

Progress on Major Developments & Infrastructure

To: **Cambridgeshire Horizons Board**

Date: **12th December 2007**

From: **Director for Development**

Purpose: **To update Board members on progress in delivering major developments and strategic infrastructure projects within the Cambridge Sub-region.**

Recommendation: **The Board is asked to note progress**

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1. OVERALL DEVELOPMENT PROGRAMME

- 1.1 The current integrated sub-regional programme summary and risk register are shown in Appendices 1 and 2. These documents are actively managed and updated monthly.
- 1.2 This report describes progress on each of the major development sites around Cambridge and at the market towns. The final section describes progress with strategic infrastructure.
- 1.3 Delivery Plans have been prepared for Northstowe and Cambridge Southern Fringe. These plans, which have been endorsed by the Joint Strategic Growth Implementation Committee, are attached at Appendices 3 and 4 are also available at:

http://www.cambridgeshirehorizons.co.uk/doclib/Agenda_Item_No.4_Northstowe_Delivery_Plan_October_2007.pdf

http://www.cambridgeshirehorizons.co.uk/doclib/Agenda_Item_No.4_Southern_Fringe_Delivery_Plan_October_2007.pdf

2. MAJOR DEVELOPMENTS

2.1. Northstowe

| Key events | Timescale |
|---|----------------|
| New joint application | December 2007 |
| Determine planning application | June/July 2008 |
| Clearing of pre-commencement conditions | Jan 2009 |
| Commence infrastructure construction | March 2009 |
| Commence Housing Construction | June 2009 |
| First dwellings ready for occupation | Jan-Mar 2010 |

- 2.1.1 The Local Authorities and Joint Promoters are working to a December 2007 date for the submission of outline planning application. In preparation for this, service providers are preparing a full, costed, list of infrastructure requirements, which will be used in viability modelling of the development and as the Section 106 process moves forward.
- 2.1.2 On 9 November 2007, SCDC Cabinet agreed to the principle of establishing a Northstowe Trust, including the surrounding villages and endorsed further work on financial and legal advice, engagement with the existing communities and seeking further information about good practice elsewhere. The next steps will be to consider the appointment of an Interim Director for the Northstowe Trust, who will establish the Trust and produce a Business Plan, which will help inform the Section 106 Agreement. County Council Cabinet will consider the matter on 6th December 2007.

- 2.1.3 The promoters continue to work with Cambridgeshire Horizons, the Highways Agency and the local authorities on a series of interim measures for the A14 that will enable existing levels of service to be maintained during the early development of Northstowe.
- 2.1.4 The Government's response to concerns raised regarding the Prototype Eco Town status of Northstowe is encouraging and it is hoped that there will be substantial financial support for work which will help deliver Eco-town objectives. Work has commenced on developing a joint approach to renewable energy for Northstowe and a Memorandum of Understanding is under discussion.
- 2.1.5 Consultants have undertaken initial work on telecommunications for Northstowe, aimed at ensuring comprehensive access to broadband in the new town. Stage 2 of the work is due to commence shortly.

2.2. Cambridge Southern Fringe

| Key events | Timescale |
|---|------------------------|
| Inspector's report on SCDC LDF | October 2007 |
| Determine Trumpington Meadows outline application | Jan 2008 |
| Determine Clay Farm outline application | Feb 2008 |
| Determine Bell School site outline application | tbc |
| Glebe Farm outline application submitted | early 2008 |
| Commence Infrastructure construction | mid/late 2008 |
| Commence Housing construction | late 2008 – early 2009 |

- 2.2.1 The City Council planning committee considered and approved the Addenbrooke's 2020 outline application and full application from the Medical Research Council for a replacement Laboratory of Molecular Biology for the Medical Research Council. Both applications were approved subject to satisfactory completion of the final agreement on the Section106 package, about which negotiations are underway.
- 2.2.2 South Cambridgeshire District Council received the Inspector's report of the examination into the Southern Fringe Area Action Plan in early October 2007. The report found the AAP to be sound.

2.3. Cambridge North West

| Key events | Timescale |
|--------------------------------------|-----------------------|
| AAP Preparation of Preferred Options | Dec 06 – Sept 2007 |
| AAP Preferred Options Consultation | Oct – Dec 2007 |
| AAP Submission and Examination | March 2008 – Feb 2009 |
| AAP Adoption | Feb 2009 |

- 2.3.1 Public consultation on the Cambridge North West Area Action Plan closed on 3rd December. Three public events were held and the consultation has attracted a good response.

- 2.3.2 A reserved matters application has been submitted for the NIAB Frontage land and is currently out to consultation. It is anticipated that this will be reported to the Joint Development Control Committee early in 2008.
- 2.3.3 For the NIAB land outline application, there has been agreement to wait until the Inspector's Report into South Cambridgeshire's Site Specific Policies DPD is issued in March 2008 before the application is taken to the Joint Development Control Committee.

2.4. Cambridge East

- 2.4.1. Discussions between Marshall Aerospace and the Ministry of Defence are continuing, working towards an agreement for the relocation of the Marshall military aircraft operations. A decision on the relocation of the airport will follow these discussions. Marshall intends to submit an outline planning application for the first phase of development late in 2008. The South Cambridgeshire and Cambridge City Councils have received an initial draft of the report of the independent Inspector into the Examination of the Cambridge East Area Action Plan. This report has found the AAP 'sound', subject to a number of changes being made. The Inspector's report has initially been made available to the Councils for them to check for factual errors and to ensure clarity, and it will be returned to the Inspectors by 10 December.

2.5. Cambridge Northern Fringe East

- 2.5.1. The City Council's Core Strategy DPD is to be submitted in the spring of 2008, which will set out a proposed way forward for the site. In the meantime, the local partners are working with Anglian Water and Network Rail on further work to review the viability of the site. Progress will be reported to future meetings of the Board.

2.6 MARKET TOWNS

- 2.6.1 A number of significant developments are taking place in market towns: For Loves Farm St Neots, where around 1250 houses will be delivered, ten reserved matters applications have been approved with a further two to be approved before the end of January 2008. Construction on three of the housing sites has begun, the football club has been built and work has started on the primary school. Huntingdonshire District Council are in receipt of an application to allow for an additional 100 dwellings.
- 2.6.2 For the proposed Northbridge development on the edge of Huntingdon, further information is awaited from the applicant to address the Highways Agency's holding direction. This is critical to allowing the application to progress towards determination at the planning panel early in 2008.
- 2.6.3 Work has commenced on a masterplan for the growth of Ely, supported by Horizons. A consortium led by URBED are undertaking the work.

- 3. STRATEGIC INFRASTRUCTURE, QUALITY OF LIFE PROJECTS AND FUNDING**
- 3.1 Growth Area Funding 2 Projects:** The GAF2 funding period concludes at the end of March 2008. Good progress is being made on key capital projects funded through this source including Phase 1 of the Addenbrooke's Access Road and junction improvements at Cowley Road. The span for the Cambridge Riverside Bridge will be lifted into place on Wednesday 5th December, weather allowing. Meanwhile, work progresses on various studies and specialist work to support implementation of the major development sites.
- 3.2 Water Cycle Strategy:** Halcrow have been appointed to undertake the study for phase 1. A timeline for strategic interventions will be identified alongside the identification of strategic constraints and essential site specific work for Northstowe and Southern Fringe in liaison with developers and planning authorities. In the longer term, the study will inform management plans for water supply and waste-water.
- 3.3 Quality of Life Programme:** In addition to the projects set out elsewhere in this report, work has progressed on the Quality Charter, including a study tour to Upton, Northants/ Milton Keynes and consultation on the draft Charter. The next stage is to engage with officers from across local authorities and organisations to identify how the Charter can be used and to clarify the relationship of the Charter to LDFs and the planning process.
- 3.4** Consultation on the Residential Design Guide was completed in September 2007. The document is now being finalised.
- 3.5** Other areas of work being progressed include the study into Faith provision in new communities, joint work with the GCP on proposals for an arts and convention centre, and work on a community sports stadium. Meanwhile, work continues to integrate the Quality of Life strategies into the major development planning process.
- 3.6 Green Infrastructure Projects:** There has been significant progress with a number of projects, including purchase of land at Fen Drayton Lakes and the Great Fen. Elsewhere, progress has been made through the implementation of management plans for the Fleam Dyke and Roman Road,
- 3.7** Work continues on construction of the **Cambridgeshire Guided Busway**. The busway is expected to be opened in early 2009.
- 3.8** The County Council is consulting on the vision for tackling congestion in Cambridgeshire. Views are invited on the proposals, set out in the bid to Government for £500m under the **Transport Innovation Fund**, including a congestion charging scheme, with a series of exhibitions to run throughout November to February.
- 3.9 A428 Caxton to A1** - A joint study commissioned by Cambridgeshire Horizons on behalf of the authorities and LDVs on the Cambridge - Bedford corridor has been undertaken by Mott McDonald. The study sets out the business case for the scheme as a key infrastructure requirement to support

growth in the East of England. The partners are due to meet in January 2008 to consider the next steps for taking this work forward into the regional planning and funding allocation processes.