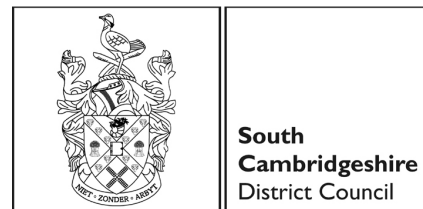


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24 July 2015

To: Chairman –Tim Wotherspoon
Vice-Chairman –Peter Hudson
Members of the Northstowe Joint Development Control Committee – Councillors
Ian Bates (Cambridgeshire County Council), Brian Burling (South
Cambridgeshire District Council), Douglas de Lacey (South Cambridgeshire
District Council), Lynda Harford (Cambridgeshire County Council), David Jenkins
(Cambridgeshire County Council), Alex Riley (South Cambridgeshire District
Council), Hazel Smith (South Cambridgeshire District Council) and Nick Wright
(South Cambridgeshire District Council)

Quorum: Three Members from South Cambridgeshire District Council and two Members
from Cambridgeshire County Council

Dear Councillor

You are invited to attend the next meeting of **NORTHSTOWE JOINT DEVELOPMENT CONTROL COMMITTEE**, which will be held in **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 29 JULY 2015 at 10.00 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
JEAN HUNTER
Chief Executive

South Cambridgeshire District Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA SUPPLEMENT

Significant changes to draft list of planning conditions in Appendix O to the 24 June report

	PAGES
6. Phase 2 - Consideration of draft Planning Conditions and Section 106 Legal Agreement – Appendix 7 (1 - 6

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Significant changes to NJDCC 24 June 2015 draft conditions list

1) Changes to Appendix O (24 June NJDCC draft conditions list):

To clarify the condition numbers in italics below refer to the numbers used at NJDCC on 24 June and not to the numbers used on the 29 July conditions list.

Condition 8 (Design Code) = the requirement for a landscape strategy has been inserted into this condition (condition 9 on the 29 July list) and can be found under part 'k'.

Condition 10 (Fire Hydrants) = the condition has been removed because the 'Fire Strategy' condition in the 29 July list incorporates the provision of fire hydrants.

Condition 12 (Housing – Room Sizes) = this condition has been removed. The recent successful appeal against the room sizes condition in relation to Phase 1 of Northstowe illustrates that if the Council were to impose this condition on Phase 2 there is every prospect than an Inspector would find that the condition would not be reasonable or necessary.

Condition 16 (Sports Strategy) = the condition requiring the development to be in accordance with the Sports Strategy has been removed because the Sports Strategy document has been included in the list of approved documents in condition 6 (Approved Plans) on the 29 July list. The development will therefore have to be constructed in accordance with the approved Sports Strategy.

Condition 19 (Water Provision - Grampian Condition) = this condition has been removed because it is unnecessary as it is covered by other legislation. Cambridge Water have agreed that the condition is not required because there are provisions within the Water Industry Act 1991 that deal with mains requisitioning.

Condition 21 (Groundwater and Contamination) = this condition has been removed and amalgamated into the main 'Groundwater and Contamination' condition. The Environment Agency have agreed to this approach.

Condition 24 (Drainage – Surface Water Management) = this condition has been removed because South Cambridgeshire's drainage consultant has agreed that the condition is covered by the 'Drainage – adoption of SUDS infrastructure' condition.

Condition 27 (Development and Flood Risk) = this condition has been rewritten following a further meeting of the Northstowe Technical Liaison Group and following consultation with Cllr Burling and Simon Darch (the drainage consultant for the Swavesey IDB). Cllr Burling, Simon Darch and Pat Matthews (South Cambridgeshire's drainage officer) have all stated that the condition provides adequate protection and would allow for adequate maintenance works. It should be noted that Simon Darch has only provided his professional opinion and has not responded on behalf of the IDB. Keith Wilderspin still feels that the condition is inadequate because it does not require all measures outlined in the original Land Drainage Solution (mainly the provision of a berm).

Condition 28 (Landscape Strategy) = this condition has been removed and incorporated into the 'Design Code' condition on the 29 July conditions list. This approach has been approved by the council's landscape officer.

Condition 32 (Landscape Strategy, Secondary School) = this condition has been removed because the secondary school, like other development parcels, will be covered by other landscape conditions including the design code.

Condition 35 (Tree Protection) = this condition has been removed because it was considered unnecessary as the submitted arboricultural survey has been deemed acceptable by the council's tree officer. Furthermore, the retained tree related conditions will ensure that adequate tree protection is provided for each part of the development in accordance with the arboricultural report.

Condition 39 (Historic Environment Management Plan) = the 24 June list of conditions contained two conditions requiring historic environmental management. The smaller of the 24 June historic conditions, which referred to built heritage, has been removed and incorporated into the larger condition and is now called 'Condition 30 Heritage' on the 29 July list. The 'Heritage' condition on the 29 July list has been extended and amended since 24 June to make reference to the built heritage of the site.

Condition 42 (Energy Delivery Strategy) = this condition has been amended and will enable the development to demonstrate exemplar status by requiring developers to provide an energy efficiency strategy which demonstrates how they will show a reduction in CO2 emissions compared to the minimum requirements of Building Regulations. This can be achieved through a combination of enhanced fabric efficiency or the use of on-site low to zero carbon technologies.

This is in line with Policies NE/1 below:

- LDF 2007 Policies NE/1 states that: Development will be required to demonstrate that its energy efficiency is enhanced through location, layout, orientation, aspect and external design.
- Developers are encouraged to reduce the amount of carbon dioxide emissions by 10% compared to the minimum building regulations requirement.

Condition 43 (BREEAM Standards) = this condition has been amended to ensure that all non-residential buildings (excluding education) of 1000m² or more will be at least BREEAM 'Excellent'. This is an improvement on Phase 1 where there was no requirement for BREEAM Excellent.

Condition 47 (Contaminated Land Investigation and/or Remediation) = this condition has been removed and is covered by an additional section in 'Condition 17 – Groundwater and Contamination' in the 29 July list. This approach has been approved by both the Environment Agency and by South Cambridgeshire's contaminated land officer.

Condition 56 (EIA Mitigation) = the condition requiring the development to be in accordance with the Environmental Statement has been removed because this document has been included in the list of approved documents in condition 6 (Approved Plans) on the 29 July list. The development will therefore have to be constructed in accordance with the approved Environmental Statement.

Condition 57 (Air Quality) = this condition has been amended and agreed between the LPA and the applicant. The amended condition will ensure that the low emissions strategy regulating Phase 2 has to be updated every two years to keep up to date with constantly evolving legislation on air quality.

Conditions 58 to 61 relating to the access onto the highway, bus access and access to residential dwellings have been deleted as these conditions are either not considered relevant and are to be addressed elsewhere.

Condition 66 (Transport - Traffic Monitoring) = has been updated to include the monitoring of traffic flows on the Southern Access Road West, and the corresponding condition 6 has been deleted from the Southern Access Road conditions.

Condition 68 (Parking Management Strategy) = has been revised with some details to be addressed as part of the design code (condition 9) and town centre strategy (condition 14) on the 29 July NJDCC list.

Condition 70 (Transport - Pedestrian, Cyclist and Equine Crossings) = is revised, with the facilities of the CGB crossing at Rampton Drift moved to the off site highway and footway condition (61) on the 29 July NJDCC conditions list .

Condition 73 (Transport - Town Centre Design) = has been removed as this detail is included in a revised town centre strategy condition (14) on the 29 July NJDCC conditions list.

Condition 74 (School Campus Masterplan) = has been removed as it is not appropriate for the applicant to provide this detail at the outline stage.

Condition 75 (Transport - Long Lane Design) = has been removed as this detail can be dealt with under the design code condition (9) on the 29 July NJDCC conditions list.

Southern Access Road West

Conditions 1 and 10 relating to the design of the Southern Access Road West and links to the Highways England works have been removed as this will be addressed as part of the County's technical approval process.

Condition 4 (Landscape Works Implementation) = this condition has been removed because condition 25 (Landscape Works Implementation) in the 29 July NJDCC list has been amended to make reference to the Southern Access Road West.

Condition 7 (Construction Environmental Management Plan) = this condition has been removed because condition 41 (Construction Environmental Management Plan) in the 29 July NJDCC list requires the provision of a CEMP before the commencement of any development on site. Condition 41 also makes reference to the Southern Access Road (West).

Condition 8 (Construction Working and Construction Deliveries / Collection Permitted Hours) = this condition has been removed because condition 42 (Construction Working and

Construction Deliveries / Collection Permitted Hours) in the 29 July NJDCC list requires all development to adhere to stipulated times of working. Condition 42 on the 29 July NJDCC list stipulates the same hours of working and hours of construction/delivery as condition 8 from the 24 June NJDCC list.

Condition 12 (Ecological Management Plan) = this condition has been removed because condition 28 (Ecological Management Plan) in the 29 July NJDCC list has been amended to make reference to the Southern Access Road West.

Condition 13 (Tree Protection) = this condition has been removed because condition 26 (Tree Protection) in the 29 July NJDCC list has been amended to make reference to the Southern Access Road West.

Condition 14 (Tree Removal) = this condition has been removed because condition 27 (Tree Protection) in the 29 July NJDCC list provides protection for trees across the whole application site.

Condition 15 (Tree Monitoring) = this condition has been removed for the same reasons that Condition 35 (Tree Protection), as referenced above, was removed.

Condition 16 (Archaeology) = this condition has been removed because condition 30 (Heritage) in the 29 July NJDCC list requires archaeological work for the whole application site.

Condition 17 (Contaminated Land Investigation and/or Remediation) = this condition has been removed because condition 17 (Groundwater and Contamination) in the 29 July NJDCC list requires a remediation strategy across the whole application site.

Condition 18 (UXO) = this condition has been removed because condition 40 (UXO) in the 29 July NJDCC list requires a Northstowe town wide UXO risk management and mitigation programme across the whole application site.

Condition 21 (EIA Mitigation) = this condition has been removed for the same reasons that Condition 56 (EIA Mitigation), as referenced above, was removed.

Condition 22 (Hazlewell Farm Access) = has been removed as this detail can be addressed outside of a condition.

New conditions:

Since NJDCC on 24 June 2015 some new conditions have been added to the conditions list in Appendix 4 going to NJDCC on 29 July 2015.

To clarify the condition numbers below refer to the new list going to the 29 July 2015 NJDCC.

Condition 5 (Southern Access Road West – Full Planning Permission Time Limit) = this condition has been added because of the hybrid nature of the application. The condition is required to ensure that work starts within 5 years of the grant of permission with regard to the full application part of the Northstowe Phase 2 permission. There are separate time limit conditions, which refer to reserved matters, for the outline part of the application.

Condition 31 (Management of Pillboxes and Longstanton Paddocks) = this condition has been added since 24 June to provide additional protection to the historical assets of the application site.

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