

E2 PLANNING OBLIGATIONS & CONDITIONS

OBJECTIVES

- E2/a To ensure that funding of the services, facilities and infrastructure that will be needed for the development of Northstowe is secured through planning obligations and/or conditions as part of the planning permissions for the site.**
- E2/b To require that the services, facilities and infrastructure that will be needed at Northstowe will be provided and funded in full by the development without which they would not otherwise be needed.**

PLANNING OBLIGATIONS

- E2.1** Policy DP/4 of the Core Strategy requires that development proposals make suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms, related to the form of the development and its potential impact upon the surrounding area. The policy includes a list of potential requirements, including affordable housing, education, health care, public open space and recreation, transport infrastructure.
- E2.2** Northstowe will not exist in isolation. Its development will be part of an overall development strategy for the whole of the Cambridge Sub-Region. Services, facilities and infrastructure will be provided elsewhere in the Sub-Region which will be required by the development at Northstowe. The most obvious examples are the Guided Busway and the A14 improvements.
- E2.3** In order to ensure that this sub-regional infrastructure is provided when it is needed, that appropriate levels of funding are secured from new development and that a consistent approach is taken to securing contributions from individual development to the service, facilities and infrastructure that will be provided at each development, the planning authorities, service and infrastructure providers have established a delivery vehicle called Cambridgeshire Horizons. This partnership organisation is developing a planning obligation strategy for sub-regional infrastructure which will be incorporated into the planning obligation and conditions strategy for Northstowe.
- E2.4** The Area Action Plan includes policies requiring the provision of services, facilities, infrastructure and other uses such as affordable housing which will be delivered in full or in part by the developers of Northstowe. The objective to ensure that development starts on site in 2006 together with the scale and magnitude of the proposal and the large number of organisations involved, means that the full list of services, facilities and infrastructure for Northstowe will not be known until after the Area Action Plan has been submitted to the

Secretary of State. Where the local planning authority is aware of planning obligation requirements they have been included in the Area Action Plan otherwise the Core Strategy policy for planning obligations provides a framework for gathering contributions for services, facilities and infrastructure which have not yet been determined, including contributions to sub-regional services, facilities and infrastructure which will be provided elsewhere in the Cambridge Sub-Region but which will be in part needed to serve Northstowe.

- E2.5 The following is an indicative (but not exclusive) list of obligations that will be the subject of a S 46 Agreement and/or planning conditions. For all elements the Agreement/conditions will also need to include an appropriate set of trigger points for delivery, together with details of the long term management and maintenance together including the body or trust that will be responsible.

Strategic Masterplan and Strategic Design Guide

- A Strategic Masterplan and Strategic Design Guide will be required prior to the grant of outline planning permission to set out the vision and guiding principles for the creation of a quality environment. For each phase of development, Local Masterplans, Design Guides and Design Codes will be required.

Town Centre Strategy

- To include detailed guidance on the overall size, mix of uses, urban design and measures required to provide early support for the development of the town centre, as well as mechanisms for tying the development of key retail, services and other facilities in the town centre to stages in the development of the housing at Northstowe.

Affordable Housing

- A target of 50% of affordable housing with a likely tenure mix of approximately 25% social rented; and approximately 25% intermediate housing, including for Key Workers

Community Facilities

- The needs of Northstowe and the immediately surrounding villages will be determined in accordance with detailed assessments and strategies, prepared in consultation with potential service providers and stakeholders and other neighbouring local authorities in order that deficiencies and priorities can be identified, which complement existing facilities. Facilities are likely to include:

(a) Education – Primary and Secondary

- One secondary school
- 5 primary schools
- Nursery provision

- Pre-school provision (0-4)
- Out of school care (0-14 year olds)
- Special Education
- Further education in co-operation with the Learning and Skills Council

(b) Lifelong Learning

- Public Library, information and advice centre, including provision for voluntary sector
- Adult and Community Learning

(c) Social Services

- Social services
- Children and families services
- Services for older people
- Mental health services
- Services for the disabled
- Family Centre

(d) Fire and Police Services

- Fire Services
- Police Services including Police Community Support officers

(e) Community Facilities

- Community centres / meeting places
- Town Council office facility
- Arts and Cultural Facilities
- Place of worship (provision for a number of different faiths)
- Burial ground
- Allotments
- Youth Centre
- Public Conveniences
- Local recycling centres.
- Informal points and noticeboards.

(f) Community Development

- Arrangements for involvement of existing local communities and service providers in the design process;
- Plan for community development (residents and workers in the new town) as settlement grows. Interim arrangements for community meeting place;
- Establishment of residents representative group and communication between new residents;
- Arrangements for establishment of town council, and district/county electoral areas review;
- Arrangements for town council administration;
- Arrangements for involvement of residents in management of community facilities, including sports;

- Community Development worker(s) and Youth Workers.

(g) Commercial

- Shops – including early support for local shopping provision (including unit shops);
- A market, including provision for locally-based farmers market;
- Pubs/takeaways/cafes/eating places;
- Post Office/banking facilities;
- Leisure e.g. cinema, bowling, fitness.

(h) Healthcare

- Care facilities for older people;
- A health campus offering general medical services including GP Practice(s) plus a number of health specialists such as dentists, optometrists, physiotherapists and chiropodists plus dispensary;
- Enhanced services including minor surgery and specialised clinics
- Nurse Practitioners based at each primary school;
- Ambulance facility.

Public Art

- Provision for public art in Northstowe with the preparation of a strategy for public art is to be prepared, with the appointment of a lead artist(s) at an early stage in the planning and design of development.

Transport & Travel for Work.

- An improved Hattons Road from the A14 or its parallel distributor road and a new road into the southern end of Northstowe.
- A new access from the proposed Longstanton West Bypass / Station Road, Longstanton into the northern end of Northstowe.
- A new link road from the A14 or its parallel distributor road in the vicinity of the existing Dry Drayton junction into the southern end of Northstowe.
- Financial contributions to the Cambridgeshire Guided Bus.
- A dedicated local busway, linked to the Guided Bus route aligned and with a number of stops to maximise accessibility within Northstowe.
- Traffic management measures to minimise traffic impacts on nearby villages.
- Contributions towards the provision of a Willingham bypass should a bypass be required commensurate with the forecast percentage volume of traffic that will be generated by Northstowe.

- Contributions to the provision of links and improvements to off – site rights of way.
- Car pooling and shared use of parking facilities will be encouraged, particularly on mixed-use sites.
- Green travel plans will be required for employment uses detailing how travel by to work by car by employees is to be minimised.

Landscape Strategy

- Landscape Strategies for both strategic planting and planting within Northstowe, setting out principles to guide the development of the town and to allow structural planting and landscaping to be implemented at the earliest opportunity. The landscape strategy will assist in delivering a quality environment to meet the needs of residents and visitors

Biodiversity

- A full programme of ecological survey and monitoring before, during and after construction to establish which areas of biodiversity need protecting and enhancing, and strategies for doing so.

Archaeology and Heritage

- A comprehensive site survey to identifying which buildings and structures should be retained for their heritage value, and establish the extent of their settings together with details of suitable long-term uses for identified heritage assets.

Recreation

Strategies for Formal Sports Provision and Play must be prepared, for the approval of the Local Planning Authority. They will provide a full assessment of the formal indoor and outdoor sports facilities required to meet the needs of the new community which are likely to include the following:

- 25 m indoor swimming pool;
- 8 court sports hall;
- Fitness suite;
- Squash courts;
- Floodlit artificial turf pitches for hockey and football;
- Multi use games areas for training and five-a-side football;
- Tennis courts;
- Outdoor bowls green;
- Indoor Bowls Facility;
- Athletics track;
- Grass pitches and ancillary for a range of sports and age groups;
- Golf facilities.
- Town Park and Green Corridors.

- Children's Play Areas and Informal Youth facilities. (e.g. skate park, shelters).
- Water Park.
- Two Country Parks.

Surface Water Drainage

- A strategy for a positive surface and grey-water system, using sustainable drainage systems
- The foul drainage and sewage disposal systems.
- Measures to mitigate against flood risk to Oakington and measures to ensure that the existing flood conditions in Longstanton should not be exacerbated.

An Exemplar In Sustainability.

- The provision of renewable energy to provide at least 10% of predicted energy requirements of Northstowe.
- Provision of exemplar developments, in sustainable development, including energy efficient measures.
- Support for the provision for the setting up an Energy Supply Company (ESCO) for Northstowe.
- Water conservation measures, which achieve at least a 25% reduction in the use of piped water, compared to the average water consumption for development, which does not have water conservation measures.
- The use of sustainable building methods and verifiably sustainable, locally sourced materials, including recycled materials and include a Travel Plan to address the needs of labour during construction

Waste

- A Household Waste Recycling Centre to serve the needs of Northstowe and its immediate hinterland pursuant to Policies within the Cambridgeshire Structure Plan 2003 and Cambridgeshire Waste Local Plan 2003.

Strategy for Construction Spoil

- A Strategy for Construction Spoil to ensure spoil is retained on-site in a manner appropriate to the local topography and landscape character.

Considerate Contractors Scheme

- A scheme to be agreed that requires that all contractors, sub contractors, suppliers and others working on a project have consideration to neighbouring uses to minimise disturbance; to keep noise to a minimum, to keep all areas adjacent clean including from

dust and smoke; to keep each development site tidy; and to ensure that all activities, vehicle movements etc are carried out safely for workers and the general public.