

Northstowe Phase 2 – Draft Conditions

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

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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.

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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.

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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.

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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.

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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

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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.