

COUNCIL - LOCAL DEVELOPMENT FRAMEWORK (LDF) SPECIAL MEETING

FRIDAY, 18 NOVEMBER 2005

DECISIONS

Set out below is a summary of the decisions taken at the meeting of the Council - Local Development Framework (LDF) Special Meeting held on Friday, 18 November 2005. The wording used does not necessarily reflect the actual wording that will appear in the minutes.

If you have any queries about any matters referred to in this decision sheet please contact Holly Adams.

NORTHSTOWE AREA ACTION PLAN

Preface – the South Cambridgeshire Local Development Framework (LDF)

Council **AGREED** the Preface to the Area Action Plan.

A – Introduction

Council **AGREED** Chapter A – Introduction.

B – Vision and Development Principles

Policy NS/2 Development Principles

The Town of Northstowe (Paragraph 2)

Council **AGREED** to revise the wording to read, “*not more than 8,000 dwellings*” and the paragraph to be concluded with “and no additional dwellings to be permitted without a change to the Local Development Framework”.

Supporting Services and Facilities (Paragraph 23)

Council **AGREED** that paragraph 23 be re-worded to read, “With the developers of the town providing the *normal* services, infrastructure and facilities *appropriate to a settlement of 8,000 dwellings as defined by the Masterplan*, including making provision for long-term management and maintenance.”

Land Drainage (Paragraph 25)

Council **AGREED** that paragraph 25 be re-worded to read, “...to mitigate current flood risks affecting Oakington village *and Longstanton village*”.

Implementation and Phasing (Paragraphs 26 and 28)

Council **AGREED** that paragraph 26 be re-worded to read, “Phased to ensure that the necessary landscaping and infrastructure are provided *from the start and services and facilities are provided* in step with the development and the needs of the community”.

Council **AGREED** that the reference to Local Masterplans be reinstated at paragraph 28.

Northstowe Area Action Plan: Concept Diagram

Council **AGREED** that the arrow indicating the emergency vehicle access would be removed and the Green Separation area at Oakington would be re-drawn to correspond with Northstowe Proposals Map 3 of 3 (page 223 of the report).

Conclusion

Subject to the changes made above, Council **AGREED** Chapter B – Vision and

Development Principles.

C – The Site and its Setting

C1 – The Site for Northstowe

Council therefore **AGREED** to include in paragraph C1.8 a reference acknowledging that the Structure Plan called for 8,000 to 10,000 dwellings and to include a new sentence at an appropriate place in chapter C1 that the District Council had made a decision to limit development to no more than 8,000 dwellings, the exact wording to be determined by Planning Policy Officers.

Subject to this change, Council **AGREED** C1 – The Site for Northstowe.

C2 – The Setting of Northstowe

Council **AGREED** C2 – The Setting of Northstowe.

C3 – Landscaping the Setting of Northstowe

Council **AGREED** C3 – Landscaping the Setting of Northstowe.

C4 – Mitigating the Impact of Northstowe on Existing Communities

Policy SP/21 Conservation Areas and Green Separation at Longstanton (Core Strategy) and Policy NS/6 Green Separation from Longstanton and Oakington (Northstowe Area Action Plan)

Council **AGREED** to indicate to Longstanton Parish Council that the Council was minded to extend the Longstanton Village Framework to include St Michael's Mount and to designate St Michael's Mount as a Protected Village Amenity Area, the Parish Council's response to be reported to Council on 9 December 2005 prior to a final decision.

Councillors JD Batchelor and Mrs EM Heazell recorded their votes against this decision. Councillors Mrs SJO Doggett, R Hall, Dr JPR Orme and Mrs DSK Spink abstained from voting, having been members of the Conservation Advisory Group during its consideration of the Longstanton Conservation Area Appraisal. Councillor Dr JR Williamson, although a member of the Conservation Advisory Group, noted that she had not been present during these discussions, and participated in the vote.

Council **AGREED** that the sentence "All parts of existing Conservation Areas, whether built or open areas, must remain part of the villages in which they currently reside." be added to Policies NS/6 and SP/15.

Members **DEFERRED** a decision on the green separation at St Michael's Mount to 9 December once the Parish Council's response to the proposed inclusion of St Michael's Mount within the Village Framework had been received.

Council **AGREED** to amend paragraph 11.32 of Core Strategy Policy SP/21 to read: "...Urban uses *and* open space uses such as playing fields...".

Subject to the above change and to those issues deferred for further consideration on 9 December 2005, Council **AGREED** Core Strategy Policy SP/21 Conservation Areas and Green Separation at Longstanton and Northstowe Area Action Plan C4 – Mitigating the Impact of Northstowe on Existing Communities.

D – The Town of Northstowe

D1 – The Structure of Northstowe

Council **AGREED** to:

- include “faith” in the list of services, facilities and infrastructure at paragraph 7; and
- amend paragraph 10 to read, “...by a new balancing pond upstream of the village *and a relief channel for Longstanton Brook following the line of the B1050 Longstanton bypass*”.

Subject to the above changes, Council **AGREED** D1 – The Structure of Northstowe.

D2 – The Town Centre

Council **AGREED** that objective D2/a be amended to provide “a vibrant *and diverse* town centre”.

Council **AGREED** that a form of words be included to ensure that town centre development continued in step with residential development

Council **AGREED** that paragraph D2.10 be amended to refer to a “*public square*” and refer to “*ownership of the land to be vested to the future Town Council*” and a sentence be added stating that the potential for a market should be explored

Council **DEFERRED** consideration of the town centre location to 9 December 2005.

Subject to the change listed above and the deferral of the town centre location, Council **AGREED** D2 – The Town Centre.

D3 – Local Centres

Council **AGREED** D3 – Local Centres.

D4 – Housing

Policy NS/10 Northstowe Housing

Council **AGREED** that Policy NS/10 Northstowe Housing paragraph 3 (Housing Types and Quality) refer to a high calibre of design and materials.

Housing Mix

Council, with 11 in favour and 8 against, **AGREED** that the market housing mix should be:

- at least 50% of homes with 1 or 2 bedrooms;
- approximately 25% of homes with 3 bedrooms; and
- approximately 25% of homes with 4 or more bedrooms;

unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs. As a consequence of this decision, the Core Strategy housing mix policies would apply to Northstowe, including the caveat, and would not be repeated in the AAP.

Subject to the above changes, Council **AGREED** D4 – Housing.

D5 – Employment

Council **AGREED** that Objective D5/d should be reworded to read, “To provide *only* for firms...”. Officers were asked to develop a form of wording highlighting the need for live-work units.

Subject to the above changes, Council **AGREED** D5 – Employment.

D6 – Community Facilities, Leisure, Art and Culture including Community Development

Council **AGREED** that:

- paragraph D6.6 be amended to read, "...in order to ensure that Northstowe has a range of services and facilities...";
- that the list of Lifelong Learning include provision for "...voluntary sector accommodation..."; and
- that the list of Commercial facilities include both privately-funded sheltered housing and extra-care housing.

Subject to the above changes, Council **AGREED** D6 – Community Facilities, Leisure, Art and Culture including Community Development.

D7 – Transport

Policy NS/13 Road Infrastructure

Council **AGREED** that officers develop a form of words to ensure that the AAP makes clear that specific requirements will be needed on the A14 for certain levels of Northstowe development to come forward. The reference to "appropriate" improvements would be revised to "necessary". Officers were asked to make reference to latest best practice in traffic calming in paragraph D7.7.

Subject to the changes above, Council **AGREED** D7 – Transport.

D8 – Landscape

Council **AGREED** D8 – Landscape.

D9 – Biodiversity

Council **AGREED** D9 – Biodiversity.

D10 – Archaeology and Heritage

Council **AGREED** D10 – Archaeology and Heritage.

D11 – Meeting Recreational Needs

Policy NS/22 Public Open Space and Sports Provision

Council sought further explanation and **DEFERRED** the matter until 9 December 2005.

Council **AGREED** to

- amend Formal Sports Provision (paragraph 2) to read, "The requirements of the strategy for formal sports provision *and its implementation*...will be met in full by the development";
- amend Town Park (paragraph 9) to read, "A town park...will be developed ~~within or~~ adjoining the town centre".

Council **NOTED** that there was one Sports Development Officer remaining in the Community Development Section and that the amount of work required for sports provision at Northstowe could not be accommodated without developer funding for additional staff.

Subject to the above changes, Council **AGREED** D11 – Meeting Recreational Needs.

D12 – An Integrated Water Strategy

Council **AGREED** that all policies referring to Oakington would also include reference to Longstanton.

Council **AGREED** that revised wordings be brought to the 9 December 2005 meeting of Council.

Council **DEFERRED** a decision on management and maintenance of watercourses until 9 December 2005.

Subject to the change made above and those issues deferred to 9 December 2005, Council **AGREED** D12 – An Integrated Water Strategy.

D13 – Telecommunications

Council **AGREED** D13 – Telecommunications.

D14 – An Exemplar in Sustainability

Council **AGREED** D14 – An Exemplar in Sustainability.

D15 – Waste

Council **AGREED** D15 – Waste.

E – Delivering Northstowe

E1 – Implementation

Subject to clarifications, Council **AGREED** E1 – Implementation.

E2 – Planning Obligations and Conditions

Subject to the addition of new wording about service funding, Council **AGREED** E2 – Planning Obligations and Conditions.

E3 – Delivering Northstowe and E4 – Monitoring Northstowe

Subject to the inclusion of amendments made by Council on 15 November 2005, Council **AGREED** E3 – Delivering Northstowe and E4 – Monitoring Northstowe.

Glossary of Terms

Subject to the amendment of High Quality Public Transport, as agreed in the list of representations, Council **AGREED** the Glossary of Terms.

Conclusion

Council **AGREED** the amended Maps and the Sustainability Report.

Subject to the changes made during the meeting, Council **AGREED**:

- (a) the responses to representations to the Pre-Submission draft Northstowe Area Action Plan (AAP) as contained in Appendix A of the report;
- (b) the responses to representations to the Draft Final Sustainability Report for the Northstowe Area AAP as contained in Appendix A of the report;
- (c) the proposed changes to the draft AAP as contained in Appendix A of the report and incorporated into Appendix B of the report and **THAT IT BE SUBMITTED** to the Secretary of State in January 2006; and
- (d) **TO DELEGATE** further minor editing changes to the Development Plan Documents to the Planning and Economic Development Portfolio Holder where they involve matters of policy and to the Development Services Director where they are technical matters.