Northstowe
Development Framework Document Addendum
Phasing and delivery strategy

October 2012
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This addendum to the Northstowe Development Framework Document was prepared by South Cambridgeshire District Council and the Joint Promoters in response to comments raised by the Northstowe Joint Development Control Committee (NJDCC) at its meeting on 20 July 2012. It was subsequently endorsed by the NJDCC on 4 October 2012.

October 2012
Indicative phasing and delivery

The Northstowe Joint Development Control Committee (NJDCC) at its meeting on 20 July 2012, resolved that a phasing strategy is required for Northstowe to include construction methodology and delivery timetable for the secondary school, town centre, employment areas access roads, the Busway connection to the CGB, archaeology, species relocation and temporary access arrangements including mitigation against any adverse effects on amenity. This was to be prepared as a future addendum to the Development Framework Document (DFD).

The Joint Promoters are committed to the phased delivery of Northstowe to achieve a site-wide comprehensive scheme of development for the new community over the likely build-out period of 25+ years. This will be guided by the principles which are set out in the Development Framework Document (DFD) and the Framework Master Plan (FMP).

In addition to the principles referred to above, there are likely to be a number of common features in all the future phases including:

- A detailed environmental assessment of each Phase which also takes into account cumulative impacts.
- Archaeological survey work completed before development is commenced in any phase.
- Ordnance survey/essential clearance work on each phase before homes are occupied in the preceding phase.
- Phases to form neighbourhoods with a range of essential services e.g. primary schooling.
- Development of phases to overlap to ensure a continuous evolution and growth of the new town.
- Strategic drainage/earthworks being formed early on in Phases.

A phasing strategy for the whole of Northstowe can be prepared at a broad level only at this stage as it cannot be prepared in detail in advance of the preparation of outline planning applications for each phase of development. More detailed phasing will be set out in Design and Access Statements that will accompany outline planning applications.

The phasing proposals for Northstowe are based on a logical and orderly sequence on land owned and/or controlled by the Joint Promoters. The attached plans show indicatively how Northstowe could be phased and built out but this may change after the completion of design and technical work.

The first phase of development will commence at the northern end of the site in the most sustainable location where there is convenient access to high quality public transport at the Longstanton CGB stop and vehicular access to the A14 at the Bar Hill junction via the B1050 and Longstanton by-pass. Phase 1 development in this location has the ability to avoid any traffic being generated along Rampton Road through Longstanton village and the All Saints Conservation Area. In addition the flooding mitigation provided by the surface water drainage ponds adjacent to Hattons Road as part of the Phase 1 development will be of significant advantage to Longstanton.

Phase 1 will provide local retail, employment, community, sports and recreational facilities and will include:

- A primary school and local centre
- Up to 1,500 homes
- A sports hub and community facilities
- A household recycling centre
- A range of employment uses
- Significant water features (for drainage, ecology and informal recreation).
- Substantial green space for recreation and habitat creation.

Further detailed consideration will be given by the Joint Promoters, in consultation with the local authorities, to the delivery of future phases of development to follow Phase 1. The opening up of the Phase 1 site from the north with the provision of strategic infrastructure including roads, drainage and utilities supports the principle of a north-south approach to phasing which is commensurate with achieving a viable and deliverable scheme of development. The Phase 1 road network will provide access to the secondary school site (see Phase 2A plan within the appendix), which is capable of being brought forward in advance of Phase 2.

In these circumstances, the obvious and logical location for a second phase of development is principally to the south of Rampton Road on land owned by the Homes and Communities Agency (HCA) providing for connections to the roads, drainage and other infrastructure which is to be to be constructed within Phase 1. This will be to the advantage of bringing into use the retained heritage buildings (see Phase 2B plan within the appendix) and their existing setting of trees and green infrastructure on the former Caxtong Barracks site and including part of the former Airfield in this next phase of development.

The Joint Promoters will prepare a Phase 2 Strategy in consultation with the local authorities and follow this with the preparation and submission in autumn 2013 of a Phase 2 outline planning application. A decision on the size, scale and extent of Phase 2 and future phases and the land uses to be included in each phase, will be determined following an iterative assessment process involving more detailed technical work and a range of factors including social, environmental and economic considerations. On this basis housing completions in Phase 2 could be in the 4th year of house building at Northstowe subject to the transport assessment work set out under “Construction methodology and delivery timetable” on the next page.

The residents of Phase 2 will have access to the services and facilities established as part of Phase 1 and the second phase of development will open up access to the town centre and an additional employment area. The Joint Promoters intend that Phase 2 may commence before Phase 1 is fully completed in a staggered approach to the development of these two phases and this will provide a second access to Northstowe (see Phase 2B plan within the appendix).

Of particular importance for the size and timing of future phases will be the outcome of detailed transport assessments and transport modelling to assess the traffic to be generated from each phase of development and the likely impact on the traffic flows on the A14 and the county road network in the vicinity of Northstowe to decide what further improvements are required.

Evidence of further progress with the Government’s proposals and intentions for the timing of major investment along the A14 corridor will be taken into consideration at the stage of each phase of development to be promoted at Northstowe.
A detailed ‘Construction Management Strategy’ has been submitted in support of the Phase 1 outline application providing illustrative construction stages of development. A similar document will be submitted at the outline planning application stage for each future phase of development.

However, the NJDCC has asked for a greater level of certainty and commitment in respect of the provision and timing of delivery of certain key components of strategic infrastructure and facilities. A greater level of certainty can be offered by the Joint Promoters, albeit with appropriate caveats commensurate with being able to achieve a viable and deliverable scheme of development.

The 4FE Secondary School site will be brought forward in advance of the commencement of the development of Phase 2 and during the build-out of Phase 1, in accordance with a timetable to be agreed between the Joint Promoters and the local authorities and will be determined principally by the rate of housing occupations at Northstowe and the lead in time for the construction of the school. On the grant of outline planning permission for Phase 1, the Joint Promoters will work jointly with the County Council and Cambridge Meridian Academies Trust to develop a strategy for the submission of a separate outline planning application for the secondary school and the secondary school site will be transferred to the County Council under the terms of a Land Transfer Agreement.

The town centre site and adjacent employment area will be brought forward either as part of the Phase 2, or in parallel with Phase 2 and subject to a separate outline planning application. This will secure an early start to the town centre within the first 5 to 10 year period of a build out period of 25+ year’s development at Northstowe and is consistent with the NAAP Objective D1/i to help create an identity for Northstowe at the earliest opportunity.

A detailed environmental assessment will be undertaken to support the outline planning applications submitted for each phase of development. The Phase 2 assessment will take into consideration the impacts and mitigation associated with Phase 1 and the qualitative cumulative impacts of later phases of Northstowe. The principle of benchmarking the impacts of earlier phases and taking these fully into consideration will be adopted for the preparation of environmental impact assessments for each future phase of development.

A thorough geotechnical survey for Northstowe clearly has shown where there is something of potential archaeological value and large areas with no archaeological evidence.

Extensive archaeological survey work has been undertaken to date but further detailed archaeological survey work will be carried out and completed for each phase of development and a scheme of works agreed with the County Archaeologist before the commencement of development on any phase. These requirements will be included within planning conditions to be imposed on the outline permission phase by phase.
Ecology and mitigation

Detailed ecological survey work of the former Barracks area has already been undertaken. Further survey work of the balance of HCA’s land and all the rest of the land that may be required for Phase 2 including to provide the off-site road connection(s) to the A14 and other infrastructure were undertaken during 2012.

Proposals for ecological mitigation and any requirement for species relocation can only emerge following the Environmental Impact Assessment processes associated with the Phases of development and analysis of the proposals contained in the relevant Phase application.

Temporary access arrangements

All arrangements for temporary accesses to the individual phases of Northstowe during the period of development, will be discussed and agreed with the County and District Councils and with the local Parish Councils likely to be affected, before any temporary accesses are brought into use.

Ordnance survey and clearance

The previous ordnance work for Northstowe has been carried out by BACTEC the UK’s leading private UXO specialist survey and clearance consultants / contractors and staffed almost exclusively with ex-military personnel. They have carried out all of the survey and clearance work (except for the live WWII bombs, which by law can only be cleared by RAF Bomb Disposal (EOD) Team based at Wittering) at Northstowe.

UXO survey work has been extensive in terms of analysis of Oxford Archaeotechnic’s geophysical survey work and subsequent further geophysical survey work by BACTEC using far more sophisticated geophysical equipment.

The BACTEC programme of further UXO survey work will continue with the site of Phase 2 being surveyed and any appropriate clearance work of large scale ordnance being undertaken prior to the occupation of any dwellings on Phase 1. Similarly, the sites of future phases of development will be surveyed and cleared of large scale ordnance before any dwellings are occupied in the preceding phase.

The proposals for further clearance work will be the subject of a full liaison with the County’s Emergency Team, SCDC, the Police and Emergency Services to set up a planned evacuation (or evacuations) should one or more live bombs be found during the course of the survey.
Appendices
Indicative phasing diagrams
Phase 1

Phase 1 (1500 units)
- Primary school
- Longstanton drainage mitigation
- CGB route to phase boundary
- B1050 access
- Sports hub
Phase 2A

- Residential
- Town centre/Employment
- Education
- Open space
- Strategic drainage
- Primary infrastructure/Roads
- Previous phase

**Phase 2A (additional residential units)**
- Secondary school
- Primary school
Phase 2B

- Residential
- Town centre/Employment
- Education
- Open space
- Strategic drainage
- Primary infrastructure/Roads
- Airfield perimeter track utilised as interim measure for busway
- Previous phases

**Phase 2B** (additional residential units)
- Link to Dry Drayton
- Sports hub
- Primary school

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Cambridgeshire Guided Busway (CGB)

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Longstanton

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Oakington
Phase 2C

- Residential
- Town centre/Employment
- Town park
- Strategic drainage
- Primary infrastructure/Roads
- Previous phases

Phase 2C (additional residential units)
- CGB connection through site
Phase 3A / 3B

- Employment
- Sports hub
- Primary schools
- Link to A14 via Hatton’s Road
- Two separate housing markets
Phase 4

- Residential
- Local centre/Employment
- Education
- Open space
- Strategic drainage
- Primary infrastructure/Roads
- Previous phases

Phase 4 (additional residential units)

- Primary schools
- Employment
- Sports hub