

**Application by Highways England for an Order Granting
Development Consent for the A14 Cambridge to Huntingdon
Improvement Scheme**

PUBLIC EXAMINATION
(May – November 2015)

Planning Act 2008 (as amended)
Infrastructure Planning (Examination Procedure) Rules 2010
(as amended)

Written Representations on behalf of Gallagher
Longstanton Ltd.
Joint Promoter of the Proposed New Town at Northstowe
(Ref No: 10030819)

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1.0 NORTHSTOWE JOINT PROMOTER

- 1.01 Gallagher Longstanton Ltd is a separate company but related to JJ Gallagher Limited (Gallagher) which is privately owned and based in Warwick specialising in the identification, promotion and subsequent implementation of high quality major residential and mixed use development projects. Gallagher, through its Estates Division, Gallagher Estates, is working on both brownfield and greenfield developments and has considerable expertise in complex large urban development and regeneration projects and in the promotion of sustainable new settlement and urban expansion projects on several sites across the country.
- 1.02 Gallagher is a major supplier of serviced housing land to the housebuilding industry and has developed major development schemes in Bedfordshire and Cambridgeshire at Northstowe new town (Cambridgeshire), Orchard Park (on the northern fringe of Cambridge), St Neots (Cambridgeshire) and ‘The Wixams’ new town (Bedfordshire).
- 1.03 Gallagher acts in the role of “town developer” as distinct from a housebuilder or business space provider. This means that the company takes a lead role in the funding, delivery and coordination of development and works with a range of specialist partners to bring forward its development projects. Its role is very similar to that played by the Homes and Communities Agency (HCA) in the UK and Gallagher is a joint promoter with the HCA in the development of the Northstowe new town.
- 1.04 Gallagher has promoted the concept of a new settlement at Northstowe through the planning system on land at Longstanton and at the former Oakington Barracks and Airfield site for a period of 15 years and has assembled significant land controls through ownership and land option agreements which are necessary to deliver the development. Gallagher worked jointly to promote the project with the HCA since it was formed in December 2008 to promote a comprehensive scheme of development and has made its land options available to the HCA for the delivery of development on its land.
- 1.05 The combined ownerships and land controls of the HCA and Gallagher are more than adequate in size to accommodate the development area required for a new town in this location and also for improvements to high quality public transport, highway and drainage infrastructure, including road links to the A14 and a local route for the Cambridgeshire Guided Busway through the site.
- 1.06 The HCA and Gallagher act jointly to take the lead role in the funding, delivery and co-ordination of development of Northstowe. They work closely with Cambridgeshire County Council and South Cambridgeshire

District Council to bring forward various elements of the Northstowe project.

2.0 PROMOTION OF THE NEW TOWN AT NORTHSTOWE

- 2.01 The site of the proposed new town at Northstowe is located in South Cambridgeshire District approximately 10 kilometres north west of Cambridge. Cambridge is an internationally recognised centre for research, development and technology with a high demand for housing, leisure and commercial facilities (Plan No 1)
- 2.02 Northstowe is promoted as a balanced community of up to 10,000 dwellings with employment, commercial, educational, recreational and community facilities. It is to be developed with high environmental quality and design standards and constitute an exemplar of sustainability that will make positive contributions to carbon reduction and water efficiency targets. It is a ‘flagship’ project of high profile and status and has already attracted much interest at regional, national and international levels.
- 2.03 The development at Northstowe will therefore make a major contribution to the provision of market and affordable homes, employment floorspace and jobs in the Cambridge area and this is entirely consistent with national planning policy to deliver sustainable development and building a strong, competitive economy (National Planning Policy Framework Pages 6 and 7 at Paragraphs 18-21).
- 2.04 Northstowe will be at the top of South Cambridgeshire’s hierarchy of service centres and equivalent in population to some of the larger market towns in the sub-region. It will be second only to Cambridge city within the sub-regional hierarchy.
- 2.05 The proposed new town is a major strategic new settlement which is part of the approved planning strategy for the area which has been approved through the Development Plan system. It is located in the transport and development corridor of the A14 where public and private investment in transport infrastructure, regeneration and redevelopment has been committed.
- 2.06 Northstowe will have the advantage of being served by direct connections to the A14 trunk road, part of the Trans European Transport Network connecting the West Midlands to the East Coast Ports, the improvement of which is subject to the A14 Cambridge to Huntingdon Improvement Scheme subject of the current Examination.
- 2.07 Northstowe is served by a dedicated public transport system, the Cambridgeshire Guided Busway which connects Northstowe to Cambridge City centre, key employment and service locations such as the Cambridge Science Park and Addenbrookes Hospital and to other market towns in the sub-region.

- 2.08 South Cambridgeshire District Council has adopted a series of Development Plan Documents that provide the local policy context for the new town. The Northstowe Area Action Plan Adopted in July 2007 (NAAP) in particular sets out specific social, environmental and other requirements against which planning applications are assessed.
- 2.09 The NAAP also identifies an additional 58 hectares of land north and west of the Core Area as an area of longer term strategic reserve for residential development and related local services.
- 2.10 Northstowe is therefore a confirmed location for a new town in the Cambridge sub-region and an important part of the formally approved and adopted Development Plan for South Cambridgeshire. The long term reserve of land at Northstowe is included in South Cambridgeshire's Submission Local Plan (July 2013) to be brought forward as a formal allocation for further residential development which will be an extension to the new town scheme of development. The Submission Local Plan is now currently subject to Local Plan Examination.
- 2.11 A Development Framework Document including a Framework Master Plan for the whole of Northstowe was approved by the Northstowe Joint Development Control Committee (NJDCC) in July 2012.
- 2.12 Gallagher was granted planning permission in April 2014 for Northstowe Phase 1 development (1,500 homes, a local centre, a primary school and community and recreational facilities) and development of the site commenced in April 2015.
- 2.13 The Framework Master Plan and the Phase 1 development boundary are attached to this statement (Plan No 2)
- 2.14 The Homes and Community Agency submitted an outline planning application in August 2014 for Northstowe Phase 2 development for up to 3,500 homes, two primary schools, a secondary school, a town centre and associated facilities and this is expected to be determined by the Northstowe Joint Development Control Committee in June 2015.
- 2.15 Major key highways and drainage infrastructure works for Northstowe Phases 1 and 2 will require being co-ordinated with the A14 Improvement Scheme works
- 2.16 Further phases of development at Northstowe are planned to complete the full development of up to 10,000 homes.

3.0 SUPPORT FOR THE A14 IMPROVEMENT SCHEME

- 3.01 Gallagher is fully in support of the A14 Improvement Scheme going ahead which will have positive effects on the local and wider economy.

- 3.02 The scheme improvements will provide additional capacity for increased traffic flows, which will in turn be crucially important for the successful delivery of Northstowe to play its part in the economic success of the Cambridge area. This significant financial investment in the principal road network will give the confidence required for future investment in home building, employment growth, jobs and associated facilities which will be required to develop a successful new town.
- 3.03 In fact, the case for the A14 improvement scheme is partly predicated on the growth of homes and jobs in the corridor, within which Northstowe is the largest single development.
- 3.04 It is important that Northstowe should not be deterred or inhibited in coming forward for development. The carrying out of the A14 improvements will enable future phases of Northstowe to proceed quickly and facilitate an effective transport, movement and access strategy for the proposed development. The market and affordable housing, employment, retail, commercial and leisure facilities to be provided at the new town will make a significant contribution to the growth and economy of the wider Cambridge area.
- 3.05 In fact the proposed Phase 2 development of 3,500 homes, two primary schools, a secondary school, and town centre are dependent on the A14 Improvement Scheme going ahead.
- 3.06 Therefore any delay in the approval of the Development Consent Order and consequential delay in implementing the A14 Improvement Scheme would have adverse consequences for the further development of Northstowe and generally inhibit the promotion of economic growth which would be contrary to the planning strategy for the area.
- 3.07 Gallagher supports the proposed junction improvements to the A14 at Bar Hill and Girton and the proposed local access road from Fen Drayton to Girton, which will be extremely important to accommodate the additional future traffic flows from Phases 1 and 2 and later phases of Northstowe and from the surrounding rural villages.
- 3.08 However, it is important to ensure that the design of the A14 improvements will accommodate future traffic from Northstowe including for the long term beyond Phases 1 and 2. In this respect the detailed design of the A14 Bar Hill and Drayton Road junctions and the local access roads will need to be designed to meet this requirement.
- 3.09 In addition the highway improvement works northwards from the Bar Hill junction along the proposed B1050 Hattons Road dual carriageway and cycleway links to connect to the roundabout and southern access road link to the HCA's Phase 2 will be crucial and it is understood that the HCA will provide detailed written representations regarding this matter.

3.10 Gallagher considers it essential for the delivery of Northstowe to proceed as soon as possible and in this respect also that the proposed A14 Improvement Scheme should proceed to approval and commencement and be completed without delay by 2019/2020 in accordance with Highway England’s planned programme of works.

4.0 CONCLUSIONS

4.01 Gallagher welcomes and supports the A14 Improvement Scheme proposals and requests that the Application by Highways England for an Order Granting Development Consent be recommended for approval by the Panel of Examining Inspectors and subsequently confirmed by the Secretary of State for Transport.

4.02 Highways England is urged to deliver the scheme as soon as possible after approval is confirmed by the Secretary of State.

List of Plans

Plan No 1 Northstowe Site Location Plan

Plan No 2 Northstowe Development Framework Master Plan with Phase 1 development boundary.

Plan No 2 - Northstowe Development Framework Master Plan with Phase 1 development boundary.

