

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 7c

Major Sites Programme and Key Issues and Strategic Risk Register

To: **Horizons Board**

Date: **8 December 2010**

From: **Acting Director for Development**

Purpose: **To set out the key issues in respect of the major growth sites and major infrastructure projects and changes in the Strategic Risk Register**

Recommendation: **The Board is invited to:
Note the issues set out in this report.**

Contact:	Name: Job Title: E-mail address: Telephone No.	John Williamson Acting Director for Development john.williamson@cambridgeshirehorizons.co.uk 01223 714053
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MAJOR SITES UPDATE AND KEY ISSUES

1. OVERVIEW

- 1.1** Major progress has been made in the issue of planning approvals for up to nearly 4,000 new homes in Cambridge (Clay Farm and the NIAB site) with the expectation that construction may start on some of them in late 2010 or early 2011 (see details below).
- 1.2** Construction continues on other major development sites throughout the county, notably at St Neots (Love's Farm), Huntingdon, Ely and Wisbech.

2. RISK MANAGEMENT

- 2.1** The Strategic Risk Register (SRR) was reviewed by the Audit & Risk Management Committee (ARM) on 29 November 2010. The red risks, together with commentary relating to mitigations for each, and changes to the register, are set out in Appendix 1.

3. SUMMARY OF PROGRESS WITH MAJOR DEVELOPMENT SITES

- 3.1** As previously, the summary one page reports for most sites are at Appendix 2. The following paragraphs highlight the main issues for these sites.

3.2 Strategic issues across the Cambridge Southern Fringe

- Coordination of highways and utility works now being managed through Southern Fringe strategic infrastructure group.
- Cambridge City Council is establishing a community forum to ensure that service planning across authority boundaries is joined-up to meet needs of residents and to build community cohesion.

3.3 Clay Farm, Cambridge Southern Fringe

- The equity investment with Countryside Properties was completed on 30 September 2010 and a start on site is anticipated before the end of the year.
- Work on preparing a draft design code is currently being undertaken by Countryside Properties and is likely to be submitted early in the new year for consideration by the JDCC in February.
- Pre-application discussions on housing phases 1A and 2. The Quality Panel reviewed this Phase A on 14th October.

3.4 Glebe Farm, Cambridge Southern Fringe

- Progressing discharges of conditions.

3.5 Trumpington Meadows, Cambridge Southern Fringe

- Anticipated reserved matters application for Phase 1 residential (350 dwellings, Barratt Homes) at end November 2010.
- Planning application for the new primary school anticipated in the new year.

3.6 Bell School, Cambridge Southern Fringe

- S106 is being finalised – completion is still being negotiated.

3.7 Strategic issues across North-West Cambridge Sites

- The North West Cambridge Food store options study was considered by Cambridge City Council and South Cambridgeshire District Council in July 2010. It has since been subject to public consultation and these will be formally considered by the respective authorities at meetings in January 2011.
- Impact of the withdrawal of the A14 scheme to be determined.

3.8 NIAB, North West Cambridge

- Completion of the S106 for the outline permission now anticipated in December.
- Pre- application discussion on NIAB 2 commenced.

3.9 Cambridge University Site, North West Cambridge

- Planning applications anticipated in early 2011, subject to understanding the implications of the withdrawal of the A14 scheme.

3.10 Northstowe

- Gallagher's 'Northstowe Delivery Paper' outlining a preferred approach to the Northstowe Delivery Board on 14 September.
- Eco-Town demonstrator projects and studies continue.
- Impact of the withdrawal of the A14 scheme to be determined.

3.11 Cambourne 950

- Formal amendment to planning application received in July. Negotiations continue on S106 agreement including level of affordable housing.
- Meetings between Horizons, SCDC, Environment Agency (EA), Anglian Water Services and the Cambourne developers on the Uttons Drove land drainage solution continue.

3.12 Wisbech Nene Waterfront

- Phase 1 completed. Work commenced on Phases 2 and 3 advance works to prepare the site for marketing.

3.13 St Neots eco-extension, Huntingdonshire

- Consultation comments on LDF invited up to consideration by the Council on 18 November.

3.14 Huntingdon Town Centre extension and redevelopment

- Significant progress since last meeting: Cabinet has approved HDC entry into development agreements and draw down of capital spend. CPO completion imminent.

3.15 Appendix 3 contains the updates for sites for which the one-page summary update reports are yet to be prepared.

4. STRATEGIC INFRASTRUCTURE

4.1 The Government's decision not to proceed with the proposed A14 improvements has implications for major development sites in the Cambridge area (including Northstowe) and Huntingdon/Godmanchester. Please see Appendix 4 for further information. Appendix 5 is the letter sent by leaders of Cambridgeshire authorities to the Transport Minister on 11 November.

4.2 Addenbrooke's Access Road opened on 27 October 2010. There has been no significant change to the status of the Cambridgeshire Guided Busway and negotiations continue. Chesterton Station has not been included in the Government's programme of schemes eligible for funding up to 2015, but work continues on alternative funding solutions. Detailed design of the bus interchange at Cambridge train station is nearing completion and work on site is programmed to start in late November 2010 for completion March 2011.

4.3 Progress on Quality of Life Programme, and Green Infrastructure projects reported within Agenda Item 4, HGF Capital and Revenue Budgets.

5. RECOMMENDATIONS

5.1 Board Members are invited to note the content of this report.

Appendix 1 – Red Risks in the Strategic Risk Register

The **Red Risks** are those with a score of 20 or more, these being:

- 5.3 - Failure to manage traffic demand arising from growth (and failure to secure necessary funding). Joint Transport Forum is considering options for Cambridge area and potential funding sources.
- 6.2 - Inability to secure early adequate infrastructure delays progress on growth sites (score 25). Horizons and the local authorities are all working on progressing major infrastructure schemes and projects to bring forward growth. Work is mainly funded by Housing Growth Fund Capital with further infrastructure study work being funded from HGF Revenue.
- 7.2 - Inability to afford/provide services to meet demands arising from population growth, resulting in increased pressure on budgets and services for the wider community including existing residents (score 20). A Communities Infrastructure and Services Group is examining and managing the impact of rising demand for services from the Cambridge growth areas.
- 11.2 - Funding is not secured or used effectively. Local authorities secure appropriate developer contributions through section 106 agreements and a new planning module will be used to ensure payments are made in accordance with the agreed triggers. Horizons Board monitors the expenditure of HGF on infrastructure projects and determines the approach to alternative uses of any capital and revenue underspends.
- 11.5 - Lack of capacity and resources in the authorities to manage growth effectively.

Please refer to the papers and minutes of the Audit & Risk Management Committee meeting of 29 November for full details of changes made in the register.

Appendix 2 – One Page Summary Reports

Major Growth Sites Summary Progress Report Cambridge Southern Fringe Strategic Issues		November 2010 Prepared by Cambridgeshire Horizons								
Key Outcomes: <ul style="list-style-type: none"> - Up to 4,000 homes; 40% affordable (TM, Clay/Glebe Farm, Bell) - Innovative use of public funds to secure social objectives (Cambridge Challenge, Rolling Fund, HGF, prudential borrowing). - Secondary school; two new primary schools, extension to existing primary school; co-located community, health and library facility. 	Programme: <table border="1"> <thead> <tr> <th style="background-color: #ff0000; color: white;">Next steps:</th> <th style="background-color: #ff0000; color: white;">Date</th> </tr> </thead> <tbody> <tr> <td>Commence infrastructure on Clay Farm</td> <td>Nov 2010</td> </tr> <tr> <td>Satisfy preconditions for drawdown of Equity Investment funds</td> <td>Nov 2010</td> </tr> <tr> <td>Complete Clay Farm infrastructure</td> <td>Dec 2011</td> </tr> </tbody> </table>		Next steps:	Date	Commence infrastructure on Clay Farm	Nov 2010	Satisfy preconditions for drawdown of Equity Investment funds	Nov 2010	Complete Clay Farm infrastructure	Dec 2011
Next steps:	Date									
Commence infrastructure on Clay Farm	Nov 2010									
Satisfy preconditions for drawdown of Equity Investment funds	Nov 2010									
Complete Clay Farm infrastructure	Dec 2011									
Status: <ul style="list-style-type: none"> • Investment and loan deals completed on both major sites to bring forward housing during 2011. Work on infrastructure for TM and Clay Farm commenced. Addenbrooke's Access Road opened 27 October 2010. 										

Key Issue	Timescale for resolution	Method of resolution	Comments
Secondary school delivery	2014	County processes	Access to site should be available by end 2011 from site spine road.
Completion and opening of Cambridgeshire Guided Busway	June 2011	County Council contract	Likely to be open in time for first occupants of SF homes during 2012.
Deliver community facility building	2014 tba	Strategic Project Team	Verify timescale for delivery and availability of funding; Set up project team at appropriate time.
Conflict of highways and utilities works.	Nov 2010	Strategic Project Team	Develop programme for next meeting
Staff resources	April 2011		Key announcement anticipated on Joint Planning Budget and LDV funding late 2010.
Plan development proposals for the City Council land in Clay Farm	2011	City Council internal resources	Discussions commenced; access to site should be available by end 2011 from site spine road.
Service planning across authority boundaries joined-up (across Southern Fringe) to meet needs of residents and build community cohesion.	In time for first occupants in 2012	City establishing a community forum.	Community public consultation and engagement through City Community Forum in consultation with SCDC, County, parish councils, and other stakeholders.

Major Growth Sites Summary Progress Report

Clay Farm

November 2010

Prepared by Cambridgeshire Horizons

Key Outcomes:

- Up to 2,300 homes; 40% affordable
- Affordable housing to meet Code Level 4 (CfSH)
- Innovative use of public funds to secure social objectives (Cambridge Challenge, Rolling Fund, HGF, prudential borrowing).
- Secondary school; new primary school and extension to existing primary school; co-located community, health and library facility.

Programme:

Next steps:	Date
Satisfy pre-conditions for draw down of equity investment funds	Nov 2010
Start infrastructure on site	Nov 2010
Design Code approved by Committee	Feb 2011
Start first homes	tba early 2011
Complete spine rd/CGB crossing	Mar 2011
Complete Clay Farm main infrastructure	Dec 2011

Status:

- **HGF equity investment and Section 106 complete and outline planning permission issued. Pre-commencement conditions being discharged; design code being prepared. Quality Panel reviewed Phase 1 on 14th October 2010.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Challenge of getting the required mix of houses and flats relative to density.	Sep 2010	City Council coordinating	Discussions ongoing between developer, councils, and BPHA (housing association) as part of design process
Agree and approve Design Code.	Feb 2011	Joint Development Control Committee	Dialogue continue, with further 'surgery' in mid-December; aiming to submit for approval in January.
Discharge pre-commencement conditions	Feb 2011	Joint Development Control Committee	Some may be discharged by authority delegated to officers, but many have to go to committee.
Pre- application discussions on Phase 1A – application anticipated.	End Nov 2010	City Council coordinating	Countryside will develop Phase 1A. Possible consideration by Committee in March.
Pre-application discussions started on Phase 2 (Bovis).	Nov 2010	City Council coordinating	Bovis Homes in discussions; application submission tba.
Crossing of site spine road across Cambridgeshire Guided Busway	Mar 2011	County Council	To be constructed in window between handover of site by BNL to County and commencement of services.

Major Growth Sites Summary Progress Report Glebe Farm	November 2010 Prepared by Cambridgeshire Horizons								
Key Outcomes: - 350 homes - 40% affordable - Affordable housing to meet Code Level 4 (CfSH)	Programme: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: red; color: white;"> <th style="text-align: left;">Next steps:</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr> <td>Discharge pre-commencement conditions</td> <td>Nov 2010</td> </tr> <tr> <td>Start infrastructure on site</td> <td>tba autumn '10</td> </tr> <tr> <td>Start first homes</td> <td>tba</td> </tr> </tbody> </table>	Next steps:	Date	Discharge pre-commencement conditions	Nov 2010	Start infrastructure on site	tba autumn '10	Start first homes	tba
Next steps:	Date								
Discharge pre-commencement conditions	Nov 2010								
Start infrastructure on site	tba autumn '10								
Start first homes	tba								
Status: <ul style="list-style-type: none"> Full planning permission issued upon completion of the 106 agreement in August 2010. Design Code approved by JDCC. Land regrading has commenced. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Discharge of pre-commencement planning conditions	Nov 2010	Negotiation with developer	S106 completed and permission granted Aug 2010. (update following meeting with CP on 9/11)
Coordination of highways and utility works to be managed	Dec 2010	Southern Fringe strategic infrastructure group	
Impact of possible location of Householder Waste Recycling Centre	Feb 2012	County Council	Principles determined through the waste local development framework in late 2010.

**Major Growth Sites Summary Progress Report
Trumpington Meadows**

**November 2010
Prepared by Cambridgeshire Horizons**

Key Outcomes:

- 1200 homes (480 affordable, 720 market); country park; primary school with community facilities
- Affordable housing to meet Code Level 4 (CfSH)
- Buildings and spaces of high quality design and sustainability.
- Programme influenced by Horizons loan agreement
 - o 100 homes 1 September 2012
 - o 200 homes 1 September 2013
 - o 300 homes 1 September 2014.

Programme:

Next steps:	Date
Sign off pre-commencement conditions	Imminent
Application for primary school	Jan 2011
Start first homes	tba early 2011
First occupations	tba 2012
Complete primary school	Sep 2012

Status

- **Outline planning approval granted for whole site; section 106 and HGF loan agreements complete. Housing Growth Fund loan drawn down.**
- **Design Code agreed by Joint DC Committee June 2010. Design received helpful and supportive review by Cambridgeshire Quality Panel in June 2010. Primary school design commenced.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Delivery of primary school with community facilities	Sep 2012	County application and procurement processes	
Issues in relation to coordination of construction works associated with CGB and AAR in the locality need to be addressed in the context of the developer's intention to start works on site in September 2010	In time for the first occupants in 2012	Discussions between County Council, including CGB team and developers need to take place	Meeting to be organised with key stakeholders
Application for Barratt Homes Phase 1	Imminent	Barratt Homes	Discussions between Barratt and Grosvenor continue.

Major Growth Sites Summary Progress Report Bell School, Cambridge	October 2010 Prepared by Cambridgeshire Horizons
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Key Outcomes: - 350 homes; 40% affordable - Affordable housing to meet Code Level 4 (CfSH) - Contributions to community and education facilities	Programme: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: #ff0000; color: white;"> <th style="text-align: left;">Next steps:</th> <th style="text-align: left;">Date</th> </tr> <tr> <td>Complete planning permission and 106</td> <td>Nov 2010</td> </tr> <tr> <td>Start infrastructure on site</td> <td>tba</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Next steps:	Date	Complete planning permission and 106	Nov 2010	Start infrastructure on site	tba		
Next steps:	Date								
Complete planning permission and 106	Nov 2010								
Start infrastructure on site	tba								

Status:

- **Joint Development Control Committee resolved to grant full planning permission subject to completion of the 106 agreement.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Complete the outline planning permission and 106 agreement	Nov 2010	City Council leading	
Owners not signed up to Cambridgeshire Partnerships for affordable housing.	Nov 2010	Part of 106 agreement process	Draft 106 agreement allows flexibility for owners to select affordable housing provider
Owners to sell on to housebuilder	To be determined by the owners		

**Major Growth Sites Summary Progress Report
 NIAB – Cambridge North-West**

**October 2010
 Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - 1593 homes - 40% affordable homes - Affordable housing to meet Code Level 4 (CfSH) - New primary school; co-located community, health and library facility. - Secondary school and a further primary school planned on NIAB2 	<p>Programme:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #ff0000; color: white;"> <th style="text-align: left;">Next steps:</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr> <td>Complete section 106 agreement</td> <td>Dec 2010</td> </tr> <tr> <td>Resolution of A14 issue</td> <td>ASAP</td> </tr> <tr> <td>Start major infrastructure on site (main site)</td> <td>tba</td> </tr> <tr> <td>First occupations (frontage site)</td> <td>Summer 2011</td> </tr> <tr> <td>First occupations (main site)</td> <td>Summer 2012</td> </tr> </tbody> </table>	Next steps:	Date	Complete section 106 agreement	Dec 2010	Resolution of A14 issue	ASAP	Start major infrastructure on site (main site)	tba	First occupations (frontage site)	Summer 2011	First occupations (main site)	Summer 2012
Next steps:	Date												
Complete section 106 agreement	Dec 2010												
Resolution of A14 issue	ASAP												
Start major infrastructure on site (main site)	tba												
First occupations (frontage site)	Summer 2011												
First occupations (main site)	Summer 2012												
<p>Status:</p> <ul style="list-style-type: none"> • Commenced frontage development of 187 homes (30% affordable) supported by National Affordable Housing Programme. • Main application granted outline planning approval (1593 homes; 24 July 2010) subject to completion of section 106 agreement. • NIAB2 to be considered through joint planning arrangements. 													

Key Issue	Timescale for resolution	Method of resolution	Comments
S106 agreement to be completed and planning permission issued.	December 2010	City Council coordinating	Process has started following JDCC decision to approve outline in July 2010
Provision and procurement of community facility building.	(dependent on development programme)	Authorities and PCT to form a view	Barratt proposes to provide health facility on commercial basis; Library to be on peppercorn rent basis.
Retail provision for North-West Quadrant.	Early 2011	City Council and SCDC Member processes	City and SCDC agreed to consult on retail options in Sep/Oct; further Member review early 2011.
Service planning across authority boundaries must be joined-up (whole of North West).	Ongoing - in time for first occupants	Community Infrastructure and Services Group	Ultimately to include waste collection and management of public realm.
Funding for Secondary school, including cost of the site.	To be included in S106 agreement	City Council to coordinate with Horizons support.	
Withdrawal of funding for A14 widening/improvements scheme as published. Uncertainty regarding alternative solution(s).	Tba See JSGIC Agenda Item 5a	To be discussed	Highways Agency directive limits development of this site to 350 homes prior to A14 widening/improvements.

**Major Growth Sites Summary Progress Report
North West University Site**

**November 2010
Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - 1500 private market homes, 1500 key worker homes, 2000-bed student accommodation. - All housing to meet Code Level 5 (CfSH) through combination of district heating and micro-renewables. - 100,000 sqm research capacity and University facilities. - Buildings and spaces of high quality design and sustainability. - No more than 40% of trips to work by car 	<p>Programme:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #ff0000; color: white;"> <th style="text-align: left;">Next steps:</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr> <td>Resolution of A14 issue</td> <td>ASAP</td> </tr> <tr> <td>Outline planning applications submission</td> <td>Jan 2011</td> </tr> <tr> <td>Determination of outline planning application</td> <td>Mid-2011</td> </tr> </tbody> </table>	Next steps:	Date	Resolution of A14 issue	ASAP	Outline planning applications submission	Jan 2011	Determination of outline planning application	Mid-2011
Next steps:	Date								
Resolution of A14 issue	ASAP								
Outline planning applications submission	Jan 2011								
Determination of outline planning application	Mid-2011								
<p>Status:</p> <ul style="list-style-type: none"> • Masterplan being finalised, but received helpful and supportive review by Horizons Quality Panel in June 2010. Outline planning application being prepared. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Provision of secondary education.	When permission is issued for NIAB1	Project Planning Team.	
Retail and hotel provision for NW Quadrant	Early 2011	City Council and SCDC Member processes	City and SCDC agreed to consult on retail options in Sep/Oct; further Member consideration of consultation response 2011.
Service planning across authority boundaries must be joined-up (whole of NW quadrant).	Ongoing - in time for first occupants	Community Infrastructure and Services Group and NW Community Forum	Ultimately to include waste collection and management of public realm
Need to resolve detailed planning issues in North West corner of site, western edge.	Autumn 2010.	Project Planning Team. Member processes tbc.	Challenging area for residential uses.
Local transport impact and mitigations to be assessed	Dec 2010	Transport assessment; workshop	Assessment to include impact of additional cycles on city centre.
Withdrawal of funding for A14 widening/improvements scheme as published. Uncertainty regarding alternative solution(s).	tba see Appendix 4	To be discussed	Need to understand how the decision on the A14 affects the TA

**Major Growth Sites Summary Progress Report
Northstowe**

October 2010

Prepared by Cambridgeshire Horizons

Key Outcomes:

- 9500 homes, 40% affordable.
- 6 Primary Schools, Secondary School, Community Facilities.
- Sustainable modes of transport – CGB, Cycling and Walking
- 54,500 sqm Retail, 136,000sqm Employment and 22,800 sqm Hotel and leisure. Approx 5000 Jobs
- Eco Town status (potentially under review)

Programme:	
Next steps:	Date
Response to delivery paper	December 2010
Discussions on A14	tba
Eco-Town demonstrator projects	ongoing

Status:

- **Homes & Communities Agency unable to make announcements until Government steer is given. Eco-town award reduced to £0.75m for demonstrator project. Both the Retrofit and Demonstrator projects have started and are making good progress.**

Key Issues	Timescale for resolution	Method of resolution	Comments
Local Authorities to respond to the Northstowe Delivery Paper.	Dec 2010	Letter from PS	Once LA's have responded to JP's a way forward will need to be discussed
Financial viability: ability of the project to absorb the costs of sustainable development.	tba	Agreement between Joint Promoters and LAs	High expectations re: sustainability, facilities, renewable energy, etc.
Determine approach to reduced scheme for the Uttons Drove land drainage proposed to facilitate the extension to Cambourne and a further 1000 homes elsewhere.	Dec 2010	Discuss and agree funding for the works; implement.	Northstowe Joint Promoters unable to commit to upfront costs to deliver the full Land Drainage Scheme.
Northstowe to have a separate local investment plan	Tba	Horizons Board	Horizons funding for preparation of LIPs to be agreed
Major transport infrastructure deficit	Withdrawal of funding for A14 upgrade works . Discussions with HA on implications on-going. Handover date for Busway tba. See Appendix 4.		

**Major Growth Sites Summary Progress Report
Cambourne 950**

**November 2010
Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - Planning permission granted and S106 completed to secure 950 units and 40% affordable housing (subject to viability) - Community infrastructure delivered - 950 units integrated into Cambourne - Completion of High street. 	<p>Programme:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #ff0000; color: white;"> <th style="text-align: left;">Next steps:</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr> <td>Finalise S106 Heads of Terms</td> <td>November 2010</td> </tr> <tr> <td>County Cabinet to consider S106 planning obligations.</td> <td>November 2010</td> </tr> <tr> <td>Application considered by SCDC planning committee</td> <td>December 2010</td> </tr> </tbody> </table>	Next steps:	Date	Finalise S106 Heads of Terms	November 2010	County Cabinet to consider S106 planning obligations.	November 2010	Application considered by SCDC planning committee	December 2010
Next steps:	Date								
Finalise S106 Heads of Terms	November 2010								
County Cabinet to consider S106 planning obligations.	November 2010								
Application considered by SCDC planning committee	December 2010								
<p>Status:</p> <ul style="list-style-type: none"> • 3001 units completed at Cambourne of original 3,300 permitted. New police station and church now open; fire station and BMW garage under construction. Construction of sports centre will commence in November. • Application for additional 950 units submitted 2007; SCDC consulting on amendments to planning application recently submitted; additional information due 5th November and application scheduled for SCDC planning committee in Dec 2010. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Agree solution and funding for Utton's Drove works	Nov 2010	Horizons coordinating	
Finalising community requirements particularly in relation to education	Nov 2010	viability meetings involving all partners.	Education provision, health centre and library, affordable housing and drainage are key elements; Includes NHS Cambridgeshire, County Council, SCDC and Parish Council. Negotiations ongoing.
Resolution of problems with existing surface water drainage	On-going	Meetings, with monthly update to SCDC Planning Committee	Detailed schedule and programme of rectification works being prepared by developers.
Resolve outstanding planning issues on application.	November 2010	SCDC coordinating	Must be resolved in time to write committee report for December committee. Applicant submitted outstanding information by 5 th November 2010.

Major Growth Sites Summary Progress Report	October 2010								
St Neots eco-extension	Prepared by Cambridgeshire Horizons								
Key Outcomes: <ul style="list-style-type: none"> - Up to 5,000 homes with related employment opportunities and community facilities - 40% affordable homes - Local sustainable energy project - Buildings and spaces of high quality design and sustainability 	Programme: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr style="background-color: #ff0000; color: white;"> <th style="width: 80%;">Next steps:</th> <th style="width: 20%;">Date</th> </tr> <tr> <td>Delivery Board</td> <td>Late Nov</td> </tr> <tr> <td>Consultation on draft urban design framework</td> <td>ongoing</td> </tr> <tr> <td>Outline planning application</td> <td></td> </tr> </table>	Next steps:	Date	Delivery Board	Late Nov	Consultation on draft urban design framework	ongoing	Outline planning application	
Next steps:	Date								
Delivery Board	Late Nov								
Consultation on draft urban design framework	ongoing								
Outline planning application									
Status: <ul style="list-style-type: none"> • Consultation on draft urban design framework in Sep/October. Outline application submission delayed tba. • Phase 1, Love's Farm, continues. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Maintain buy-in of partners to key themes of the project, notably the waste energy project.	ongoing	Delivery Board	
Test feasibility and viability of waste energy project.	tba (but prior to submission of OPA)	LCDI* involvement	Unlikely to be a material contributor to the eco-extension.
Masterplanning eco extension	To suit outline application	Developer	These two linked - possible relocation of existing town centre uses to the eastern area to allow town centre to grow.
Develop town centre plan to show opportunities to support growth		District Council	
Transport model ready for use for development management applications	Early 2011	County, Highways Agency, Hunts DC	
Optimise funding of project through Local Investment Framework (LIF).			Legislation changes dependent on Government decisions.
Project viability; sources of funding		Testing by Drivers-Jonas-Deloitte	
Fit with Cambridgeshire Local Investment Plan (CLIP) and HCA [§] single conversation.	Autumn 2010	Liaison with HCA [§]	CLIP being developed.

* Low Carbon Development Initiative - § Homes & Communities Agency

**Major Growth Sites Summary Progress Report
Huntingdon Town Centre Extension and Redevelopment**

**November 2010
Prepared by Cambridgeshire Horizons**

Key Outcomes:
Revitalising Huntingdon town centre through:

- redevelopment of Chequers Court area of the town centre,
- building a new multi-storey car park to improve shoppers parking provision
- building a link road between Brampton Road and Ermine Street to ease traffic congestion and to open up land for new homes, businesses and retail uses.

Programme:

Next steps:	Date
Confirm CPO	imminent
Start on Site	tba

Status:

Hunts DC Cabinet approved entry into agreements with developers and to draw down capital spend. Planning applications submitted for new retail development and multi-storey car park. West of Town Centre AAP hearing held and Inspector's report awaited.

Key Issue	Timescale for resolution	Method of resolution	Comments
Secure land for the link road.	In progress	private treaty or CPO	CPO submitted to Go-East for final checks before issue.
HGF Capital funding – project overrun	Autumn 2010	Re-profile contributions to scheme	Agreement in principle that HDC can spend HGF on earlier work packages (MSCP) and use HDC resources for link road later
The proposed delivery of the link road can happen independently of the A14 improvements.	In progress	Planning permission already in place for the link road.	Impact of withdrawal of the proposed A14 scheme being assessed.

**Major Growth Sites Summary Progress Report
 Wisbech Nene Waterfront**

**November 2010
 Prepared by Cambridgeshire Horizons**

Key Outcomes:

- Prepares site for 332 new homes (43 affordable), supporting sustainable growth of Wisbech
- Link road between Chase Street and De Havilland Road and new rear access to Police Station (Ph1)
- Junction improvement Lynn Road - De Havilland Road (Ph2)
- Pedestrianisation of Nene Parade to Freedom Bridge(Ph3)

Programme:

Next steps:	Date
Complete Phase 1 infrastructure	Feb 2011
Complete Phase 2 and 3 works	Mar 2011
Market site(s) for housing	tba

Status:

- **Phase 1 infrastructure virtually complete. Contractor appointed for Phase 2 to commence imminently and Phase 3 in January.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Delivery of new homes is dependent on successful marketing of the site	asap	Commercial marketing exercise	Concerns about level of Government support that will be available.

Appendix 3 – Other Updates

A3: 1. Orchard Park

- 1.1** Development continues at Orchard Park with 645 of the planned 900 homes on the development now occupied, two further housing parcels due to be complete by December (F3) and March (B1) planning permission has been given to second hotel.
- 1.2** Pre-application discussions continue in respect of undeveloped land parcels, including the corner site, and a redesign of the local centre.
- 1.3** The Orchard Park Design SPD has been subject to a public consultation; comments received are currently being assessed and will be considered by New Communities Portfolio-holder meeting in December.

A3: 2. Market Towns - East Cambridgeshire

- 2.1** East Cambridgeshire District Council has set up a Growth Delivery Sub-Committee to guide the delivery of growth in the District. The Sub-Committee will oversee the implementation of the Masterplans for Ely, Soham and Littleport and address strategic delivery issues. In addition an officer level Growth Delivery Board has been established to assist the delivery work programme.
- 2.2** The East Cambridgeshire Infrastructure Investment Framework has been approved in principle, setting out future infrastructure requirements from growth. This, together with a draft Developer Contributions & Planning Obligations SPD, has been approved for public consultation.
- 2.3** The Council has commenced a review of its Core Strategy, approved in October 2009. This review will enable incorporation of key elements of the proposals in the Ely, Soham and Littleport Masterplans in the Core Strategy. The Ely and Soham Masterplans have been completed. The draft Littleport Masterplan has been approved for formal public consultation during January/February 2011.
- 2.4** The Soham Masterplan, adopted as Council Policy in May 2010, explores the potential for substantial growth of the town in the next 30 years. It identifies the possible reopening of the Soham railway station and an initial feasibility study for this has been commenced in partnership with Network Rail, due for completion February 2011. Soham's growth proposals also include a mixed use Eastern Gateway development, and work on a development framework for this area will be finalised by February 2011.
- 2.5** Work is also ongoing for Ely, where a forum has been established with landowners to prepare a development framework for the proposed North Ely urban extension of approx 3,000 dwellings. This development framework is due to be completed by March 2011, and will then be considered within the Core Strategy review process.
- 2.6** An Ely Station interchange study is also underway, investigating potential improvements to the interchange facilities in the context of various possible

future development scenarios including the provision of a Southern Link Road. Development of the interchange infrastructure is an essential prerequisite for the future sustainable growth of the city.

- 2.7 The first phase of works for the Ely Country Park is well under way, delivering enhanced play facilities, landscape enhancement, woodland creation and improved access and signage onto and around the site.
- 2.8 A planning application for a District Leisure Centre based in Ely including a new swimming pool and indoor and outdoor sports provision is due to be submitted very shortly. This will create a sports hub for the District and surrounding areas, amalgamating at least 10 different sports on one site. A decision on the planning application is anticipated in March 2011. An architect has been appointed to develop the scheme.

A3: 3. Market Towns - Fenland

- 3.1 Wisbech: see one page report in Appendix 2.
- 3.2 March: No change since last report.

A3: 4. Market Towns – Huntingdonshire

- 4.1 See one page reports in Appendix 2.

Appendix 4

Implications of the cancellation of the A14 scheme for major development sites

Background

The A14 is a dual carriageway road, running from the M1/M6 motorway junction to Felixstowe Docks, a distance of approximately 130 miles (210 km). It is an all-purpose road with national, regional and local functions, designated as the main east-west strategic route between the east coast ports and the Midlands and identified as a priority Trans European Network (TEN) route. The section of the A14 between Cambridge and Huntingdon also caters for north-south traffic between the A1(M) at Alconbury and the northern end of the M11 at Junction 14.

As part of the roads programme in the 1990's, the Department for Transport commissioned a number of multi-modal studies, one of which covered the A14 corridor (Cambridge to Huntingdon multi-modal studies, CHUMMS). The road was dogged by accidents and delays and it was apparent that some action was necessary on a route that was becoming ever more important, especially for freight, as recognised by its role in the TEN.

Approval in principle for the guided busway was founded on the evidence in CHUMMS, but the study also recognised the national, regional, and local importance of the A14 and recommended a major upgrade scheme. The key recommendations of CHUMMS were:

- a guided bus system should be provided in the disused Cambridge to St. Ives railway corridor with extensions to Trumpington and Addenbrooke's Hospital, and to Godmanchester and Huntingdon;
- the A14 should be widened to a dual 3-lane carriageway, where necessary, on its existing line between the junction for Horningsea/Fen Ditton and a point to the east of Fenstanton. Also, a new dual 3-lane carriageway should be constructed to the south of Godmanchester, Huntingdon and Brampton to rejoin the A14 to the west of the A1;
- longer-term consideration should be given to an Eastern Bypass of Huntingdon to provide extra access to the north of the town from the east; and
- to stabilise levels of traffic entering Cambridge and encourage use of public transport, the current demand management measures in Cambridge should continue and further, more rigorous measures should be implemented in the future.

The proposed A14 scheme consisted of the following elements:-

- A new two lane dual carriageway to the west of Huntingdon between Ellington and the A1.
- A new three lane dual carriageway between A1 and Fen Drayton around the south of Huntingdon and Godmanchester.
- Widening of the existing A14 to three lanes in each direction between Fen Drayton and Fen Ditton, a distance of approximately 11 miles (17 km) (the part between Bar Hill and Girton is already three lanes).
- Local access roads alongside the widened A14 between Fen Drayton and M11 Junction 14 at Girton.
- Major interchanges with the A1 at Brampton, the existing A14 at Fen Drayton and the M11/A428 at Girton.
- Detrunking of the existing A14 between the A1 and Fen Drayton and removal of the Huntingdon Railway Viaduct. The 'old road' would then have been available as a local road, with the new road acting as an express route.

- Remodelling of the road network in Huntingdon, of which the west of town centre link road is a part.

It was confirmed by the Department for Transport (DfT), on 20 October 2010, that the A14 scheme will not progress in its present form. The DfT recognises that this corridor faces severe congestion, and that mobility along the route is critical for economic success and growth. However, the current scheme is considered unaffordable as it is predicted to cost over £1bn. The DfT is therefore withdrawing the current scheme. The Department has said it will undertake a study to identify cost-effective and practical alternative proposals which bring benefits and relieve congestion - looking across modes to ensure they develop sustainable proposals. This approach will also provide an opportunity for the private sector to play its part in developing options to tackle existing problems in the corridor.

Impact on Housing Development

The Highways Agency retains powers of direction in planning applications. The Agency's current approach to developments is generally that they may be permitted provided that there is 'nil detriment' to the capacity and performance of the strategic highway network (the term 'nil detriment' is not defined in policy or elsewhere). The agency normally seeks to resist schemes that could infringe this.

Northstowe

The development of Northstowe has a clear relationship with the need for improvements on the A14, in particular relating to the middle section of the proposed A14 scheme, Fen Drayton – Histon. The now-cancelled scheme would have provided for improvement of the existing interchanges at the Bar Hill and Dry Drayton junctions to access the new link roads to Northstowe.

The Joint Promoters of Northstowe, the Highways Agency and the local authorities are undertaking work to understand the relationship between the A14, the Northstowe housing trajectory and other transport measures. This work has not been completed yet. There is some uncertainty as things stand over how many houses could be built without some increase in the capacity of the A14, relating to both individual phases and the whole development.

NIAB site

The NIAB development permission has a condition placed on it which only allows 350 dwellings to be completed without some intervention which improves the capacity of the A14 to the satisfaction of the Highways Agency.

North West University site

The University is in discussions with the HA to understand the implications of the withdrawal of the A14 improvements on its transport assessment for the proposed North West University development. The transport modeling is yet to be completed. The University has indicated that until the full implications of the decision to withdraw the A14 scheme are known, it will not submit a planning application. In general, the impact of the University development on the A14 is likely to be marginal, but this would need to be established.

Orchard Park

The original 900 dwellings at Orchard Park already have consent but a further three sites are proposed for development. Of these, the HA has stated it will not condition two sites; however the A14 announcement may have an impact on the third site. The HA, Promoters and the local authority are in discussions to understand the implications for the third site.

The Cambridge southern fringe sites are not considered materially to affect traffic levels on the A14.

Huntingdon

Remodelling of the road network in Huntingdon, of which the west of town centre link road will be a part, is complementary to removal of the Huntingdon A14 viaduct but not dependent upon it.

Conclusions

The Cambridgeshire growth plans are affected by the withdrawal of the A14 from the roads programme. Whilst it may be possible to reduce car traffic from new developments in the Cambridge fringes and Northstowe, it will not be possible to eliminate it altogether. This has consequential impacts on the A14 that may trigger Highways Agency intervention.

There is consensus amongst all partners that some action needs to be taken to address the concerns about the A14. The key questions are what measures are appropriate and feasible both in general and to address additional traffic from major development sites.

Appendix 5

Letter to the Minister for Transport
(see separate .pdf file)