

17 February 2015

To: Chairman – Tim Wotherspoon  
Vice-Chairman – Peter Hudson  
Members of the Northstowe Joint Development Control Committee – Councillors  
Brian Burling (South Cambridgeshire District Council), Ed Cearns  
(Cambridgeshire County Council), Councillor Barry Chapman (Cambridgeshire  
County Council), Lynda Harford (South Cambridgeshire District Council),  
David Jenkins (Cambridgeshire County Council), Douglas de Lacey (South  
Cambridgeshire District Council), Alex Riley (South Cambridgeshire District  
Council), and Hazel Smith (South Cambridgeshire District 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, 25 FEBRUARY 2015** at **2.00 p.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.**

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<b>AGENDA</b>		<b>PAGES</b>
<b>1. Apologies for Absence</b> To receive Apologies for Absence from Committee members.		
<b>2. Declarations of Interest</b>		
<b>3. Minutes of Previous Meeting</b> To confirm the minutes of the meeting held on 28 January 2015 as a correct record.		<b>1 - 6</b>
<b>4. Agricultural Access to land east of Hatton's Road with associated swing gate</b>		<b>7 - 14</b>

- |           |  |                |
|-----------|--|----------------|
| <b>5.</b> | <b>Reserved matters application for the Hatton's Road ponds strategic engineering works.</b>   | <b>15 - 20</b> |
| <b>6.</b> | <b>Progress update on negotiations on the planning proposals and related matters on the outline application for Northstowe phase 2</b>       | <b>21 - 26</b> |
| <b>7.</b> | <b>Northstowe Phase 2 - Draft Conditions</b>   | <b>27 - 34</b> |
| <b>8.</b> | <b>Community Engagement Officer - Welcome and Introduction</b>   |                |
| <b>9.</b> | <b>Date of next meeting</b><br>Wednesday 25 March 2015<br>Council Chamber, South Cambs Hall, Cambourne Business Park,<br>Cambourne, CB23 6EA |                |
- Time to be confirmed

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# Agenda Item 3

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

Minutes of a meeting of the Northstowe Joint Development Control Committee held on  
Wednesday, 28 January 2015 at 2.00 p.m.

**PRESENT:** Cllr Tim Wotherspoon (South Cambridgeshire District Council) – Chairman

**Councillors:** Brian Burling (South Cambridgeshire District Council), Ed Cearns (Cambridgeshire County Council), Councillor Barry Chapman (Cambridgeshire County Council), Lynda Harford (South Cambridgeshire District Council), Bill Hunt, David Jenkins (Cambridgeshire County Council), Douglas de Lacey, Alex Riley and Hazel Smith (South Cambridgeshire District Council)

Officers in attendance for all or part of the meeting:

Lois Bowser	Northstowe Team Leader
Ian Howes	Principal Urban Designer
Jo Mills	Planning and New Communities Director
Tam Parry	Northstowe Transport Planning Officer
Stephen Reid	Senior Planning Lawyer
Juliet Richardson	Business Manager (Growth and Development)
Ian Senior	Democratic Services Officer
Tanya Sherridan	Head of Growth and Economy
James Stone	Principal Planning Officer

### **1. APPOINTMENT OF VICE-CHAIRMAN**

Councillor Barry Chapman nominated Councillor Peter Hudson as Vice-Chairman of the Northstowe Joint Development Control Committee. This nomination was seconded by Councillor Alex Riley.

Councillor David Jenkins nominated Councillor Ed Cearns as Vice-Chairman of the Northstowe Joint Development Control Committee. This nomination was seconded by Councillor Hazel Smith.

The Chairman called for a secret ballot to be held. He noted that Councillor Bill Hunt was substituting for Councillor Hudson, and allowed both him and Councillor Cearns to remain in the Chamber and vote.

The result of the ballot was:

Councillor Peter Hudson	7 votes
Councillor Ed Cearns	3 votes

The Northstowe Joint Development Control Committee resolved that Councillor Peter Hudson be appointed as its Vice-Chairman for the remainder of the Civic Year 2014-15, subject to confirmation that he is willing to accept the office.

### **2. APOLOGIES FOR ABSENCE**

Councillors Edd Stonham (South Cambridgeshire District Council) and Peter Hudson (Cambridgeshire County Council) sent apologies. Councillors Douglas de Lacey and Bill Hunt were their respective substitutes.

### **3. DECLARATIONS OF INTEREST**

Councillor Alex Riley reiterated that he had a Disclosable Pecuniary Interest by reason of the proximity of his domestic property to Northstowe, but that he had a dispensation allowing him to speak and vote.

Councillor Tim Wotherspoon declared a Non-Pecuniary Interest because he had attended meetings of Oakington & Westwick Parish Council and Rampton Parish Council in order to provide factual information upon request. Councillor Wotherspoon is not an elected or co-opted member of either Parish Council and did not contribute to the debates.

#### 4. MINUTES OF PREVIOUS MEETING

The Northstowe Joint Development Control Committee authorised the Chairman to sign the minutes of the meeting held on 26 November 2014 as a correct record, subject to the following:

**Minute 6 - Consideration of the grounds for contesting the Appeal against the local planning authority's failure to determine the section 73 application for the removal of condition 14 of the outline planning permission S/0388/12/OL, within the prescribed time period (application ref S/2097/14/VC)**

Delete the following paragraph:

“Councillor David Jenkins noted that the Committee’s desire was that the development should proceed as quickly as possible. He was concerned that the determination of this Appeal, especially by means of a Hearing, might run counter to that aspiration. In reply, the Planning and New Communities Director referred to the benefit of preserving Condition 14 in that such a Condition would help to avoid the construction of small bedrooms, which had been much criticised at Orchard Park. Councillor Jenkins said that Orchard Park had been developed at a time of economic recession in the building industry, whereas the aspiration now was to promote Northstowe as an exemplar New Town.”

With reference to the following paragraph:

“Councillor Riley was minded to support officers in asking for the Appeal to be dealt with at a Hearing. However, he insisted that the overriding issue was the Appeal process must be transparent and open to the public. Officers answered Members’ questions relating to the possible extent of a Costs award against the Council, timescale for the Appeal, and the Appeal’s implications for the commencement of the development. Councillor Riley noted that Phase 1 had lower Dwellings per Hectare density, which suggested that there was no need for smaller rooms.”

Delete the first sentence, and then replace the words. “However he” with the words “Councillor Riley”.

#### 5. NORTHSSTOWE PHASE 2 CONSULTATION RESPONSES

The Northstowe Joint Development Control Committee **received and noted** a report on consultation responses in relation to the Outline application for Phase 2 of Northstowe, comprising up to 3,500 dwellings together with education and community facilities, road and cycling network, town centre, water and drainage network, sports and public open space, and full application for southern access road West.

The Principal Planning Officer updated the Committee about progress. The key points

were:

- Proposed inclusion of a town centre park
- Fewer but wider Green Ways
- Reduction in the height of buildings immediately abutting Rampton Drift
- Steps to protect Longstanton Conservation Area
- Redesignation of land to the north and north-west of the Primary School to residential
- Consideration of 7-storey buildings towards the town centre in order to free up land elsewhere for other purposes
- Transport related, including inadequate car parking

County officers would arrange to meet with interested Councillors informally to discuss a number of transport-related topics, including dimensions of roads and cycle paths, and cycle parking.

The Committee Chairman invited Councillor Gill Ashby, Chairman of Longstanton Parish Council, to address the meeting. Gill Ashby referred to the duty of care that Longstanton felt towards Northstowe. During the first few years, Northstowe residents would be paying a precept to Longstanton Parish Council, which would be responsible for providing those community facilities not catered for in the Phase 1 Legal Agreement under Section 106 of the Town and Country Planning Act 1990. Northstowe Phase 1 would double the number of people reliant on "outdated" facilities in Longstanton, and money should be made available to the Parish Council so that it could improve them. In response to a question, Gill Ashby said that the facilities needing improvement were all in Longstanton, there being no equivalent facilities envisaged as part of Northstowe Phase 1, Lessons must be learnt from the development of previous New Settlements. Gill Ashby undertook to identify the kind of facilities needed and to liaise with Council officers.

The Planning and New Communities Director gave a brief summary of the proposed timescale for delivering some community facilities within Phase 1, and gave notice of the initial deliberation of the Phase 2 application.

The Chairman invited Members to debate the report under a number of themed headings.

(a) **Impact on neighbours**

Members made the following points

- All the points made by Rampton Drift Residents' Association should form the basis of Conditions or Heads of Terms **except** the one calling for a clear route out of Northstowe to the north to enable access to Longstanton
- Care is needed to make sure that Longstanton Conservation Area is not destroyed There must be a burial ground for Northstowe provided as part of Phase 2

(b) **Flood risk / Drainage**

- It is imperative that Anglian Water's comments are taken seriously so that concerns can be addressed, and problems prevented, before it is too late
- Evidence is needed that there is sufficient capacity
- Concern that the drainage system must be properly maintained and ditches kept clear
- Concern at the number of dwellings draining to Uttons Drove
- Drainage work should be completed before any dwellings are occupied
- Ongoing discussions with regard to the Sustainable Urban Drainage System must resolve when adoption of the system will take place
- The Northstowe Area Action Plan required the mitigation of flood risk at Longstanton and Oakington. Oakington might have to wait 20-30 years before

balancing ponds designed to alleviate flooding in that village were constructed as part of Northstowe Phase 3. An effort should be made to include the balancing ponds in Phase 2.

(c) **Housing / Community**

- Houses must cater for **living** – if people demand car and bicycle parking space, then it must be provided
- Storage for waste receptacles must be provided and must anticipate as far as possible future requirements to store a greater number of bins
- 20% Affordable Housing is unacceptable, and the development of Northstowe must be reconciled with housing need – the amount of Affordable Housing must be 40%. It would be difficult to explain why the District-wide shortfall in Affordable Housing had increased as a result of Northstowe being built should the level not be appropriate.
- There must be a link between Affordable Housing and education provision – pupil yield
- The Northstowe Area Action Plan indicated that Affordable Housing levels should be informed by viability
- The Homes and Communities Agency was offering only half of what was required by the Local Plan
- It was unreasonable to expect schools to bear the burden of community provision
- The footprint of buildings must be appropriate, with significant space for bike and bin storage. Verges should be of sufficient width to allow for bin collection without obstructing footpaths and cycle paths.
- Houses must be of proportions suitable for 21<sup>st</sup> century living. They must be built to 'lifetime living' standards and must be future proof.
- The former Officers' Mess should be retained if possible

(d) **Employment**

- A crucial element of community development
- Early provision of infrastructure aids viability

(e) **Town Centre**

- Proposed provision of a Town Park was essential
- The absence of any landmark buildings was disappointing
- The reality of emergency services cover being provided from Cambourne
- Any possibility of a shared use facility / fire station at Northstowe?

(f) **Sustainability**

- Rain water harvesting
- Water recycling on site

(g) **Ecology**

No comments

(h) **Archaeology / Heritage**

This provided an opportunity to engage and provide a sense of place



## 6. RISK REGISTER

The Northstowe Joint Development Control Committee received and noted the Northstowe Risk Register.

Members said that the Risk Register should:

- In addition, monitor compliance with exemplar targets
- identify the nature of the Planning Performance Agreement between South Cambridgeshire District Council and the Homes and Communities Agency and, in particular, the risks associated with failing to grant planning permission for Phase 2 by the end of March 2015
- be linked with the Project Plan
- be easily accessible and easy to read
- be kept up to date
- assess the possible affect the General Election might have on timescales

(During the course of this item, the Committee became inquorate.)

## 7. DATE OF NEXT MEETING

Members **noted** that the next Northstowe Joint Development Control Committee meeting had been scheduled for Wednesday 25 February 2015, starting at 2.00pm.

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**The Meeting ended at 5.10 p.m.**

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# Agenda Item 4

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Northstowe Joint Development Control Committee      25 February 2015  
**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/0036/15/FL

**Parish(es):** Longstanton

**Proposal:** Agricultural Access to land east of Hatton's Road with associated swing gate

**Site address:** Hatton's Road, Longstanton

**Applicant(s):** Mr Andy Lawson, Gallagher Longstanton Ltd

**Recommendation:** Approve with conditions

**Key material considerations:** Highway safety

**Committee Site Visit:** No

**Departure Application:** No

**Presenting Officer:** Andrew Phillips

**Application brought to Committee because:** Officers' believe that this application along with Hatton's Road Ponds would benefit from members input, in accordance of Part 1 (f) of the Northstowe Joint Development Control Committee Scheme of Delegation

**Date by which decision due:** 16 February 2015

### Planning History

1. **S/0388/12/OL** – Outline consent for Northstowe Phase 1 application, determined on the 22 April 2014.
2. **S/0038/15/RM** – Reserved matters application for Hatton's Road Ponds, currently under consideration.

### Planning Policies

3. **National Planning Policy Framework**  
National Planning Policy Framework (NPPF)
4. **Local Development Framework Development Control Policies 2007**  
DP/1 Sustainable Development

DP/2 Design of New Development  
DP/3 Development Criteria  
NE/6 Biodiversity

5. **Northstowe Area Action Plan, July 2007**

NS/21 – Land Drainage, Water Conservation Area, Foul Drainage and Sewage Disposal

**Consultations**

6. **Longstanton Parish Council** – Having considered the plans, the council have recommended this development for approval with the comment that the new access is very close to the junction.
7. **Local Highways Authority** – It states that the minimum distance between the carriageway and the gate should be 15 metres in order to allow a tractor and trailer unit to stand clear of the carriageway whilst operating the gate. If this provided it is satisfied that the proposal will have no significant adverse effect upon the public highway.
8. It also requests that conditions are added to control the surface material, details of construction, control of drainage and ensuring the access remains free of obstruction.
9. It requests informatives to cover highway legislation.

**Representations**

10. None received.

**Planning Comments**

Site and Proposal

11. The application site is located outside the village framework and is within Floodzone 2. There is a drain (not awarded) located to the south of the site and a hedge that runs along the eastern boundary; 5 metres of the hedge will need to be removed.
12. The proposed access is needed in order to maintain access to farmland if/when the Hatton's Road Ponds are constructed (planning reference S/0038/15/RM).
13. The developer has amended the application on the 13 February 2015 in order to give clarification that it will comply with the 15 metre set back from the carriageway as required by the Local Highways Authority.

Highway Safety

14. The application benefited from pre-application discussions with Ian Dyer (Lead Highways Development Management Engineer) at Cambridgeshire County Council who considered the access acceptable.
15. The access will be used infrequently though the amount of usage is likely to increase during the harvest season.

16. The developer has confirmed that the gate will be set back 15 metres from the edge of the carriageway and that it will swing away from the public highway, as shown in the amended drawing 0481-SK-004 Rev F.
17. It is not possible to condition that there will be no unbound material within 15 metres of the public highway, as the entire site is within the highway. A condition can be added to state that there will be no unbound material within 15 metres of the carriageway to stop loose material being dragged onto Hatton's Road. The condition relating to surface water and preventing obstruction can be added to ensure highway safety.
18. The request regarding the construction specification of the access will be added as an informative, as this is already controlled by the Local Highways Authority. The other informatives requested by the Local Highways Authority will be duly added to ensure the developer is aware of the relevant legislation.
19. With the access being so rarely used and the required visibility splays being provided there is no concern over the location or details of the access, subject to the above conditions being added.

#### Ecology and Landscaping

20. The proposal will lead to the loss of approximately 5 metres of hedgerow. The loss of this small amount of hedgerow is not considered to be detrimental to the character of the area or the ecology in the local area. An informative will be added to ensure the developer is aware that it cannot disturb/harm nesting birds.

#### Conclusion

21. It is considered that the proposed agricultural access will have no detrimental impact upon highway safety, ecology or the character of the area. It will also allow the construction of the Hatton's Road Ponds (if approved), which will in turn reduce the risk of flooding in Longstanton. It is an essential part of the infrastructure underpinning Phase 1 consent and has no significant adverse impact. The merits of the application heavily outweighing the potential harm it is considered that this application should be approved.

#### Recommendation

22. That full planning consent be granted, subject to the following conditions –

#### Conditions

1. **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. **The development hereby permitted shall be carried out in accordance with the following approved plans: Dwg no/155316Q/001, 0481-GA-112 Rev B and 0481-SK-004 Rev F.**  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- 3. The agricultural access road, hereby approved, shall remain free of an obstruction in perpetuity.**  
(Reason - In the interest of highway safety.)
- 4. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.**  
(Reason - In the interests of highway safety by preventing water discharging onto the public highway.)
- 5. No unbound material shall be used in the surface finish of the access within 15 metres of the carriageway boundary.**  
(Reason - In the interests of highway safety.)

### **Informatives**

- This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
- Prior to the commencement of the first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council specification.
- No part of any structure may overhand or encroach under or upon the public highway unless licensed by the Highway Authority and no gate/door/ground floor window shall open outwards over the public highway.
- Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.
- The developer is advised of the Wildlife and Countryside Act 1981 and must not disturb any nesting birds between the months of March to August.

### **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- National Planning Policy Framework

- <https://www.gov.uk/government/publications/national-planning-policy-framework--2>  
Local Development Framework, Development Control Policies, Adopted July 2007  
<http://www.scambs.gov.uk/content/local-development-framework>
- South Cambridgeshire Local Plan, Proposed Submission July 2013  
<http://www.scambs.gov.uk/localplan>
- Planning File Ref: S/0036/15/FL

**Report Author:** Andrew Phillips - Senior Planning Officer  
01954 713169

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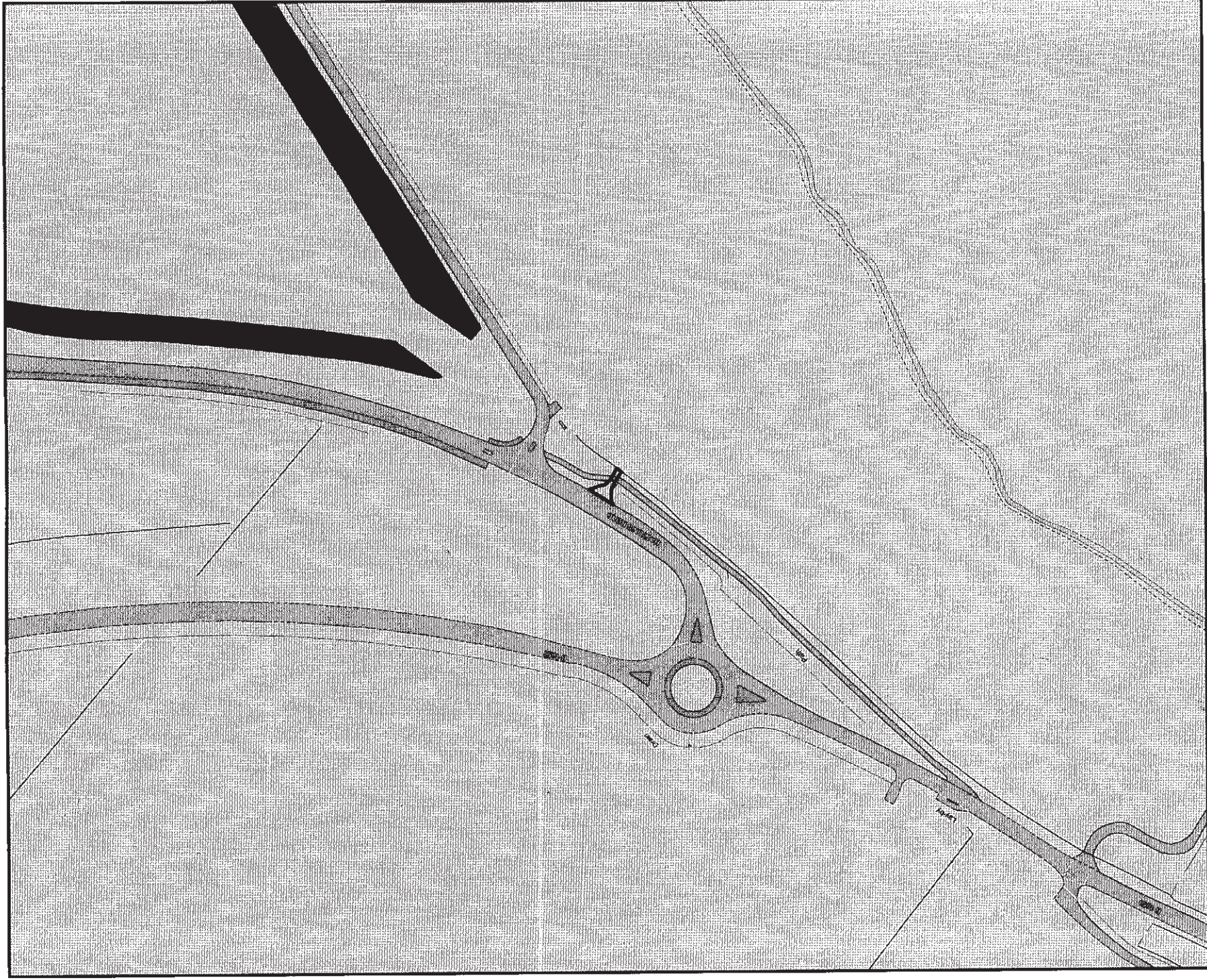


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Cambridgeshire  
District Council

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# Agenda Item 5

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

25 February 2015

**AUTHOR/S:** Planning and New Communities Director

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<b>Application Number:</b>	S/0038/15/RM
<b>Parish(es):</b>	Longstanton
<b>Proposal:</b>	Reserved matters application for the Hatton's Road ponds strategic engineering works.
<b>Site address:</b>	Agricultural land south of Hatton's Road, Longstanton – grid reference Easting 538993 Northing 265520
<b>Applicant(s):</b>	Gallagher Longstanton Ltd.
<b>Recommendation:</b>	That the application is Approved
<b>Key material considerations:</b>	The effect on the landscape and ecological mitigation and enhancement proposals having regard to the need to maintain the local drainage system and flood attenuation.
<b>Committee Site Visit:</b>	None
<b>Departure Application:</b>	No
<b>Presenting Officer:</b>	Ian Howes, Principal Urban Designer
<b>Application brought to Committee because:</b>	The application is of significant local interest to members and of potential benefit and is required to be considered by members under the delegation scheme,
<b>Date by which decision due:</b>	10 April 2015

### Executive Summary

- 1 This Reserved Matters and landscaping details application follows from the approval of the overall earthworks for Phase 1 and the approved Hattons Road ponds strategic engineering element. This is designed to create the essential ponds that will attenuate water and minimise the likelihood of localised flooding in Longstanton, approximately 1km away to the north. The engineering and drainage details, general layout, access, landscaping and creation of ecological habitats for a range of plant and fauna, including some protected species and re-locations from phase 1' were discussed extensively with officers, the Technical Liaison Group and CCC highways before submission. It is currently intended that the District Council will take on the maintenance.

### Planning History

- 2 S/0388/12/OL Outline planning application for phase 1 of Northstowe comprising up to

1,500 dwellings; a primary school; a mixed-use local centre (including a community building, and provision for non-residential institutions, financial and professional services, shops, cafes and restaurants, drinking establishments, and hot food take-away); leisure, community, residential institutions, cultural, health, and employment provision (business, general industry and storage & distribution) including a household recycling centre; formal and informal recreational space and landscaped areas; and infrastructure works including site re-profiling and associated drainage works, foul and surface water pumping stations, *two flood attenuation ponds on land east of Hattons Road*; and associated works including the demolition of existing buildings and structures. Approved 22 April 2014.

- 3 S/1116/14/DC Discharge of Conditions 26 (programme of delivery of off-site flood mitigation works approved 10<sup>th</sup> September 2014,
- 4 S/1654/14/RM Reserved matters in relation to earthworks pertaining to outline planning application S/0388/12/OL for phase 1 of Northstowe. Approved 29 October 2014.

### **Planning Policies**

- 5 *National Planning Policy Framework*

#### *Local Development Framework*

Northstowe Area Action Plan DPD, July 2007:

- NS/1 The Vision for Northstowe
- NS/2 Development Principles
- Objective D7/d Ecology and biodiversity
- Objective D8/c biodiversity value of green spaces
- Objective D11/.e – fen edge character
- NS/12 water as a defining characteristic
- NS/17 New Biodiversity Features
- NS/21 Land Drainage, Water Conservation, Foul Drainage and Sewage Disposal

Development Control Policies Development Plan Document, 2007:

- NE/4 Landscape Character Areas
- NE/6 Biodiversity
- NE/8 Groundwater
- NE/9 Water and Drainage Infrastructure
- NE/11 Flood Risk

Supplementary Planning Documents:

- Trees & Development Sites, 2009
- Biodiversity, 2009

*Draft Local Plan* submitted March 2014 (incl. landscape and biodiversity policies)

### **Consultation**

- 6 Consultation notifications were sent to Longstanton Parish Council, Willingham Parish Council Oakington Parish Council, neighbours within 200m of the site, the Internal Drainage Board, Anglian Water, the Environment Agency, together with internal consultants, the Drainage Manager, the Landscape Officer, the Ecology Officer.

- 7 Longstanton Parish Council supports the proposal but requests that life belts be provided within the site in case of emergency. This request has been discussed with the applicant who indicated that they will consider this matter favourably.
- 8 Willingham Parish Council has no objections. Oakington and Westwick Parish Council has no objections. The Old West Internal Drainage Board has no objections
- 9 The Landscape and Ecology Officers requested amendments to improve the ecological potential. The agreed amendments are:
- to locate blocks of planting around the perimeter in order to better reflect the local landscape character and to create a substantial area of open grassland habitat for farmland bird species;
  - to retain the existing drainage channel that will no longer be used to convey water to create another habitat type
  - to provide ridge and furrow features in the grassland for ecological variety.
  - to vary to the proposed plant selection to better reflect the local species mix.

These proposals were discussed with the applicant who has agreed to amend the proposals accordingly.

- 10 A detailed CEMP will be prepared prior to the commencement of works, following on from the site-wide CEMP approved on 16<sup>th</sup> May 2014.
- 11 Should any other views be expressed on the application, they will be reported verbally to members at the Committee.

### **Representations**

- 12 None received to date.

### **Planning Assessment**

- 13 The proposals conform to the framework of adopted and emerging policies and meet several objectives in the NAAP and local plan.
- 14 The flood alleviation and engineering principles in relation to the Hatton's Road Ponds have been approved previously, as set out above in the Planning History. Located upstream of Longstanton, the ponds are designed to hold the water and to permit a gentle release into Longstanton Brook. This application relates to the final land form and planting of the site.
- 15 The ecological features are in accordance with the Ecological Management Plan and have led the landscape design. They especially help to mitigate and adverse ecological effects of the development on the phase 1 site. Particular features include: a network of different habitats for nesting birds and reptiles, and for bat foraging; wetland and meadow grass seeding; four hibernacula for reptiles; The diversion of the brook gives rise to the opportunity for incorporating vertical banks with refuges and ledges for water voles; a bird box mounted on a pole for barn owls; and a kingfisher bank.
- 16 Two new accesses are proposed together with the closure of the existing agricultural access and the building of a replacement one (the subject of a planning application presented to NJDCC concurrently). The access points enable maintenance and meet County standard requirements and do not compromise the safety of road users.

Internal to the site are two vehicular circulations for access and overall management purposes

- 17 Amendments have been proposed by the Longstanton Parish Council, the Ecology Officer and the Landscape Officer in the interests of improving site safety and ecological diversity. The applicant agreed to amend the proposals accordingly

**Recommendation**

- 18 Officers recommend that the Committee approve the application, with a condition to ensure the development is built in accordance with the approved plans.

It is also recommended than informative is added to ensure that nesting birds are not disturbed during the nesting season.

**Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)
- Northstowe Area Action Plan, 2007
- Northstowe, Development Framework Document, 2012
- Documents referred to in the report including appendices on the website only and reports to previous meetings

**Report Author:**

Ian Howes

Principal Urban Designer

Telephone Number:

01954 713397



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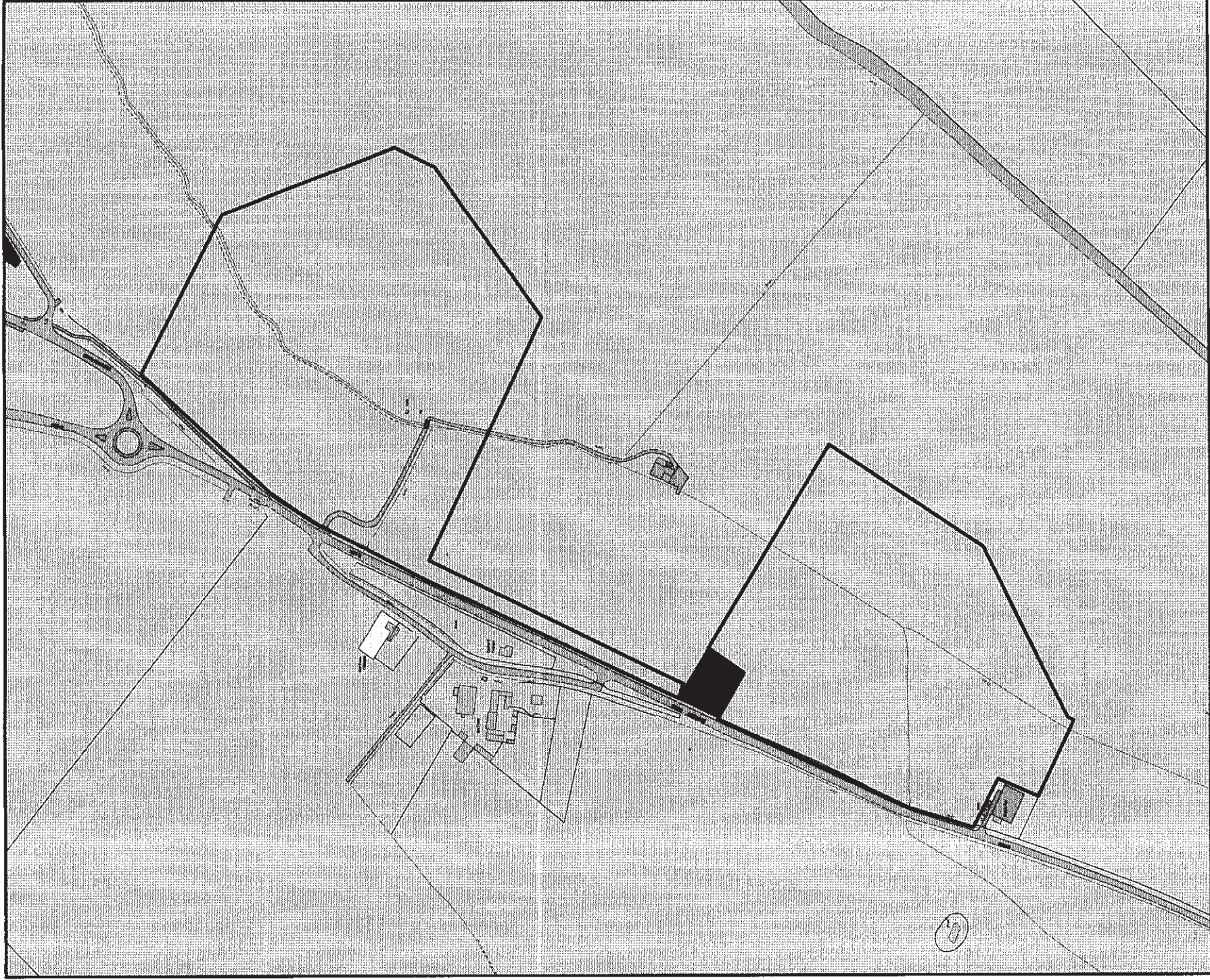
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# Agenda Item 6

South Cambridgeshire District Council / Cambridgeshire County Council

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**REPORT TO:** Northstowe Joint Development Control Committee 25 February 2015

**AUTHOR:** Planning and New Communities Director , South Cambridgeshire District Council

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**Parishes:** Longstanton, Oakington and Westwick

**Proposal:** Progress update on negotiations on the planning proposals and related matters on the outline application for Northstowe phase 2

**Site address:** Land south of the B1050, between the guided busway and Longstanton, and the northern edge of Oakington

**Applicant:** Homes and Communities Agency c/o Arup

**Recommendation:** Presented to NJDCC for information on officers' progress towards a recommendation on the outline planning application to NJDCC on 25<sup>th</sup> March 2015

**Presenting Officer:** Lois Bowser, Northstowe Team Leader

## Northstowe Phase 2: Progress Update

### Executive Summary

- 1 This report summarise progress made in negotiations with HCA on suggested amendments to the outline planning application submitted in August 2014 for the planning and development of the central part of the proposed new town of Northstowe on the former Oakington Barracks site. The amendments are required in response to consideration of extensive consultation with the local residents, parish councils, statutory and other consultees, commentary from members and review by technical experts and officers. The interim position we have reached on planning matters is outlined in this report and presented without prejudice to the subsequent recommendation to NJDCC in March. This note covers certain key issue areas only. It also provides an outline of the Community Engagement work, a separate item on this agenda, and an overview of the section 106 process.

### Town Park and Town Square

- 2 There is a clear policy requirement in the NAAP and supported in the Development Framework Document (DFD) that proposals for the town as a whole are expected to include a town park. This point was emphasised in pre-application discussion with the HCA; the submitted proposals indicated a modestly sized town square and no town park. The two spaces are critical to the provision of open space for recreation and civic amenity, as well as health and wellbeing. The town square would be hard landscaped and, for example, be suitable for a market, performance, gatherings for civic functions and act as a formal space and setting for the principal retail outlets and the proposed civic hub. It would complement the local centre open space by the

B1050 proposed by Gallagher.

- 3 The town park that officers have requested would be an area that might include more formal landscaping, play areas, softer green landscaping and be an area for picnics and passive recreation. There is a small park proposed in Phase 1. Officers are in active discussion with the HCA to secure this community requirement which is a typical feature of most towns in the UK. The discussions are positive, and the area is still under discussion.

#### **Sports and recreation areas**

- 4 The area allocated in the planning application for formal sports and recreation is below the policy standard and Sport England has raised concerns over this. Officers have been in discussion on how the new secondary school and community sports areas can be shared to mutual advantage and whether, using more artificial surfaces, a lesser area can be acceptable. The current discussions with the school and Sport England are hoping to reach a compromise. Securing a community access agreement and early revenue funding to support the community sport element will be essential. The HCA has appointed sports consultants who are preparing a sport strategy that will address these issues and with whom officers are in dialogue.

#### **Dedicated Busway**

- 5 There is a 700m stretch of the dedicated busway which runs through the site that it is proposed will be shared with private car on a temporary basis during phase 1. The concern is that it will be difficult to reclaim it from the motorist when the final road layouts are completed and the busway will be for bus-only use. Various solutions relating to the design of the busway and how buses can be given priority are underway.

#### **Greenways and Heritage Areas**

- 6 We are supporting residents' concerns about retaining the rural nature of Long Lane and the protection of the conservation area, including discussing appropriate pedestrian and cycling access. We are negotiating positively on the increased width of the major greenway through the site leading the town square to give more open space and improved prominence of this route.

#### **Officers Mess Feasibility Study**

- 7 The proposal to utilise the former officers' mess as the second primary school is welcomed in principle but has capital cost envelope and revenue implications. The HCA commissioned a feasibility study whose findings are under discussion with county officers and are looking promising.

#### **Site levels**

- 8 There is a discrepancy in the calculation of the contours and site profiling between officers' understanding and the HCA. We are currently resolving this but until then remain concerned at the steepness of some of the slopes in their water park recreation areas.

#### **Car parking**

- 9 The level of car parking proposed is an average of 1.5 in accordance with our adopted policy requirement. The submitted Local Plan includes higher provision, which is in line with current practice and experience elsewhere. This request has implications for land use, but HCA are considering their response.

#### **Affordable housing**

- 10 The proposal is for 20% based on HCA's own viability assessment. The policy is 40%

subject to viability. Negotiations are on-going as part of the viability work.

### **Ecological Mitigation**

- 11 There is a need to identify a site nearby for farmland bird mitigation. The RSPB seek to secure improvements to the Fen Drayton lakes to ease visitor pressure around the European Special Protection Areas at the River Ouse. The RSPB have prepared a vision of the nature park and are preparing a cost breakdown of the essential visitor facilities that are lacking and would be accessed by Northstowe residents, for further consideration.

### **Rampton Road and Rampton Drift**

- 12 The public right of way has to cross the CGB, over the raised guided rail. It was designed with limited safety measures, and the concern is that these should be enhanced such as warning lights to indicate a bus is coming or a footbridge. Options are being considered.

- 13 Another issue is access to Rampton Drift throughout the development. This will be considered through

- 14 Residents raised the issue that the parameter plan showed three storeys adjoining Rampton Drift and that this was too imposing. This has been amended to two stories. There remains some concern that the housing on the other side of Rampton Road is also too high at three storeys.

### **Dry Drayton attenuation ponds**

- 15 The HCA has been asked to consider bringing this into phase 2.

### **Waste collection**

- 16 There is discussion on the inclusion of an exemplar scheme to site bins underground for some housing units.

### **Cycle provision**

- 17 There is ongoing and detailed discussion with the cycling lobby and HCA to secure excellent cycle provision including in the town centre and cycle crossings over the primary roads.

### **Drainage**

- 18 Whilst there are no major concerns and indeed the SUDs scheme in general is welcomed. Our drainage consultant has raised some technical issues that we are currently resolving.

### **Sustainability**

- 19 Our sustainability consultants' assessment is in preparation.

### **Strategies and planning conditions**

- 20 In order to secure a satisfactory consent we are requiring the preparation of a range of strategies as conditions or in the section 106 agree to give confidence of a coordinated outcome. The town centre and sport strategies are of particular importance.

- 21 Officers are preparing a draft set of conditions that they will be in a position to share with members at the committee meeting.

### **Phased delivery of community infrastructure**

- 22 Officers are compiling a schedule to indicate which development or facility is likely to

be needed and required to be made available and when. The timing will be in relation to occupation, population numbers or calendar year. It will help to tell the story of how Northstowe will gradually bring forward the typical facilities seen in a town.

### **Section 106**

- 23 Members will recall that the headings or items for funding were presented to the County's Economy and Environment Committee on 3<sup>rd</sup> February to the District Council Cabinet on 12<sup>th</sup> February. Officers are currently in negotiation with the HCA on the sums that represent a viable approach. This will include the percentage of affordable housing, split between social rent and shared ownership. The Councils have appointed a viability planning consultant to assist with the section 106 negotiations and have re-commissioned GVA to work on the financial modelling scenarios.

### **Community Engagement**

- 24 The Northstowe Community Engagement Officer took up employment in early January 2015 on a two year part time contract funded through the section 106 Agreement with Gallagher.
- 25 It is the intention to set up a steering group comprising the councils, promoters, schools providers, NHS and other relevant organisations such as BPHA to ensure that community engagement activity is targeted and co-ordinated between the different agencies. There could be NJDCC representation if members wish.
- 26 One of the functions of the post will be to consider how best to engage with local residents and other stakeholders. Currently we have the following groups for engagement :
- Parish Forum/parish council meetings – the Forum meets quarterly with the next meeting on 11<sup>th</sup> March. Officers are available to attend the monthly meetings on the invitation of the clerks. Parish council meetings and aim to meet monthly
  - Community Forum - first meeting on 28<sup>th</sup> January and subsequent meetings will be on 22<sup>nd</sup> April (probable focus on transport and 15<sup>th</sup> July (probable focus on drainage)
  - Saturday Morning drop-ins with variable attendance, averaging around 20, bi-monthly

The Community Engagement Officer will work closely with the Parish Council and will become a familiar face in Longstanton and the local area

### **Recommendation**

- 27 Officers recommend that the Committee **notes** the information on progress provided this report.

### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- NAAP 2007
- Development Framework Document 2012
- Phase 1 outline planning consent April 2014  
Planning submission for phase 2 s/2011/OL

### **Report Author:**

Lois Bowser  
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Northstowe Team Leader  
01954 713390



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# Agenda Item 7

South Cambridgeshire Districts Council / Cambridge County Council

REPORT TO: Northstowe Joint Development Control Committee 25 February 2015

AUTHOR/S: Planning and New Communities Director, South Cambridgeshire District Council

## Northstowe Phase 2 – Draft Conditions

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### CONDITIONS:

#### Commencement of Works

1. No work shall commence until all reserved matters have been approved by LPA

#### Reserved Matters

2. provide guidance on maximum time allowance for a reserved matters application to be received

#### Approved Plans

3. States which plans/documents form part of the permission - to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

#### Development Limits

4. (states which plans/documents form part of the permission) - To ensure that the development and associated mitigation measures takes place in accordance with the principles, parameters and assessment contained within the Application Documentation and Environmental Statement.

#### Phasing

5. (Prescribes design principles) To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development in accordance with NAAP policies NS/1 and NS/2, which set out the vision and development principles for the delivery of the town.

#### Design Code

6. The Design Code shall address all pertinent matters associated with the town and retail centre, edges with existing villages, the waterpark and the impact upon heritage assets. The approach and design principles to urban form, landscape structure, space and architectural styles to respect the contextual analysis of Cambridgeshire characteristics.

#### Unexploded Ordnance

7. (If the risk has not been cleared under Phase 1 conditions, this condition is designed to expedite matters) It is to ensure that the risks from Northstowe site wide unexploded ordnance to future users of the land and existing neighbouring land are

REPORT TO: Northstowe Joint Development Control Committee 25 February 2015

AUTHOR/S: Planning and New Communities Director, South Cambridgeshire District Council

### **Northstowe Phase 2 – Draft Conditions**

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eliminated and/or minimised to ensure that development can take place without unacceptable risk to workers, residents and neighbours including any unacceptable major disruption to the wider public on and off site that may arise as a result of evacuation/s associated with the mitigation of UXO

#### **Fire Strategy**

8. To ensure that adequate facilities are provided as per the requirements of *Cambridgeshire Fire Service*

#### **Housing – Market Mix**

9. To ensure that the overall mix of dwellings across the site as a whole is based on the indicative housing mix stated in the agreed Phase 2 Design and Access Statement, which seeks to ensure development contains a mix of residential units providing accommodation in a range of types, sizes and affordability, to meet local needs.

#### **Housing – Room Sizes**

10. To ensure that the residential accommodation provides adequate sized dwelling accommodation that is capable of flexible internal use and which accords with paragraph 50 of the National Planning Policy Framework and with D3 of the Northstowe Area Action Plan and Policy H/11 of the emerging South Cambridgeshire Local Plan 2013.

#### **Housing - Lifetime Homes**

11. To ensure adaptable mobility standards in public sector funded housing in accordance with the South Cambridgeshire Local Development Framework Affordable Housing Supplementary Planning Document, 2010.

#### **Transport/Highways**

12. A range of highways conditions to deal with the construction of access roads, junctions, design requirements, monitoring and road works, such as the B1050 and A14 improvements. To ensure that the development conforms with Objective D6/g and Policy NS/10 of the Northstowe Area Action Plan in the interest of highway safety with regard to Primary Road Access arrangements and highway capacity.

Also, a condition which addresses Highway Adoption Strategy, Electric Vehicle charging, Rampton Drift access issues and cycle way matters.

#### **Water Provision – Grampian Condition**

13. To specify water supply capacity to ensure adequate water resources are available to supply the Northstowe development in accordance with Policies NE/9 of the adopted Local Development Framework 2007.



REPORT TO: Northstowe Joint Development Control Committee 25 February 2015

AUTHOR/S: Planning and New Communities Director, South Cambridgeshire District Council

### **Northstowe Phase 2 – Draft Conditions**

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#### **Heritage**

14. Strategy for the protection and enhancement of the Longstanton Conservation Area - to safeguard a heritage asset in accordance with Policies CH/1 and CH/5 of the adopted Local Development Framework 2007.

#### **Historic Environment Management Plan**

15. Requirement to ensure that Heritage Assets are properly managed in accordance with the agreed strategy

#### **Development and Flood Risk**

16. No occupation until such time as the Land Drainage Solution (LDS) within the Swavesey Drain system is completed, so as to prevent the exacerbation of flooding and pollution of the water environment by ensuring the satisfactory disposal of treated foul water drainage from, and to ensure the integrity of, the Utton's Drove Sewage Treatment Works in accordance with Policies NE/10 and NE/11 of the adopted Local Development Framework.

#### **Groundwater and Contamination**

17. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

#### **Drainage – Surface Water Drainage Strategy**

18. Preparation of a detailed Surface Water Drainage Strategy for the application site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the local planning authority

#### **Drainage – Surface Water Management**

19. A detailed scheme for the future responsibilities for the management of the surface water drainage scheme for the relevant Development Phase or Strategic Engineering Element shall be submitted to, and approved in writing by the LPA

#### **Drainage – Foul**

20. Prior to the commencement of any Development Parcel, pursuant to this outline permission, a detailed scheme for on-site Foul Water Drainage, shall be submitted to, and approved in writing by, the local planning authority. The scheme should be in accordance with the foul water drainage strategy drawing C028-UA006156-01 (Appendix 8 of the Flood Risk Assessment and Drainage Strategy dated August 2014), unless otherwise agreed in writing by the Local Planning Authority.

REPORT TO: Northstowe Joint Development Control Committee 25 February 2015

AUTHOR/S: Planning and New Communities Director, South Cambridgeshire District Council

### **Northstowe Phase 2 – Draft Conditions**

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#### **Drainage – adoption of SUDS infrastructure**

21. Scheme relating to the management and maintenance of the Sustainable Drainage System (SuDS) to be submitted and approved by LPA

#### **Landscaping – Landscape Designs and Specifications [Draft only – to await conds from SCDC LA]**

22. The development shall not be begun until a Structural Landscape Strategy has been submitted to and approved in writing by the Local Planning Authority.

#### **Landscaping – Landscape Management**

23. All planting, seeding or turfing in the approved soft landscape details for the relevant Development Parcels, shall be carried out in the first planting season following the completion of the appropriate element of development.

#### **Landscaping – Tree Protection**

24. No work to be undertaken until tree protection for that part of the development has been carried out in accordance with tree protection details specified in the Trees Survey and arboricultural Implications Assessment Report.

#### **Construction Environmental Management Plan**

25. Prior to the Commencement of any Earthworks, pursuant to this outline permission, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

#### **EIA Mitigation**

26. The development, hereby approved, shall be carried out in accordance with the mitigation measures as set out in the Environmental Statement

#### **Ecological Management Plan**

27. Full details of the relevant measures for ecological mitigation to be set out in an Ecological Management Plan (EcMP) and approved in writing by the LPA.

#### **Noise Mitigation**

28. A noise assessment and noise attenuation / insulation scheme (having regard to the building fabric, glazing and mechanical ventilation requirements) for the residential units, to protect occupants from B1050, the on and off-site Cambridgeshire Guided Busway (CGB) and internal site construction and traffic noise, shall be submitted to and approved in writing by the Local Planning Authority.

#### **Operational Noise – Non Residential Use Classes.**

REPORT TO: Northstowe Joint Development Control Committee 25 February 2015

AUTHOR/S: Planning and New Communities Director, South Cambridgeshire District Council

### **Northstowe Phase 2 – Draft Conditions**

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29. As 28 above – but to protect the amenity of nearby properties in accordance with policy in accordance with Policy NE/15 of the adopted Local Development Framework 2007.

#### **Exclusion of PD Rights**

30. To limit the scope for permitted development rights in residential and commercial development, in order to safeguard the integrity of the development.

#### **External Lighting**

31. Height, type, position and angle of glare of any final site lighting / floodlights including horizontal and vertical isolux contours shall be submitted for approval by LPA, and shall be carried out and maintained in accordance with the approved lighting scheme/plan.

#### **Air Quality**

32. No development, hereby approved, shall commence in relation to any Development Parcel, until details of a Low Emissions Monitoring, Management and Review Strategy are submitted and approved.

#### **Low Carbon Strategy**

33. Prior to or concurrently with the submission of the first reserved matters application for any Development Parcel containing residential units, pursuant to this outline permission, a low carbon sustainable living strategy shall be submitted to, and approved by, the local planning authority.

#### **Energy Delivery Strategy**

34. Unless otherwise agreed in writing by the local planning authority reserved matters applications for layout in relation to each Development Parcel, pursuant to this outline permission, shall include an Energy Delivery Strategy

#### **Waste Management Strategy**

35. Unless otherwise agreed in writing by the local planning authority, any reserved matters application for layout in relation to each Development Parcel pursuant to this outline approval shall be accompanied by a Waste Management & Minimisation Strategy (WMMS).

#### **Water Conservation Strategy**

36. Notwithstanding the information contained within the Water Conservation Strategy submitted as part of this application, no part of any of the Strategic Engineering Elements or any Development Parcel, pursuant to this outline permission, shall commence until a scheme detailing water conservation and management measures has been submitted to and approved in writing by the Local Planning Authority.

REPORT TO: Northstowe Joint Development Control Committee 25 February 2015

AUTHOR/S: Planning and New Communities Director, South Cambridgeshire District Council

### **Northstowe Phase 2 – Draft Conditions**

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#### **BREEAM Standards**

37. Design certificates specifying a minimum BREEAM level of 'Very Good' for each non-residential building within that Development Parcel.

#### **Fibre Optic Telecommunication Infrastructure**

38. The scheme shall ensure that a) a site-wide network is in place and provided as part of the strategic engineering works; and b) that the developers of each Development Parcel are required to complete the infrastructure to facilitate the provision of fibre optic cable to each dwelling and commercial premises upon the occupation of each building.

#### **National Grid**

39. No development, hereby approved, in respect of any Earthworks, any of the Strategic Engineering Elements or any Development Parcel shall Commence until a detailed strategy to address National Grid apparatus in the locality, has been submitted to and approved in writing by the local planning authority.

#### **Economic Development**

40. No work shall commence until a detailed strategy for economic development has been submitted to and approved in writing by the local planning authority.

#### **Sport provision**

41. Submit for approval to LPA, outdoor space provision, effectively updating the 2008 strategy.

#### **Affordable housing**

42. Development shall not commence until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:

- a) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than xx% of housing units;
- b) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- c) the arrangements for the transfer of the affordable housing to an affordable housing provider [or an alternative mechanism for the management of the affordable housing] (if no RSL involved) ;
- d) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

REPORT TO: Northstowe Joint Development Control Committee 25 February 2015

AUTHOR/S: Planning and New Communities Director, South Cambridgeshire District Council

### **Northstowe Phase 2 – Draft Conditions**

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e) the criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such criteria shall be enforced.

The development on such land shall only be carried out in accordance with the approved scheme.

#### **Town Park**

43. Condition to require the provision of a town park to include hard and soft elements, area, street furniture, lighting, signage etc. to be submitted and agreed in writing with LPA prior to commencement of Phase 2

#### **Civic hub**

44. Phased development of CH, allocation of uses, design to be submitted to LPA for agreement. Pre commencement condition
45. To include space for governance, NHS, community workers faith groups

#### **Provision of children's play space**

46. Identify and include location and construction details of play facilities, which shall be compliant with Council's policy on play provision.

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