



JANUARY 2008

Northstowe UPDATE

Northstowe plans put forward



Artist's impression of Northstowe residential area

Outline planning applications for the new town of Northstowe have now been submitted to the local authority by joint promoters English Partnerships and Gallagher.

The plans for approximately 9,500 new homes — with a town centre, employment areas and schools creating a community of up to 24,000 people — were submitted to South Cambridgeshire District Council on 19th December 2007.

Twelve weeks have been set aside for public consultation on the plans starting on 7th January 2008 through to the end of March. On the back page there are details on how to view and comment on the proposals.

The planning applications are the culmination of over two years' design work. Sustainability is a fundamental feature of the new town, which will incorporate a range of measures to deliver increasing levels of energy, water and waste efficiency throughout the life of the development.

Feedback from the public exhibitions held in the villages around Northstowe in June last year and from the ongoing discussions with the local authorities has informed the proposals. Inside this newsletter is more detail on the proposed features of Northstowe together with an illustrative masterplan of the site, showing how the new town sits adjacent to the villages of Longstanton and Oakington and alongside the Cambridgeshire Guided Busway (CGB) route.

English Partnerships and Gallagher are grateful for the contributions of the many hundreds of individuals and scores of organisations in the adjoining local communities who have helped us to deliver a vision for Northstowe that has been built on consultation and the best principles of design, viability and sustainability.

Over the next nine to twelve months a Joint Development Control Committee of councillors from the South Cambridgeshire District Council and Cambridgeshire County Council will scrutinise the Northstowe planning applications against central government guidance, the local planning policies in the adopted South Cambridgeshire Development Plan Documents and the public consultation feedback.

The target date for an outline planning permission is the end of 2008. Work could start within a few months of this and construction of the first homes could commence in the summer of 2009.

Have your say

Now that the planning applications have been registered, South Cambridgeshire District Council will be seeking your views as part of their assessment and consideration of our planning applications.

Turn to the back page to find out where you can inspect the planning applications and how you can forward your comments to the District Council.

Northstowe - the proposed

Northstowe will be a sustainable and exemplar new town for the 21st century drawing upon the traditions of fen-edge market towns.

It will be a town defined by its relationship between an urban and rural setting. By respecting its location and environment, Northstowe will integrate with its surroundings and engender a sustainable future for both.

This relationship will be achieved by the creation of a landscape of green corridors, parks and flood containment areas within the new town.

Accessibility to nature and open spaces, whether for sport, recreation, education or for travelling across the town has been a fundamental principle in the development of the proposals.

In keeping with the Fenland region's neighbouring historic market towns, Northstowe's presence will be contained. Its edges will be clearly defined thereby maintaining not just the openness of the separation with the existing communities, but also the creation of a distinct outer boundary to the town.



Environmental protection and enhancement

The diversity and distinctiveness of the existing landscape around Northstowe will be maintained and strategies have been developed to include new features that further enhance the quality of this space. Similarly the design of the new development will create the necessary conditions to encourage local flora and fauna and preserve air quality.

Northstowe will have a quality townscape that complements the character of the local built environment whilst adopting best practice in modern and sustainable building techniques.

Social benefit

At Northstowe, everyone will have access to decent, appropriate, sustainable and affordable housing. Minimising and reducing the fear of crime are of major importance. We are also aiming to maintain and enhance health and wellbeing by providing a range of high quality services and facilities that the whole community can access.

Economic vitality

Northstowe will create diverse employment opportunities that will ensure people can gain access to satisfying work. This will be a place with an economy that is efficient, competitive, and adaptable. The timely delivery of infrastructure will support the development of Northstowe and its varied employment opportunities.

A lively and sustainable town centre will be created, offering a wide range of shops, jobs, services and facilities for both residents and visitors.

Water and flood management

The water and flood management systems for Northstowe are an important part of the overall design. Measures will be put in place to lessen the risk of flooding, to limit water consumption levels and to reduce Northstowe's vulnerability to the effects of climate change.

High standards of public realm

Northstowe's development will create a mix of streets, parks and squares where people can live, work and spend leisure time. The priority will be to create well-designed and well-managed public spaces that are maintained into the future.

Materials and waste management

The strategy for Northstowe believes that there is a good opportunity to create an exemplary approach to waste minimisation and recycling, including a household waste recycling centre. From encouraging the sustainable use of materials during the construction of the settlement to looking at the potential for using innovative collection and processing methods for waste, Northstowe could become a commendable development for waste management. This will depend on the outcome of future discussions with the local authorities and further feasibility studies.

development

Accessibility, mobility and transport

The vision for Northstowe is a development that is highly accessible by sustainable modes of transport, not only within the town but also to surrounding areas. Instrumental in creating the right conditions will be a design approach that allows people to easily walk and cycle within Northstowe and take advantage of the CGB and other local bus services. There will be a network of attractive, safe and effective walking and cycling routes running through the proposed development and beyond.

In terms of the highway infrastructure, the design of the roads and streets will avoid congestion and disperse traffic through the town.

Education and culture

Northstowe will offer a range of educational facilities that meet residents' differing needs and aspirations. As well as providing first rate primary and secondary education schools, there will be good access to opportunities for lifelong learning.

The new town will also strive to carve out its own niche and develop a cultural distinctiveness that sets it apart from other places. The joint promoters want to create a unique spirit for Northstowe through not just the built environment but also through cultural and community provision.

Sustainability and climate change

The town is characterised by its balance between the built and the ecological environment and to maintain, assess and enhance this balance, there will be a set of sustainability measures. Northstowe will contribute to the mitigation of climate change by using energy more efficiently and generating energy from renewable sources. Both of these measures will combine to reduce the volume of the town's CO₂ emissions.



Energy efficiency and renewable energy

All non-residential buildings will use 10% less energy than the statutory requirement and public buildings will attain BREEAM ratings of *Very Good* or better.

In the initial phases of the development, market housing will reach *Level 3* of the *Code for Sustainable Homes* and affordable housing will achieve *Level 4*. It is anticipated that further phases will exceed these Levels in line with Government requirements. These homes will make substantial energy savings using a combination of energy efficiency measures and renewable energy with a 25% improvement on statutory requirements for market housing and 44% improvement for affordable housing.

Northstowe's renewable energy provision will exceed the 10% policy requirement and in the early phases achieve around 17% of the town's energy demand. This will be provided through measures such as solar water heating for houses, ground source heat pumps for some commercial buildings and biomass boilers for schools, community facilities, public buildings and apartments.

The proposed energy strategy will reduce CO₂ emissions by two-thirds more than the reductions required by policy targets would achieve.

It is expected that later phases could well exceed 20% renewable energy provision and even be as high as 50%. These targets could potentially be achieved through district heating networks with energy centres powered by biomass and large-scale wind turbines; however, these will be subject to technical and financial studies.

To inspect the planning applications

There are four planning applications: one outline application for the new town and three full applications for highway links to Northstowe and for highway improvements to the A14 corridor.

The Northstowe planning applications comprise 28 documents and dozens of plans, some of which are available for download from our website – www.northstowe.uk.com. We have also produced a limited number of CD ROMs of the planning application, which you can request using the English Partnerships/ Gallagher contact details at the bottom of this page.

Copies of the planning applications on CD ROM with some printed documents have been forwarded to the Parish Councils of Longstanton, Oakington and Westwick, Bar Hill, Cottenham, Dry Drayton, Girton, Histon, Impington, Lolworth, Over, Rampton, Swavesey and Willingham. Access to these should be by appointment with the Parish Clerk or Chairman of your Parish Council.

Alternatively you can view the planning applications on-line at www.scambs.gov.uk or by visiting South Cambridgeshire District Council's offices:

**South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge CB23 6EA**

(Application viewing times 10.00am – 4.30pm
Monday to Friday.)

A copy of the planning applications can also be viewed at Cambridgeshire County Council, Huntingdon District Council and the following local libraries. Please telephone **0845 045 5225** for details of the individual libraries, or visit www.cambridgeshire.gov.uk/leisure/libraries

Bar Hill Library

Gladeside, Bar Hill, Cambridge CB23 8DY

Cottenham Library

Margett Street, Cottenham, Cambridge CB24 8QY

Histon Library

School Hill, Histon, Cambridge CB24 9JE

Swavesey Public Library

Swavesey Village College, Swavesey, Cambridge
CB24 5RS

Willingham Library

Church Street, Willingham, Cambridge CB24 5HS

St Ives Library

4 Library Row, Station Road, St. Ives, PE27 5BW

To comment on the planning applications

Now that the planning applications have been submitted, South Cambridgeshire District Council is responsible for public consultation. If you wish to make comments, having reviewed the documentation, you should submit them to the Council.

There will be an extended 12 week public consultation period starting 7th January 2008. Please check SCDC's website for the planning application references. Comments can be made on line at www.scambs.gov.uk or in writing by letter to:

**Joint Planning Director - Growth Areas
Planning and Sustainable Communities
South Cambridgeshire District Council,
South Cambridgeshire Hall, Cambourne,
Cambridge CB23 6EA.**

If you need to see a planning officer, it is best to make an appointment by calling **08450 450 500**.

What happens next?

South Cambridgeshire District Council's adopted Northstowe Area Action Plan (AAP) provides the local planning policy principles for the new town. The Northstowe planning application will be determined by SCDC and Cambridgeshire County Council Councillors sitting on the Northstowe Joint Development Control Committee. For further information on the Committee, visit the District Council's or County Council's websites.



If you have any questions or need further details

If you would like to raise any questions about the planning application, would like to request a copy of the planning applications on CD ROM, or if you need us to clarify something for you, we will be pleased to assist. Please contact via our website:

www.northstowe.uk.com or leave a message on the telephone information line: **0800 652 0163** (messages are returned during normal working hours).

The Northstowe Masterplan

This annotated masterplan is for illustrative purposes only and has been placed within an aerial photograph of the area around Northstowe showing the villages of Longstanton and Oakington and the road linkages proposed with the new layout of the A14 corridor.

Northstowe the development highlights

Approximate Areas

Core area	427 hectares
Total development area including roads	279 hectares
Residential area	189 hectares
Employment land	14 hectares
Town and local centres	23 hectares
Schools	22 hectares
Total open space (over one third of the total area)	148 hectares
Outdoor sports areas	35 hectares
Children's play areas	22 hectares

Quantities

Homes	approximately 9,500
Residents	approximately 24,000
Job opportunities	approximately 9,000
Primary schools	6
Secondary schools	1
Post-16 learning facility	1
Waste recycling centre	1
Burial ground	1
Dedicated Busway stops	5
Years of development	16+

The Joint Promoters

English Partnerships and Gallagher have been working together as joint promoters of Northstowe since the beginning of 2006.

English Partnerships acquired the Oakington Barracks site land from the Defence Estates in early 2006.

As the national regeneration agency, English Partnerships is helping the Government to support high quality sustainable growth in England and assisting the creation of communities where people can afford to live and want to live.

Gallagher has been planning Northstowe since the late 1990's, long before the new town had a name.

The company is an experienced master developer of towns and communities with major developments across the UK. Further information on the joint promoters is available from www.englishpartnerships.co.uk and www.gallagherestates.co.uk

BELOW: Artist's impression of a Northstowe Local Centre

BELOW RIGHT: Artist's impression, looking from North East over Sports Hub and Town Park towards Northstowe Town Centre

