

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL / CAMBRIDGESHIRE COUNTY
COUNCIL**

REPORT TO: Northstowe Joint Development Control Committee 29 July 2015
LEAD OFFICER: Planning and New Communities Director, South Cambridgeshire District Council

Application Number: S/2011/14/OL

Parish(es): Longstanton and Oakington & Westwick

Proposal: This is hybrid application which seeks an outline planning permission for the development of Phase 2 of Northstowe with details of appearance, landscaping, layout, scale and access reserved, and full planning permission for the Southern Access Road (West). For the purposes of this report the distinction will be drawn between:

- A Development of the main Phase 2 development area for up to 3,500 dwellings, two primary schools, the secondary school, the town centre including employment uses, formal and informal recreational space and landscaped areas, the eastern sports hub, the remainder of the western sports hub (to complete the provision delivered at Phase 1), the busway, a primary road to link to the southern access, construction haul route, engineering and infrastructure works; and
- B Full planning permission for the construction of a highway link (Southern Access Road (West)) between the proposed new town of Northstowe and the B1050, improvements to the B1050, and associated landscaping and drainage.

Site address: Land to the east of Longstanton and west of the guided busway occupying the northern part of the site used by the former Oakington barracks.

Applicant(s): Homes and Community Agency (HCA)

Recommendation: Officers recommend that the Northstowe Joint Development Control Committee:

- 1) Approves the wording of proposed Planning Conditions included in Appendix 4 of this report subject to completion of detailed drafting by officers.
- 2) Authorises officers to (i) along the lines set out in Appendix 2 complete, with the HCA, a Legal

Agreement under Section 106 of the Town and Country Planning Act 1990, securing the sum of £73 million required to make acceptable, in planning terms, the Phase 2 development of Northstowe, which would otherwise be unacceptable in planning terms, and (ii) 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, and (B) full planning permission for the Southern Access Road (West) subject to the set of conditions as in (1) above.

- 3) Notes that any savings achieved against particular items within the S106 Agreement will be re-apportioned within the overall envelope of requirements.
- 4) Delegates any further minor editing of the S106 Agreement to the Planning and New Communities Director.

Departure Application:	No
Presenting Officer:	Jo Mills – Director of Planning and New Communities James Stone – Principal Planning Officer
Application brought to Committee because:	The above application has been reported to the Northstowe Joint Development Control Committee (NJDCC) for determination by Members in accordance with the Scheme of Delegation for the Joint Development Control Committee for Northstowe.
Date by which decision due:	The application is subject to a Planning Performance Agreement which sets a target date of July 2015 for NJDCC to consider the application and 31 st December 2015 for finalising the S106 agreement and issuing any decision notice.

Executive Summary

1. Northstowe Phase 1 was granted outline permission in April 2014 for up to 1,500 new homes. During 2015, construction has commenced on the Primary School, works to the B1050 and a Foul Water Pumping Station at Webbs Hole Sluice.
2. The Homes and Communities Agency (HCA) submitted a planning application for Northstowe Phase 2 last August. The NJDCC resolved to grant outline planning permission for Northstowe Phase 2, subject to S106 items and triggers, and agreement to the planning conditions, on 24 June 2015.
3. This report presents the proposed requirements for the S106 Agreement for Northstowe Phase 2. Construction of Phase 2 is expected to commence in 2018, and will overlap with construction of Phase 1. Detailed negotiations on the S106 requirements have taken place, informed by the advice of the Local Authorities' viability cost consultant. The principal reasons for the ongoing discussions have been to address viability issues as well as reach a consensus view on community infrastructure requirements and delivery.
4. It is essential to ensure that development of Northstowe Phase 2 secures appropriate provision of services and infrastructure to meet its needs properly, and to ensure that development is acceptable in planning terms. Statutory tests set out in the Community Infrastructure Levy Regulations require that S106 planning obligations must be necessary to make a development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. This includes financial contributions towards the provision and maintenance of infrastructure, services and facilities.
5. The Northstowe developers, Gallagher and the HCA, have provided housing trajectories, showing their expected build-out rate. This can be mapped against the community-building requirements of the S106 Agreement for Phase 1, and the proposed requirements for the S106 Agreement for Phase 2, as outlined in this report.
6. Appendix 1 shows the anticipated delivery of new homes and community infrastructure for the next ten years, as new residents move into Northstowe. Appendix 2 shows the list of items and triggers proposed for the S106 Agreement for Northstowe Phase 2. Appendix 3 shows the draft brief for the health centre, library, community hub and dual-use sports facility proposed for Northstowe Phase 2. There are also proposals for an education campus including primary, secondary, sixth form and special school provision, and community sports facilities including a sports pavilion (draft specification for this included at Appendix 3).
7. The details of the S106 package reported here differ in some respects from those reported to SCDC Cabinet and to the County Council's Economy and Environment Committee in February 2015, and from the package reported to the NJDCC in June 2015, wherein the proposed S106 contributions totalled some £87 million. This has been revised through further work between the two Councils, partners, and the HCA as applicant. The proposed S106 package reported here, with one change, was endorsed by SCDC Cabinet on 9 July 2015, and by the County Council's Economy and Environment Committee on 14 July. The change to the package is the removal of a contribution to Strategic Waste because the maximum number of contributions has been reached, and this has been replaced by a contribution towards off-site drainage and flood alleviation works. This change has been agreed with the applicant.

8. The HCA's costings and assumptions for Northstowe Phase 2 have been tested and accepted by HM Treasury, as part of the Government's process for granting approval to its agencies to deliver particular projects. From this basis, the HCA proposed £70 million funding towards the costs of community infrastructure, and 20% affordable housing. Through negotiation, the following position is recommended now:
 - (a) Various items will be provided as part of the site infrastructure and therefore not secured through S106 payments, for example, transport capacity measures identified through the transport assessment
 - (b) Clear identification of contingency items, such as provision for independent review of contaminated land assessments
 - (c) £73 million funding towards the S106 package
 - (d) A review of viability to assess whether the level of affordable housing may be increased, to take place part way through the build-out of Phase 2.

9. GVA's findings are shown at Appendix 6.

Planning History

10. The principle of Northstowe was established in the Cambridgeshire and Peterborough Structure Plan 2003, and the South Cambridgeshire District Council Core Strategy 2007. Also adopted in 2007, the Northstowe Area Action Plan sets out the local policy context for the delivery of the new town.

11. Northstowe Phase 1 was granted outline permission in April 2014 for up to 1,500 new homes. Since then various reserved matters applications have been approved, and during 2015, construction has commenced on the Primary School, works to the B1050 and a Foul Water Pumping Station at Webbs Hole Sluice. The first phase of Northstowe is being brought forward by Gallagher Ltd.

12. The Homes and Communities Agency (HCA) submitted a hybrid planning application for Northstowe Phase 2 on 22 August 2014. The application sought:
 - (a) Outline permission for the main Phase 2 development area for up to 3,500 dwellings, two primary schools, secondary school, the town centre, formal and informal recreational space and landscaped areas, sports hubs, road and infrastructure works

 - (b) Full planning permission for the construction of a new Southern Access Road (West) from Northstowe to the B1050.

13. As a result of consultation and negotiation, including feedback from members, statutory consultees and the public; the HCA made a number of changes to the Phase 2 application including:
 - (a) Increasing the provision of car parking spaces from an average of 1.5 per dwelling, as required by adopted policy, to 1.75 per dwelling

 - (b) Providing a town park in the town centre, which will have a combined area of 1.2ha with the town square

 - (c) Reducing the height of buildings around Rampton Drift from three to two storeys

 - (d) Increasing community sports provision.

14. On 12 February 2015, the SCDC Cabinet endorsed a list of requirements for the S106 Agreement for Northstowe Phase 2, and recommended that particular consideration be given to the provision of Dry Drayton Road ponds in order to provide flood attenuation for Oakington. The County Council Economy and Environment Committee discussed its requirements for the S106 Agreement at a meeting on 3 February 2015.
15. On 24 June 2015, the NJDCC resolved to grant outline planning permission for Northstowe Phase 2, subject to S106 items and triggers, and agreement to the planning conditions. The NJDCC also resolved to grant full permission for the Southern Access Road (West), subject to the planning conditions. The NJDCC was presented with a list of items proposed for the S106 Agreement that totalled around £87m, and also informed that the HCA had stated that its work on costs demonstrated that the development could provide 20% affordable housing and meet S106 costs of £70m.
16. In July 2015 SCDC Cabinet considered and endorsed a revised list of requirements for the S106 Agreement for Phase 2. The County Council Economy and Environment Committee discussed its requirements for the S106 Agreement at a meeting on 14 July and endorsed the revised package, totalling £73 million.

Considerations

17. The HCA's costings and assumptions for Northstowe Phase 2 have been tested and accepted by HM Treasury, as part of the government's process for granting approval to its agencies to deliver particular projects. From this basis, the HCA proposed £70 million funding towards the costs of community infrastructure, and 20% affordable housing. Through negotiation, the following position is recommended now:
 - (a) Various items will be provided as part of the site infrastructure and therefore not secured through s106 payments, for example, transport capacity measures identified through the transport assessment
 - (b) Clear identification of contingency items, such as provision for independent review of contaminated land assessments
 - (c) £73 million funding towards the S106 package. This is increased from £70 million
 - (d) A review of viability to assess whether the level of affordable housing may be increased, to take place part way through the build-out of Phase 2.
18. This report presents the proposed requirements for the S106 Agreement for Northstowe Phase 2. Construction of Phase 2 is expected to commence in 2018, and will overlap with construction of Phase 1. Detailed negotiations on the s106 requirements have taken place, informed by the advice of the Local Authorities viability cost consultant. The principal reasons for the ongoing discussions have been to address viability issues as well as reach a consensus view on community infrastructure requirements and delivery.
19. It is essential to ensure that development of Northstowe Phase 2 secures appropriate provision of services and infrastructure to meet its needs properly, and to ensure that development which would otherwise be unacceptable in planning terms is made acceptable such that all proper requirements are secured at the point when the planning permission is issued. All development proposals should provide the essential planning requirements commensurate to the nature, scale and economic

viability of the development. This includes financial contributions towards the provision and maintenance of infrastructure, services and facilities.

20. As stated above, in February 2015 the Cabinet recommended that particular consideration be given to the provision of Dry Drayton Road ponds in order to provide flood attenuation for Oakington. The HCA has confirmed its commitment to implementing appropriate measures. At the request of NJDCC members, the HCA commissioned a ground conditions report for the provision of a burial ground. The HCA has confirmed that it will deliver a burial ground on Phase 3 land near the Southern Access Road.
21. The following paragraphs illustrate how a funding allocation might provide for the essential requirements for the scheme to be acceptable in planning terms, and also how it is anticipated the town will develop over phases 1 and 2.

Community-building and place-making

22. The Northstowe developers, Gallagher and the HCA, have provided housing trajectories, showing their expected build-out rate. This can be mapped against the community-building requirements of the S106 Agreement for Phase 1, and the proposed requirements for the S106 Agreement for Phase 2, as outlined in this report and at Appendix 1. The triggers for Phase 1 apply only to that phase, the triggers for Phase 2 and later phases will relate to the overall programme in order to support the smooth provision of infrastructure and creation of an integrated community.
23. On 24 June 2015, the NJDCC considered a set of draft conditions for Northstowe Phase 2. These include a requirement for a town centre strategy, to enhance the strategy provided with the application. The town centre strategy will be expected to link to the employment and housing strategies that were produced by the HCA in collaboration with the local authorities and the subject of wide consultation; and which were submitted to support the Phase 2 outline application. The employment and housing strategies both have action plans that will be taken forward over the coming months, and will complement community development, sport and cultural plans. The Design Code is another critical condition, and all of this work will need to be carefully co-ordinated and integrated in order to avoid the risk of producing an unmanageable set of documents.
24. Appendix 1 shows the anticipated delivery of new homes and community infrastructure for the next ten years, as new residents move into Northstowe. The first primary school, with interim community facilities, children's centre, pre-school services and community health team, will open in 2016 as the first homes are occupied. There will be a community access agreement for the primary school. This will be followed by new facilities opening every 1-2 years, notably the first sports hub, the first phase of the secondary school that will serve Northstowe and Longstanton, and the first community centre. These will all be provided through the phase 1 S106 Agreement, although the secondary school is on Phase 2 land. The opening of the secondary school is expected to coincide with residents moving into the first homes in Phase 2, which will avoid the secondary school potentially being an isolated building. The secondary school provider, CMAT, maintains that the school will be available for community use, particularly outside normal school hours. Swavesey Village College has employed an Arts Officer, with the intention that she will be able to support the development of artistic culture at Northstowe.
25. As a new town, Northstowe will serve a wider catchment than its own population and it is expected that in due course visitors to the town would use facilities made

available through the S106 Agreement(s), for instance leisure and sports facilities. It is also noted (as mentioned in the paragraph above) that the Secondary School will serve Longstanton as well as Northstowe itself. The town centre itself would ultimately provide a commercial offer that would serve more than the population of the town itself. In planning terms the conditions and S106 Agreement address matters that are necessary mitigation for the proposed development itself but it is incumbent upon the Local Authorities to seek to facilitate, and fund where appropriate, provision that would serve the wider community.

Requirements under Section 106 of the Town and Country Planning Act 1990

26. Appendix 2 shows the list of items and triggers proposed for the S106 Agreement for Phase 2 of Northstowe. Appendix 5, prepared for the County Council Economy and Environment Committee, gives reasons for differences between the S106 contributions being sought for items reported to NJDCC on 24 June 2015, which totalled approximately £87 million, and the position now.
27. A number of items in Appendix 2 are labelled as 'contingency', indicating that the requirement for infrastructure provision is justified, but that exact requirements would crystallise over time as the development progresses (an example being transport mitigation measures that would become clear as annual transport monitoring is carried out). It is unlikely that all of the contingency items will be needed and it is proposed that an arrangement will be included in the S106 Agreement similar to that included in the Phase 1 S106 Agreement to allow for any savings to be recycled back to the Phase 2 development, capped at the total value of £6,825,250.

Schools, Health, Library, Sports and Community

28. The first significant community infrastructure requirement proposed for Phase 2 is a health centre that will be required at 1,500 occupations. It is proposed that this be combined with early delivery of the library and that the building would provide space for community uses. The library will be a Level 3 library that will serve the entire town, and will be suitable for flexible community use. The policy position in relation to delivery of a library is such that the library would be required at 4,500 occupations. A draft brief for the health centre and library, with community use, is included at Appendix 3. The proposed S106 Agreement includes revenue funding for the library, and for community development and support staff.
29. The proposed requirements for Phase 2 include primary and secondary schools to serve the new residents, along with community sports provision and a community hub. The first phase of the secondary school will open in 2019. Over time, the education campus on this site will grow to include a 12-form entry secondary school, sixth form provision, primary school and special school. The land for the education campus will be provided through the Northstowe Phase 2 planning consent, or through a separate land transfer agreement between the County Council and the HCA.
30. During Phase 2, the second phase of the secondary school will open, as will the sixth form, the special school and two primary schools. One primary school will be on the education campus, and the second will include conversion of the former officers' mess. The primary schools will be able to provide interim children's centres and pre-school services.
31. The second phase of the secondary school will include dual-use indoor sports facilities that will be open to the community. The required funding for this facility has

decreased by approximately £2.8 million to reflect accurate costings and the revised sports strategy, particularly the requirement for a 4-court sports hall. The secondary school sports pitches will be located adjacent to community sports areas, with potential for significant shared use of all sports areas. The Northstowe Sports Strategy submitted by the HCA in May 2015, suggests how these areas may be used separately and together. The Sports Strategy is included in the list of documents to be approved as part of the planning permission and development would therefore be required to proceed in accordance with the Sports Strategy. The proposed S106 Agreement requirements include a pavilion and revenue funding for a sports development manager, and to subsidise the costs of the facilities for three years.

32. The Community Hub including Children's Centre for Phase 2 will be required by the 4,500 occupation, across phases 1 and 2. It will complement the community space provided earlier in the library, and also community use that will be made available by all the schools, and by the Phase 1 Community Centre. This is highlighted in Appendix 1 that shows the timing of the proposed community facilities in relation to housing completions, including those proposed ahead of the delivery of the Community Hub. The proposed S106 requirement includes funding for community space as recommended by the multi-agency public and community services group in May 2015. The draft specification is attached as Appendix 3, and the funding requirement has been assessed by the HCA's cost consultants as sufficient. The cost consultants have provided a letter of assurance to support their work and it is considered that the funding is appropriate for the provision of the buildings. The funding required has decreased by approximately £5.5 million in the light of revisions to the specification recommended by the public and community services group.
33. By the time the Community Hub building is designed, there will be a substantial number of Northstowe residents. It is proposed that the S106 Agreement be written so that Northstowe residents, potentially through the future town council or a community trust, will be able to inform the design and specification of the actual building. The proposed items include funding for community development and support, and for town notice boards. Allotments and community orchard will be provided by the HCA, and be subject to conditions.
34. It is considered that the S106 obligations detailed in this section of the report meet the requirements of the policies in the NAAP and are appropriate to mitigate the impacts of the proposed development.

Emergency Services

35. The police service will use multi-agency and community facilities in order to liaise with other services, the town council and residents.
36. The Fire and Rescue Service has requested sprinkler systems in affordable housing in order to reduce the risk of fire in Northstowe. The HCA has committed to explore this. The proposed items include a contingency sum for an emergency outstation, but this may not be required, and the S106 Agreement will be worded appropriately.

Transport

37. Phase 2 will include the construction of the Southern Access Road and also the bus-only spine road through the new town from the Longstanton Park and Ride to the Cambridgeshire Guided Busway (CGB) at Oakington. The Phase 2 S106 Agreement will include payments for community transport and transport mitigation measures. The

following work will be secured through conditions: off-site cycleways, transport capacity schemes for local roads, and footpath improvements.

38. The CGB is a fundamental element of the transport strategy for Northstowe, and therefore a proportionate contribution is required from Phase 2 towards the construction costs.
39. Necessary transport mitigation measures including upgrade to the signalised crossroads in Willingham and Wilson's Road bridlepath between Longstanton and the Southern Access Road West are to be funded by the HCA. The S106 payment will also cover a contingency for other transport mitigation measures if required.
40. As reported to the NJDCC on 24 June 2015, a programme of traffic monitoring will be implemented, secured through the S106 Agreement, to ensure that transport mitigation is implemented effectively as the development proceeds.
41. A key cycle commuter route is expected to be between Northstowe and Cambridge via Oakington and Girton; it is proposed that the S106 Agreement includes provision to make improvements to this route.
42. It is considered that the S106 obligations detailed above meet the requirements of the policies in the NAAP and are appropriate to mitigate the impacts of the proposed development.

Archaeology and Heritage

43. The protection of archaeological remains, their storage and presentation will be secured through conditions. The HCA has also agreed to secure long term care of the listed pillboxes, and to ensure an appropriate management plan for Longstanton Paddocks, that are in the Longstanton Conservation Area.
44. It is considered that the S106 obligations detailed above meet the requirements of the policies in the NAAP and are appropriate to mitigate the impacts of the proposed development.

Environment and drainage

45. Items for monitoring equipment for noise, air and contaminated land are required.
46. The list of items proposed for the S106 Agreement includes a proportionate contribution towards the cost of the Webbs Hole Sluice Pumping Station, and for the maintenance of Sustainable Urban Drainage Systems (SUDS). At the Northstowe Technical Liaison Group on 15 July, there was discussion of a severe maintenance regime at Mare Fen which would involve raising and widening the bank. Funding for this proposal is included in the proposed S106 items, as well as a contribution towards the cost of flood attenuation ponds at Dry Drayton Road.
47. It is considered that the S106 obligations detailed above meet the requirements of the policies in the NAAP and are appropriate to mitigate the impacts of the proposed development.

Waste

48. The proposed S106 package includes provision for recycling bins, and a contribution towards the cost of waste collection vehicles.

49. The previously-proposed contribution towards a Household Waste Recycling Centre has been removed as the County Council has secured the maximum number of S106 contributions permissible towards infrastructure in the relevant HWRC catchment.
50. It is considered that the S106 obligations detailed above meet the requirements of the policies in the NAAP and are appropriate to mitigate the impacts of the proposed development.

Affordable Housing

51. The S106 and viability negotiations have needed to consider the proportion of affordable housing. The District Council's policy requirement is for 40% affordable housing, subject to viability. The planning application stated 20%, and this has been tested through a viability assessment. South Cambridgeshire and Cambridgeshire County Councils commissioned GVA to assess the viability information submitted by the Homes and Communities Agency in relation to the proposed development and to examine the ability of the proposed scheme to provide a S106 contribution to mitigate the impacts of the development together with affordable housing. GVA's independent assessment concluded that £70 million for S106 contributions and 20% affordable housing represent an appropriate level of contribution without the viability of the scheme being threatened. (As mentioned above, through negotiation the proposed S106 contribution has been increased to £73 million).
52. GVA's findings are shown at Appendix 6.
53. Further to this, it is recommended that a review mechanism is included within the S106 Agreement that would guarantee 20% affordable housing across Phase 2 but would allow the exact level of affordable housing to be reviewed by re-assessing the viability of the scheme to determine if the level of affordable housing may be increased. The specific timing of and trigger event for the activating the review mechanism will be included as part of the S106 Agreement, but it is proposed that a review take place in 2019, if development has not commenced by this time; and also three years following implementation of the permission. In this way, any improvement in the overall viability of the scheme compared to the current position would result in additional on-site provision of affordable housing.
54. It is proposed that, as is normal practice, the S106 Agreement will include clauses such that the applicant will be required to submit, for discussion with and approval by SCDC, an affordable housing scheme for each development parcel. This would confirm matters including the tenure mix of the affordable housing, affordable housing cluster size, and detailed triggers for delivery of affordable housing within each parcel.
55. It is considered that the S106 obligations detailed above meet the requirements of the policies in the NAAP and are appropriate to mitigate the impacts of the proposed development.
56. Northstowe offers the potential for the Council to invest directly to secure the building of new council homes. This is an innovative step and may help the Council to remain at the heart of building the new community. This will be progressed outside of the planning application and may need to be reviewed in light of recent Government announcements.

Planning Conditions

57. Draft planning conditions were presented to NJDCC on 24 June 2015.
58. Paragraph 206 of the National Planning Policy Framework states that planning conditions should only be imposed where they are necessary; relevant to planning and to the development to be permitted; enforceable; precise; and reasonable in all other respects.
59. Proposed planning conditions are presented at Appendix 4 to this report. This section highlights where further work to conditions has been undertaken and the main changes proposed to conditions presented to NJDCC in June. The applicant has confirmed that they are in agreement with the proposed conditions.
60. Town Park and Square – on 24 June NJDCC members resolved to grant outline planning permission for the proposed development subject to S106 items and triggers and planning conditions. The proposed size of the Town Park and Square (1.2 ha) as shown on the relevant parameter plans was therefore addressed at that meeting. The NAAP requires a Town Park to be a setting to the town centre and to be able to accommodate multiple uses but is not prescriptive about the exact nature of the space. Since the 24 June meeting the NJDCC has received a document prepared by the HCA that describes how the potential uses for the Town Park and Square could be accommodated. Notwithstanding that document it is important to ensure that planning conditions are used appropriately to control the design of the Town Park and Square and to ensure that the ambition for future uses is agreed and facilitated. To this end, a planning condition is proposed to require a design code for Phase 2 that requires the design of public spaces (including the Town Park and Square) to be addressed. A planning condition is also proposed that will require the preparation and approval and implementation of a Town Centre Strategy, including guidance on the uses of the Town Park.
61. Minimum room sizes – it is proposed that this planning condition is not imposed. The recent successful appeal against the room sizes condition in relation to Phase 1 of Northstowe illustrates that if the Council were to impose this condition on Phase 2 there is every prospect that an Inspector would find that the condition was not be reasonable or necessary.
62. Development and flood risk (including Mare Fen) – it was agreed at the 24 June NJDCC that the wording for the proposed ‘Development and flood risk’ condition, relating to the land drainage solution within the Swavesey Drain system, would be reconsidered through discussion between interested parties. Revised wording is now included in Appendix 4. The Swavesey IDB drainage consultant has confirmed that in his view the proposed wording is acceptable from a technical perspective and that the revised condition would overcome the inability to maintain the reach of drain through traditional sustainable methods and achieve the restoration of the crest and freeboard in the reach to an acceptable level. The IDB’s drainage consultant has reiterated that he only has a remit to advise the Drainage Board and cannot respond on their behalf. At the time of writing, the revised condition has been put before the IDB for consideration and officers are awaiting a response. The District Council’s drainage officer has confirmed that the wording of the condition is acceptable.
63. Phase 2 occupations in relation to the A14 improvements – A condition is proposed to restrict development of Phase 2 in relation to the anticipated improvements of the A14. Proposed condition no.49 states the no part of the proposed development beyond that referred to as sub-phase A (which comprises the Secondary School and surface water attenuation ponds) and the highway element of sub-phase B (which

includes the construction of the Southern Access Road (West) and the Primary Road through Phase 3 area to link to it) shall be occupied prior to the opening of the A14 upgrade. The relevant parts of the A14 improvements required before any residential occupations on the site are referred to in the proposed condition. The County Council's highways officer has approved the proposed wording of this condition.

Burial Ground

64. As reported to NJDCC on 24 June 2015, whilst the provision of burial space is not a policy requirement for Phase 2 of Northstowe, the HCA has committed to working with the District Council to explore the provision of land for a burial ground, and has prepared a ground conditions report. The NAAP does not require burial space for each specific phase of Northstowe but does require Northstowe to provide a full range of publicly provided services and facilities. Given the space constraints at Phase 2 the provision of a burial ground on the application site is not possible. The HCA has written to the Council (17 July 2015) and confirmed that a suitable burial ground would be delivered prior to completion of Phase 2.
65. It is not considered reasonable to secure the provision of a burial ground through either S106 Agreement or planning condition as it is not considered to be essential to allow the proposed development to go ahead. The burial ground will be implemented by the land owner.

Oakington Ponds

66. The HCA has written to the Council (17 July 2015) to confirm its commitment to improve the issue of surface water flood risk at Oakington, including ponds. This commitment includes continuing to work as part of the Technical Liaison Group to agree the most appropriate site for the proposed ponds, and to agree a timetable for implementation. The HCA aims to have the ponds constructed alongside the major infrastructure works required for Phase 2, anticipated to be 2018 – 2020.

Conclusion

67. The Council's viability advisor concluded that £70 million for S106 contributions and 20% affordable housing represent an appropriate level of contribution without the viability of the scheme being threatened. The contributions that have been secured through negotiation total £73 million and therefore are at a level which officers recommend to members is acceptable and reasonable in scale in accordance with the statutory tests in the Community Infrastructure Levy Regulations.
68. It is considered that the negotiated package will furnish the County Council with all infrastructure reasonably required to support the proposed development (see Appendix 2) as well as a suite of other community and sports facilities requested by the District Council and the NHS. Funding for each of the items of community infrastructure to be included in the S106 Agreement will be triggered by the need for each facility, and will generally be linked to the occupation of homes.
69. It is recommended that an affordable housing review mechanism is included within the S106 Agreement that would guarantee 20% affordable housing across Phase 2 but would allow the exact level of affordable housing to be reviewed by re-assessing the viability of the scheme to determine if the level of affordable housing may be increased.

70. It is considered that the planning conditions included in Appendix 4 cover meet the tests set out in the NPPF and are necessary to ensure that the Council has appropriate control over the proposed development.

71. Overall, it is considered that this package of S106 requirements and planning conditions is one that will ensure the impacts of the proposed development are mitigated and allow the Council as Local Planning Authority to remain in control of the development as it proceeds.

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 2007)
- Northstowe Area Action Plan (adopted 2007)
- Submitted South Cambridgeshire Local Plan (2014)
- Northstowe Development Framework Document
- 'Northstowe Town Park' March 2015
- Planning file reference S/2011/14/O

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Appendices

Appendix	Title
1	Indicative Timeline for the Delivery of Community Resources
2	Section 106: Proposed Items and Triggers
3	Outline Briefs
4	Proposed Conditions
5	Briefing Note: Northstowe Phase 2 – S106 Heads of Terms
6	Viability advice from GVA