoining settlements of Longstanton and Oakington has informed the design approach, and the master plan has evolved to take account of the views of these existing nearby communities, together with those of local planning and highway officers and members of the Parish Forum. While the Phase 1 master plan maintains the separate identity of Longstanton, wherever possible the proposals aim to maximise the opportunity for community integration which in turn will allow existing residents to benefit from the new facilities to be provided as part of this first phase. An example of this is the ongoing liaison with Longstanton Parish Council to ensure facilities at the sports hub complement provision currently available in the village.