

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

At a special meeting of the Council held on  
Friday, 11 February 2005 at 1.30 p.m.

PRESENT: Councillor RF Bryant – Chairman  
Councillor Mrs CAED Murfitt – Vice-Chairman

Councillors: RE Barrett, BR Burling, NN Cathcart, Mrs A Elsby, R Hall, Dr SA Harangozo, Mrs SA Hatton, Dr JA Heap, JA Hockney, Mrs HF Kember, SGM Kindersley, RMA Manning, MJ Mason, DC McCraith, CR Nightingale, Dr JPR Orme, Mrs DP Roberts, NJ Scarr, Mrs HM Smith, Mrs DSK Spink MBE, RT Summerfield, Mrs BE Waters, JF Williams, Dr JR Williamson and NIC Wright

Officers: Caroline Hunt Principal Planning Policy Officer (Housing)  
Keith Miles Planning Policy Manager  
Michael Monk Principal Planning Policy Officer (Transport)  
Claire Spencer Senior Planning Officer (Transport Policy)

Apologies for absence were received from Councillors Dr DR Bard, JP Chatfield, SM Edwards, Mrs JM Healey, MP Howell, Mrs CA Hunt, DH Morgan, Mrs JA Muncey, EJ Pateman, JA Quinlan, A Riley, J Shepperson, Mrs GJ Smith, JH Stewart, Dr SEK van de Ven and TJ Wotherspoon.

The Chairman welcomed Members back to the meeting that was adjourned on 1<sup>st</sup> February 2005.

### **1. DECLARATIONS OF INTEREST**

Councillor RMA Manning declared a personal interest as a resident of Willingham.

### **2. LDF - NORTHSTOWE (RESULTS OF PUBLIC PARTICIPATION)**

#### **Transport**

The Principal Planning Policy Officer (Transport) stated that the four main transport issues had arisen from public participation:

- Improvements to the A14
- Willingham By-Pass
- Link Road to the Dry Drayton interchange on the A14
- Access via Station Road, Oakington

#### **Improvements to the A14**

Concern was expressed regarding the impact of a settlement of 8,000 houses on the traffic on the A14. It was suggested that the Guided Bus would not alleviate the increase in traffic that Northstowe would bring. The Principal Planning Policy Officer (Transport) explained that the building of Northstowe needed the scheduled improvements to the A14. The Guided Busway would need to be operational before the first house in Northstowe was occupied. He informed Council that the Area Action Plan would need to include the principle of “trigger points” to ensure that the development of Northstowe did not get ahead of essential improvements to the A14. It was suggested that the dualling of the A428 was required before work on the A14 was carried out as the impact of the works for road improvements would inevitably lead to more traffic on the other.

The Principal Planning Policy Officer (Transport) explained that planning permission could not be withheld until the improvements of the A14 had taken place, although a

“Grampian” condition could be attached to any permission making implementation dependant upon A14 improvements.

The Principal Planning Policy Officer (Transport) advised members that the scheduled date of 2008 that had been given by the Highways Agency for improvement work to start on the A14 could be subject to more slippage. Concern was expressed that the proposed improvements to the A14 had appeared to have been postponed from 2008 to 2008/09.

Councillor Mrs Spink stated that she was part of delegation from local authorities in Cambridgeshire that would be meeting with the Transport Secretary of State to discuss the timing of improvements to the A14 and the A428.

Councillor Kindersley asserted that it was imperative to have improvements to the A14 completed before the development of Northstowe as the region required improvements in its infrastructure to cope with the increase in population.

A vote was taken and Council unanimously

**AGREED** to impose a “Grampian” condition that planning permission for the phases of development of Northstowe could not be implemented if appropriate improvements to the A14 are not carried out.

#### Willingham By-Pass

The Principal Planning Officer (Transport) explained that the Council had received a number of representations calling for a by-pass for Willingham. It was possible that the developer could contribute to the cost proportionate to the additional journeys generated by the development.

It was agreed that the Area Action Plan include the point that a by-pass for Willingham should be delivered with appropriate developer contributions if the increase in traffic resulting from the construction of Northstowe warrants it.

#### Link Road to Dry Drayton

The Principal Planning Officer (Transport) advised that local residents favoured the linking of this road to a point close to the A14 interchange and not the Dry Drayton road nearer to Oakington village.

#### Access via Station Road, Oakington

The Principal Planning Officer (Transport) explained that the developer’s preferred option was for a new road to Northstowe that effectively by-passed Oakington on the basis that this would benefit the village.

Councillor Manning stated that Councillor Edwards’ preference was for NS33, no additional road access to Northstowe from either Station Road, Oakington or Cottenham Road, Westwick. Councillor Edwards believed that this would prevent traffic from “rat running” through the surrounding villages. Councillor Mason supported this proposal.

Councillor Hall warned of an increase in traffic travelling on the road leading north towards Ely. For this reason he supported NS31, an additional road access to Northstowe from Station Road, Oakington.

A vote was taken and with 18 votes in favour, 4 against and 1 abstention Council

**AGREED** NS33 that in the Area Action Plan no additional road access to

Northstowe would be provided from either Station Road, Oakington or Cottenham Road, Westwick.

**AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- (A) NS28 that the Northstowe Area Action Plan should have the following objectives for transport
- To provide attractive, direct, safe and convenient walking routes within the town linking homes to public transport and the main areas of activity such as the town centre and employment areas
  - To develop an improved rights of way network of paths for walking and cycling to connect the town to neighbouring villages and the open countryside
  - To provide a network of cycleways, segregated from other modes where appropriate and to ensure covered, secure cycle parking facilities for homes, workplaces, the town centre, local centres and other places
  - To create an effective and dedicated guided bus way through the town to maximise the opportunities offered by the Guided Bus route and to ensure that all dwellings are within 600 metres of a High Quality Public Transport stop
  - To develop a network of streets which connect the principal land uses
  - To secure the vitality of the town centre by ensuring adequate access for the residents of the town and surrounding villages with a focus on the dedicated guided bus way but covering all modes and including an appropriate level of car parking
  - To link Northstowe to the main road network whilst minimising the impact of traffic generation on surrounding communities
  - To identify the appropriate stages in the development when services and transport infrastructure will need to be provided
- B) NS29 that the development of Northstowe should be accessed via new links to the following roads and measures should be incorporated to minimise traffic impacts on nearby villages:
- Hattons Road
  - Dry Drayton Road
  - Longstanton West Bypass
- C) NS33 that no additional road access to Northstowe would be provided from either Station Road, Oakington or Cottenham Road, Westwick.
- D) NS34 that high quality public transport should be provided, with associated quality infrastructure, serving the whole of Northstowe. A dedicated Local Bus Loop, linked to the rapid Guided Bus route, should be aligned and have the necessary number of stops to maximise coverage within Northstowe whilst not compromising the level of service. All development should be within easy walking distance of a stop on the Local Bus Loop (within 660m) or 400m of local bus stops. Developers should provide an initial subsidy/subsidised tickets for new residents to encourage bus usage.
- E) NS35 that the Park and Ride facility should be easily accessible by foot and cycle from Northstowe, but direct road access to the site from the town is not desirable. The Council will also seek to explore opportunities for shared use of the car park with other nearby uses

- F) NS36 that there should be a series of dedicated, high quality, safe, direct, connected and convenient rights of way, including cycle and pedestrian and horse riding routes, both within Northstowe and connecting with surrounding villages and the wider network. These would be complemented with quality infrastructure, such as signing, secure cycle parking, seating and lighting (as appropriate).
- G) NS37 that car parking would be provided in accordance with the maximum standards set out in the Core Strategy, but will seek to minimise parking in some areas with good accessibility and close to facilities and services and the exploration of shared use parking in suitable locations.

The Principal Planning Policy Officer (Transport) agreed to include the aim of adequate public transport and cycle ways in the Area Action Plan for Northstowe.

Council **AGREED** the recommendations in appendix 1.

### **Bio-Diversity**

The Principal Policy Officer (Transport) presented the Preferred Approaches for the objectives of the Area Action Plan for biodiversity of the Water Park, the Green Separation between Northstowe and Oakington/Longstanton, and the Green Corridors beyond the town.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS58 which identifies the following biodiversity objectives:
- To achieve a thorough understanding of the existing biodiversity of the Plan area before, during and after construction
  - To minimise any adverse impact on the existing species and habitats of particular biodiversity importance that may arise as a result of development
  - To maximise the biodiversity value of the green spaces that either remain or are created as a result of development, taking into account the other functions for these areas
  - To maximise the biodiversity of the urban areas where this is practical
  - To focus conservation effect upon species of local biodiversity importance and to ensure that habitat creation schemes provide suitable opportunities through the use of characteristic planting schemes or innovative landscaping
  - To establish awareness within the local population of the biodiversity within and beyond the town and thus encourage its protection and enhancement
  - To establish a high degree of connectivity between 'green' areas associated with the development of the town and the wider countryside
  - To ensure the maintenance and funding of the resources for biodiversity including the habitats and flora and fauna
- (B) NS59 that the extensive wetland habitat to be created at the water park should be managed to maximise value to key species
- (C) NS60 that the Southern Parkland to be created between Northstowe and

Oakington will provide a substantial resource of trees, grassland and other areas of semi-natural vegetation

- (D) NS61 to ensure that the green corridors running through the town should be managed for biodiversity and should be continued beyond the town to provide links to larger scale wildlife habitats further afield such as Fen Drayton Pits and Needingworth Quarry

Council **AGREED** the recommendations in appendix 1

### **Archaeology and Heritage**

The Principal Planning Policy Officer (Transport) reported that there had been a limited public response to this issue. Members were particularly concerned that the mushroom shaped pillboxes should be maintained.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- (A) NS62 which identified the following objectives:
- To develop an appropriate archaeological strategy which mitigates against any adverse effects of the new settlement on the archaeological resource
  - To minimise any adverse impacts on the setting and character of listed buildings and conservation areas in the surround area
  - To develop an appropriate strategy which mitigates against any effects of the new settlement on unlisted structures of historic interest within the RAF airfield
  - To provide an educational resource which can be used to inform the local population and the wider academic environment on the archaeological significance of the area
- (B) NS63 which identified the following objectives
- To secure long term uses for those buildings which do have a heritage value
  - To retain structures such as the pillboxes, and maintain them as features or points of interest in the landscape
  - To seek short-term uses for existing building which do not have a significant heritage value but can make a contribution to the early establishment of the town

Council **AGREED** the recommendations in appendix 1

### **Recreation**

The Principal Planning Officer (Housing) introduced this item by stating that there were three main issues: the management of open space, country parks and the approach to be taken in respect of the existing golf course and the facility it provides.

#### Country Parks

The Principal Planning Officer (Housing) explained that a country park would form part of the green separation between Oakington and Northstowe.

### Sports Provision

Councillor Mrs Spink stated that sports provision depended on the needs of the residents and the experience of Cambourne suggested that it would be a mistake to be too prescriptive at this stage. Councillor Williams supported the proposed athletics track but asserted that at least 6 lanes would be required for it to be viable.

### Golf Course

Councillor Manning reported that Councillor Riley had requested that the replacement of the golf course be made a priority. A number of members expressed the hope that the golf course would be replaced, but Council recognised that this was a commercial enterprise and the Council's influence on this issue was limited.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) to include NS64 in the Area Action Plan, to include the following objectives to meet recreational needs at Northstowe:
- To provide adequate sports facilities
  - To ensure adequate public open space for play and informal leisure
  - To create a town park to serve as a focus for the town's outdoor activities
  - To ensure adequate opportunities for commercial leisure
  - To provide opportunities to access and enjoy the surrounding countryside
- B) to include NS65 in the Area Action Plan, to ensure that at Northstowe the South Cambridgeshire Core Strategy outdoor playspace and informal open space minimum standards would apply. However, additional space would be required for allotments. The Preferred Approach to the minimum standard for outdoor playspace and informal open space in the Core Strategy is 2.8 hectares per 1,000 people, comprising:
- Outdoor Sport – 1.6 hectares per 1000 people
  - Children's Playspace – 0.8 hectares per 1000 people
  - Informal Open Space – 0.4 hectares per 1000 people
- C) NS66 to ensure that a large outdoor area offering a combination of grass pitches would be based adjacent to the secondary school with a large club house offering changing accommodation. This would allow for greater flexibility of use by school and community
- D) NS67 to ensure all homes should be within 1,000m (10-15 minute walking time) of formal sports provision
- E) NS68 to ensure a Strategy for Formal Sports would be prepared, taking account of a full assessment of the formal sports facilities required to meet the needs of the new community, including detailed discussions with each of the Sports Governing Bodies, further analysis with Sport England and linked with an assessment of local national sporting trends
- F) NS69 to ensure that the main indoor sports facility would be based at the secondary school. This would be a dual use facility used by both school and community and might also include an athletics track, tennis courts and one more floodlit artificial turf pitches
- G) NS70 to ensure that now home would be more than 60m from a Local Area for Play (LAP)

- H) NS71 to ensure that no home should be more than 400m from a Local Equipped Area for Play (LEAP)
- I) NS72 to ensure that no home should be more than 1,000m from a Neighbourhood Equipped Areas for Play (NEAP) or Spaces for Imaginative Play (SIP)
- J) NS73 to ensure that a town park of at least 3 hectares should be developed within or adjoining the town centre
- K) NS74 to ensure that a series of green corridors should be created which would have landscaping and biodiversity value and also perform a recreation function for both informal recreation and children's play
- L) NS76 to ensure that road and bus crossings through the green corridors should be well designed to limit any safety implications and be low key in character to limit adverse effects on the landscape. Safe and appropriate crossing facilities for wildlife should also be provided, such as tunnels under roads and ditches alongside roads where appropriate
- M) NS77 to state that a preferred option for surface water drainage is for a linear water formation, based on a Fen-edge landscape, offering an aesthetic and visual benefit to the town as well as a recreation facility
- N) NS79 to ensure that a landscaping strategy should be prepared for the town which incorporates a range of soft landscaping features ranging from formal tree and shrub planting within the denser urban areas, to areas of naturalistic planting within larger open spaces and boundary areas and endeavouring to retain existing vegetation where this is consistent with the strategy
- O) NS80 to ensure that all public open space and incidental space be in a single ownership to avoid fragmentation and a robust management plan would be in place before construction work commences. Management and maintenance would be vested in publicly accountable trust to ensure appropriate management in perpetuity. The Trust would be funded by commercial development in the town secured by agreement from the developers
- P) NS81 to ensure that the Council should work with neighbouring local authorities and the Developers to develop a strategy for commercial leisure provision that meets local need and complements existing facilities
- Q) NS82 to ensure that recreational facilities and landscaping be delivered early within the development through Section 46 Agreements (previously known as Section 106)
- R) NS83 that the existing golf course should be replaced by a suitable alternative that would provide affordable golf for all existing users plus the new residents of Northstowe. This would be managed commercially
- S) NS84 that two country parks be provided
- In the green separation between Oakington and Northstowe
  - West of Station Road Longstanton
- The parks to be linked to provide a circular route via:
- The green corridors through the town
  - Green separation
  - The water park

- The wider countryside

If these areas are demonstrated to be in excess of what is required to meet the needs of Northstowe itself, a proportion of the west of Station Road country park would need to be funded by means other than developer contributions from Northstowe

- T) NS85 that a strategy should be developed to link all parts of the town to the wider countryside, including the Green Separation between Northstowe and Longstanton/Oakington, through an enhanced network of footpaths and bridleways

#### Amendments to Appendix 1

On page 443 of appendix 1, under the heading "Approach to Draft DPD" the word "could" was replaced with the word "would".

Council **AGREED** the recommendations in Appendix 1.

#### **Land Drainage**

The Planning Policy Manager explained that the main objective was to alleviate the flood risk to Oakington and Longstanton and there were three options for achieving this:

- A new channel around the north of Oakington
- A new balancing pond upstream of Oakington
- Modifications to the existing balancing pond at Bar Hill

He explained that due to the different catchment areas, the new development would not add to the risk of flooding in Longstanton. This was disputed by Councillor Mason. The Planning Policy Manager explained that officers relied on the Environment Agency for its information.

Councillor Manning explained that Councillor Riley and Councillor Edwards supported the adoption of both NS94 and NS95, the constructing a new channel which would bypass the existing brook and take flood water away from it and Oakington village and the construction of a balancing pond which would intercept flood water before it reaches Oakington village.

Council **AGREED** to include a policy in the Area Action Plan, which stated that the flooding of Beck Brook would be alleviated by balancing ponds upstream of the village and a new channel which would bypass the existing brook and take flood water away from it and Oakington village.

#### Management and Maintenance of all Water Bodies and Water Courses

The Planning Policy Manager stated that responsibility for the drainage system could be passed to a water company such as Anglian Water, to the Council or to a publicly accountable Trust. The Planning Policy Manager informed Council that a water company would not be publicly accountable and he expressed concern that this authority would have insufficient resources to take on responsibility for the drainage system.

Councillor Kindersley proposed that this issue be passed to the Land Drainage Advisory Group, where the possibility of either the Council or a publicly accountable Trust taking responsibility for the management and maintenance of all water bodies and water courses. It was suggested that the Trust established at Milton Keynes should be examined to determine whether this was suitable for Northstowe.



Council **AGREED** to seek advice on the management and maintenance of all water bodies and courses from the Land Drainage Advisory Group.

Councillor Burling considered that a pumping station was required at Webb's Hole to take the water over the top of the dam.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS86 that Northstowe should have the following objectives for land drainage and water conservation:
- To ensure that the development would not be at risk of flooding either from itself or surrounding watercourses, for up to the 1 in 100 year event
  - Not to increase the flood risk to surrounding properties and communities, particularly Oakington and Longstanton, or downstream areas
  - To mitigate current flood risks affecting Oakington village
  - To maintain where possible, practicable and sustainable the natural catchment areas
  - To ensure that landforms and engineering works in any drainage scheme do not compromise the Fen-Edge character of the surrounding area by considering the landscape options available for the site
  - To suggest an appropriate foul water drainage system and disposal method for the site
  - To develop appropriate strategies for the management and maintenance of all water bodies and watercourses
  - To determine the scope for water recycling within the development, through layout and building design
  - If the Northstowe development will have a direct impact on flooding at Longstanton, it will mitigate existing flooding problems in the village
- B) NS87 that surface water drainage will be by means of a series of channels within green corridors through the town which would then feed down to the main water holding area which would be a linear feature along the western boundary of the St. Ives railway line. This will create a water park which should have a series of lakes which are connected and contain water at all times of the year
- C) NS89 that sewage disposal will be determined by a criteria based policy that details requirements that a system must achieve.
- D) NS97 that all development in Northstowe will incorporate water conservation measures of water saving devices, rainwater harvesting and greywater recycling. A strategy would be required from all developers to demonstrate that they will be able to achieve a high reduction in the use of piped water, whilst managing recycling of water to ensure no adverse impact on the water environment and biodiversity.

#### Amendments to the Appendix 1

Under representation 3101, on page 451 of Appendix 1 the word "will" was amended to "could" in the last sentence of the paragraph under the heading "District Council's Assessment".

Council **AGREED** the recommendations in Appendix 1.

### **Telecommunications**

The Principal Planning Officer (Housing) explained that this issue drew a limited response from the public.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS98 that Northstowe should have the following objectives for telecommunications
- to provide an effective telecommunications infrastructure, including provision for broadband
  - be capable of responding to changes in technology requirements over the period of the development
- B) NS99 that all telecommunications infrastructure, including provision for broadband, should be designed and installed as an integral part of the development, which minimises visual impact and future disturbance during maintenance

Council **AGREED** the recommendations in Appendix 1.

### **Energy**

The Principal Planning Policy Officer (Housing) introduced this item by stating that there were two main issues:

- Ensuring energy efficiency at Northstowe
- Considering the setting up of a Energy Supply Company (ESCO)

In response to questioning the Planning Policy Manager stated that the officers were unaware of any link between the proposed wind farm at Boxworth and the development at Northstowe. It was understood that Woking Borough Council had set up an ESCO.

It was agreed that the new buildings in Northstowe should be highly energy efficient, but it was recognised that the Area Action Plan could not require this.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS100 that Northstowe should have the following objectives for energy:
- Energy use should be minimised in new development to reduce CO2 emissions which contribute to climate change
  - Energy should be used efficiently
  - Greater use made of renewable energy sources
- B) NS101 that the district wide policies for renewable energy should apply to Northstowe in order to maximise opportunities offered by the scale and nature of the new town whilst not overburdening the development. South Cambridgeshire's Core Strategy Preferred Options Report includes the preferred approach that new developments include technology for renewable energy to provide at least 10% of their predicted energy requirements.
- C) NS102 that the district wide policies for energy conservation should apply to Northstowe in order to maximise opportunities offered by the scale and nature of

the new town whilst not overburdening the development.

- D) NS103 that Northstowe should be required to include within the development exemplar projects in energy efficient developments. This could be achieved by building a proportion of the development to advanced practice which fully addresses sustainability issues and minimises any environmental impact by pushing at the boundaries.

### **Phasing and Implementation**

The Principal Planning Officer (Housing) explained that the Cambridgeshire Structure Plan expects 6,000 dwellings to be built by 2016 and to achieve this approximately 650 dwellings would have to be built each year.

The Planning Policy Manager explained that it was the responsibility of the Development and Conservation Control Committee to ensure that construction traffic had a minimum impact on the surrounding villages.

Council **AGREED** that the following Approaches/Options be used as the basis for policies in the Area Action Plan:

- A) NS104 that Northstowe should have the following objectives for phasing and implementation:
- To ensure that the impact of the development of Northstowe is kept to a minimum both in terms of physical impact and duration, and where possible adverse impacts are avoided through the management of the development process
  - To ensure the early provision of a landscaping strategy for Northstowe
  - To ensure that Northstowe is developed using sustainable construction methods and principles
  - To ensure that the annual rate of house-building at Northstowe meets the required development rate to deliver 6,000 dwellings by 2016
  - To ensure that the development makes an appropriate contribution to the provision of services, facilities and infrastructure that will be needed for the development of the new town
- B) NS105 that the location of the site accesses for construction vehicles should avoid all villages in the locality and ensure that any haul roads are located, designed and landscaped in such a way as to avoid any noise, smell, dust, visual or other adverse impacts on existing residents and businesses, and on the new residents and businesses at Northstowe. Traffic flows should be monitored to ensure that the public has a mechanism to feedback any concerns that arise during development
- C) NS106 that any storage compounds, plant and machinery is for them should be located, designed and used to avoid any noise, smell, dust, visual or other adverse impact on existing residents and businesses and on the new residents and businesses at Northstowe
- D) NS107 that the construction activities at Northstowe is that contractors will be required to be bound by the requirements of the 'Considerate Contractors Scheme'
- E) NS108 that the landscaping of the new town site should include the requirement for the early establishment of woodland, tree and hedgerow planting, and an

agreed programme of earth moving to deliver the agreed landscape strategy. The planning conditions/ legal agreements covering landscaping should include provisions for the developers to maintain landscaping and replace dead stock for a period of 10 years

- F) NS109 that no phase of development should be commenced until the whole of the areas of 'Green Separation' have been planted/landscaped for both Longstanton and Oakington as well as the agreed boundary treatment of Rampton Drift
- G) NS111 that all suitable construction spoil should be accommodated within the development site by generally raising ground levels. There will be limited opportunities for mounding to act as noise barriers to protect communities from traffic noise because of the need to respect local landscape character
- H) NS113 that any redundant building together with the remainder of the runway and any redundant roads on the airfield are recycled to provide a local source of hardcore or other building materials. The Council will encourage the recycling of existing building materials by the granting of planning permission for plant to process such materials into hardcore and aggregates which would be located towards the outer edge of the Oakington Barracks
- I) NS114 to maximise the use of any raw materials currently available on the site during the construction of Northstowe
- J) NS115, concerning the accommodation of construction workers, was not agreed
- K) NS116 to ensure that a build-rate of 650 dwellings per year is achieved is that the master developer/consortium of builders for Northstowe be required to submit a method statement alongside the outline planning application for the new town stating the measures that they will take to secure this build-rate, including the provision of affordable housing. The method statement would be approved and enforced by the Council
- L) NS117 that the outline planning permission and legal agreement will include a schedule of services, facilities and infrastructure to be funded by the developer/consortium of builders at Northstowe together with a timetable for their provision during the development of the new town. The guiding principle will be that services, process when the need for them is forecast to arise which will be delivered according to a set of trigger points tied to numbers of dwelling completed or such other stage of the development as advised by the services/facility/infrastructure providers. It is also desirable for employment development to be provided alongside residential development in order to create a sustainable community as early as possible in the development.

#### Amendments to Appendix 1

On pages 506-9 of Appendix 1 it was understood that the text in the paragraphs under the heading "Approach to Draft DPD" the words outer edge of Oakington Barracks referred to the edge furthest from the outlying villages.

Council **AGREED** the recommendation in appendix 1.

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**The Meeting ended at 5.20 p.m.**

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