

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 December 2016

AUTHOR/S: Head of New Communities

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: Further to the resolution to grant planning permission made on 29 July 2015 (see Appendix 1 to this report), officers recommend that the Planning Committee:

- (i) Approves the amendments to the S106 Agreement in relation to affordable housing and authorises officers on this basis to complete, with the HCA, an Agreement under Section 106 of the Town and Country Planning Act 1990, specifically:

- a. 10% (350) affordable rented homes to be delivered at an accelerated rate such that the affordable rented homes make up 20% of each of the early housing parcels of Phase 2, and;
- b. 40% (1400) starter homes, and;
- c. A review mechanism that would apply following the grant of reserved matters approvals for 700 starter homes. The review mechanism will address any broadening of the definition of starter homes;
- (ii) delegates any further minor editing of the S106 Agreement to the Joint Director for Planning and Economic Development
- (iii) Notes the approach to binding third party land within the S106 Agreement and approves a new planning condition (at Appendix 4 to this report);
- (iv) Notes that the HCA intends to own and manage the burial ground

Key material considerations:	Ownership and management of burial ground; Binding of third party land; Provision of starter homes.
Committee Site Visit:	None
Departure Application:	No
Presenting Officer:	Paul Mumford, (New Communities Team Leader) James Stone, (Principal Planner/Case Officer)
Application brought to Committee because:	Amendments required to proposal that was brought before Northstowe Joint Development Control Committee (NJDCC) on 24 June 2016 and 29 July 2016.
Date by which decision due:	The application is subject to an extension of time that has agreed the date of 31 December 2016 for finalising the S106 Agreement and issuing any decision notice.

A. Update to the report

Comments to be reported verbally at Planning Committee

Resident Comments:

“Why can you not make it a simple matter to do what you say in your letter on the 17th November and make it easy to follow the link to the application”

Comments from Willingham Parish Council

“No recommendation, noted with regret”

Comments from Histon and Impington Parish Council

“Disappointment expressed in reduction of much needed affordable homes, all **agreed** to make a recommendation of **refusal**”

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

None

Contact Officer: James Stone - Principal Planning Officer
Telephone: (01954) 712904