

NORTHSTOWE JOINT DEVELOPMENT CONTROL COMMITTEE

WEDNESDAY, 29 JULY 2015

DECISIONS

Set out below is a summary of the decisions taken at the Northstowe Joint Development Control Committee held on Wednesday, 29 July 2015. 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 Ian Senior.

6. Phase 2 - Consideration of draft Planning Conditions and Section 106 Legal Agreement

The Northstowe Joint Development Control Committee

1. Approved the wording of proposed Planning Conditions included in Appendix 4 of this report from the Planning and New Communities Director, subject to detailed drafting by officers
2. Approved
 - (i) the essential Section 106 items (including contingency) as set out in Appendix 2 of the report totalling £75,533,681 and with Public Open Space maintenance sum to be calculated dependent upon the agreed housing mix, and the Homes and Communities Agency (HCA) contributing £73 million of such sum; and
 - (ii) 20% affordable housing with reviews of the affordable housing percentage taking place
 - at the expiry of 3 years from the date of the grant of the outline planning permission if substantive development has not commenced within such period
 - prior to occupation of the 1,750th residential unit at Phase 2
 - during the period commencing with the occupation of the 2,500th residential unit and before the occupation of the 3,000th residential unit at Phase 2

in order to make acceptable in planning terms what would otherwise be unacceptable, and authorised officers to complete a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 with the Homes and Communities Agency, and on this basis grant

 - (a) Outline planning permission for the development of Phase 2 of Northstowe with details of appearance, landscaping, layout and access reserved subject to the set of conditions as in (1) above; and
 - (b) Full planning permission for the Southern Access Road (West) subject to the set of conditions as in (1) above.
3. Noted that any savings achieved against particular items within the Section 106 Agreement will be re-apportioned within the overall envelope of requirements.

