

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 10c

Progress Report on Major Developments and Infrastructure

To: **Cambridgeshire Horizons Board**

Date: **1st July 2010**

From: **Director for Development**

Purpose: **For information – (FI)**

To update Board members on progress in delivering major developments and strategic infrastructure projects.

Recommendation: **The Board is invited to note progress and comment on the matters raised in the report.**

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1. OVERVIEW

- 1.1 The housing market across Cambridgeshire continues to show signs of recovery, but this is neither universal nor uniform.
- 1.2 Horizons and the authorities are continuing to work with the housebuilders, the Homes & Communities Agency (HCA), and other key stakeholders to progress development on major growth sites, although there are doubts as to the future availability of funding to support housing schemes.
- 1.3 Government has announced proposals to abolish Regional Spatial Strategies and the associated housing targets.
- 1.4 The full impact of the Government's Emergency Budget on 22 June on the delivery of major housing sites had not been assimilated at the time of writing this report, but an oral update should be possible at the meeting.
- 1.5 **Housing Growth Fund (HGF) Capital Projects:** See Agenda Item 9b.
- 1.6 **HCA Kickstart**
 - 1.6.1 An announcement relating to Kickstart was expected as part of the budget on 22 June and an oral update may be given at the Board meeting.
 - 1.6.2 The reserve list of schemes for Kickstart has been scrapped by Government. However, conversation with Countryside Properties suggests that the project can still go ahead quickly if the HGF equity investment can be confirmed.
- 1.7 **Major Infrastructure Projects**
 - 1.7.1 The County Council is continuing to press contractor BAM Nuttall Ltd to complete the **Cambridgeshire Guided Busway** but a hand over date remains to be agreed. It is expected that a County Council Scrutiny Committee will review of the project to learn any lessons from the contract once completed and a public report is expected to be presented to the Council's Cabinet in due course. The focus at present, however, is on completing the scheme and opening it to the public.
 - 1.7.2 The County Council's parts of the **Addenbrooke's Access Road** are practically complete. Opening of the road awaits the completion of the Boulevard within the Addenbrooke's site, which is due at the end of August provided the number plate recognition system to prevent through traffic becomes operational.
 - 1.7.3 **Chesterton Station** was to have been funded by the Regional Funding Allocation (RFA) with potential for delivery by 2015/16. Government has suspended all schemes to be funded through the RFA until after the Comprehensive Spending Review. Whilst

funding for such projects may be available in future it will probably be allocated on a national, rather than regional basis. The County Council and its partners are therefore exploring alternative means of funding the project.

1.8 Risk Management

1.8.1 The Strategic Risk Register (SRR) was reviewed by the Horizons Audit & Risk Management Committee (ARM) on 4 June 2010 when no changes were suggested. The highlight report at Appendix 1 sets out key changes made to the SRR since it was previously reviewed by ARM on 4 March 2010. Any further significant changes to the SRR will be reported orally.

1.8.2 The **Red Risks** are those with a score of 20 or more (out of 25), these being:

- 5.3 - Failure to manage traffic demand arising from growth (and failure to secure necessary funding). Joint Transport Forum is considering alternative funding streams following scrapping of the Transport Innovation Fund.
- 6.2 - Inability to secure early adequate infrastructure delays progress on growth sites. Horizons and the local authorities are all working on progressing major infrastructure schemes such as the Addenbrooke's Access Road and the Cambridgeshire Guided Busway. Other projects are in place to bring forward growth in the market towns, funded by Housing Growth Fund Capital, and 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. A Communities Infrastructure and Services Group has been set up for City, South Cambridgeshire and County to examine and manage the impact of rising demand for services from growth areas.
- 11.2 - Funding is not secured or used effectively. Local authorities secure appropriate developer contributions through section 106 agreements. A new section 106 monitoring system will be used to ensure payments are made in accordance with the agreed triggers. Horizons Board monitors the major expenditure of HGF on infrastructure projects and re-allocates any underspends to priority projects.
- 11.5 - Lack of capacity and resources in the authorities to manage growth effectively. Senior Officer Board is considering resourcing options for growth implementation.

- New Risk – HGF Capital payment for 2010/11 – The Chairman and Chief Executive have written jointly to Andrew Lansley MP, with copies to all other local MP's, seeking support for these monies to remain in place.

2. SUMMARY OF PROGRESS WITH MAJOR DEVELOPMENT SITES

2.1 The Board agreed to presentation of updates in an improved form through one-page summaries of key issues for each major site. These are attached at Appendix 2. The reports set out the current key issues and the processes and procedures being used to take the projects forward. The Director for Development will use these update reports to highlight any particular issues upon which Board Members are requested to provide a steer or comment. Reports for the following are appended:

- **Glebe Farm**, Cambridge Southern Fringe
- **Clay Farm**, Cambridge Southern Fringe
- **Trumpington Meadows**, Cambridge Southern Fringe
- **NIAB**, North West Cambridge
- **Cambridge University Site**, North West Cambridge
- **Northstowe**
- **Cambourne 950**
- **Wisbech Nene Waterfront**
- **St Neots eco-extension**, Huntingdonshire
- **Huntingdon Town Centre** extension and redevelopment

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

3. QUALITY OF LIFE AND STRATEGIC INFRASTRUCTURE

3.1 Quality Charter for Growth

3.1.1 The Quality Charter for Growth programmes are overseen by the Quality Charter Steering Group (comprising Members and officers of the authorities, and a representative from Housing Associations). The programme for 2010-11 focuses on the new Cambridgeshire Quality Panel and the design and delivery of a Quality Charter Learning and Development programme and Prospectus for local authority officers and members.

3.1.2 At its first panel meeting on 25 June 2010, the Quality Panel considered the plans for Trumpington Meadows and the pre-

application masterplan for the Cambridge University's development in North-West Cambridge.

- 3.1.3 Learning and development sessions linked to the '4 Cs' are being developed in collaboration with training facilitators and local partners, including sessions on public realm management, housing, design review, community building, sustainable transport & placemaking, and sharing learning from valuable projects across the county. The sessions will aim to consolidate and share knowledge and work through identified problems and blockages facing developments in Cambridgeshire. An on-line prospectus is being designed to allow officers and members to identify and sign up to courses and will host all course materials.

3.2 Strategic Infrastructure

- 3.2.1 **Cambridge Gateway (CB1) Project:** The County Council expects to submit a planning application for the bus interchange imminently and hopes to obtain planning permission in August 2010. Work on the site is expected to commence later this year with completion by mid-2011, using HGF capital. The interchange scheme has interdependencies with the link road between Hills Road and the station, which is reliant on funding from the Community Infrastructure Fund monies that were secured in 2008, and which are time-limited (the funds must be used by end March 2011). The critical issue on both of these projects is whether the funding will remain available.
- 3.2.2 The planning application for **The Hive was submitted** in early June and a decision is anticipated in September 2010. The project board is continuing to seek out alternative funding sources to enable the scheme to be completed in summer 2011.
- 3.2.3 The second draft of the **Green Infrastructure (GI) Strategy** is imminently due to be circulated to partner organisations (including through Member processes) for comments; these will inform a third draft, to be finalised later in 2010. A more detailed update is provided under Item 14.
- 3.2.4 See also Agenda Item 9b for progress on other GI projects funded by HGF Capital.

Appendix 1 - Key Changes to the Status of Risks and Mitigations since previous review of SRR (March 2010)

Risk	Risk Rating	Mitigation	Mitigation Status	Change	Commentary
1.2 Targets for new and affordable homes not met, including RSS and LAA targets, resulting in loss of future support from HCA and Government.	Amber (15)	1.2a - Continue to work with the Homes & Communities Agency.	Red	Amber to Red	Partnership to review implications of proposed abolition of RSS and associated targets - how do we manage the new approach?
1.3 Applications for development (including major growth sites) do not come forward to meet delivery timescales, leading to long-term shortfall in key sites and potential failure of Core Strategies.	Amber (15)	1.3b - Work with HCA on Northstowe proposals through eco town bid, Delivery Board, and the single conversation	Red	Amber to Red	Election purdah deferred decisions until May 2010; clarity emerging with Coalition statement and budget in June. An oral update may be given at the Board meeting.
2.1 Uncertainty of development timescales delays the effective planning of children's services infrastructure and service provision within statutory timescales; and 2.2 Scale and nature of developments change. Proposed patterns of provision no longer meet the needs of the community	See table	County Children & Young People's Service officers have reviewed risks and mitigations associated with early provision of children services.	various	n/a	Changes reflect the top strategic risks in the County's specific risk register.
4.1 Easily accessible (strategic and local) open spaces not provided resulting in reduced ability to meet residents' needs.	Amber (12)	4.1c - Green Infrastructure review to inform policy decisions by local authorities	Amber	n/a	New mitigation added to replace previous 4.1a and b (deleted as Flood & Water Mgt Act is not key to provision of open spaces).
5.1 Highways network not improved to enable growth to happen, leading to insufficient highway capacity for major growth.	Amber (15)	5.1d - Authorities to consider ways that Highways Act section 38 and adoptions can be more rigorously pursued	Green	n/a	New mitigation added.

Risk	Risk Rating	Mitigation	Mitigation Status	Change	Commentary
5.3 Failure to manage traffic demand arising from growth (and failure to secure necessary funding).	Red (20)	5.3c - Joint Transport Forum to consider investment priorities for Urban Challenge Fund and other funding sources.	Amber	No change	Mitigation re-worded to reflect work of the Joint Transport Forum following the scrapping of the Transport Innovation Fund.
10.1 Proposals for sustainable design are not implemented, resulting in low sustainability standards and poor character developments where people do not want to live.	Amber (16)	10.1c - Encourage delivery of homes to appropriate Code for Sustainable Homes levels as condition of loan/grant arrangements	Green	n/a	This is built into the Trumpington Meadows loan, and is in the draft of the Clay Farm equity deal.
10.3 Failure to address challenges of climate change, including risks of flooding, insufficient water supply, and excessive heat.	Amber (12)	10.3c – Develop Carbon Offset Fund mechanism	Green	n/a	Horizons Board agreed in March 2010 that a Carbon Offset Fund would be a good idea and work is being taken forward.
11.1 Opportunities not seized and/or barriers to development are not overcome	Amber (16)	11.1e - Refresh Horizons work programme	Green	n/a	Refresh of the final year of the 2008-11 Business Plan.

Appendix 2 - Major Growth Sites Summary Progress Reports

Major Growth Sites Summary Progress Report Glebe Farm		June 2010 Prepared by Cambridgeshire Horizons	
Key Outcomes: - 350 homes; 40% affordable - Affordable housing to meet Code Level 4 (CfSH) -	Programme:		
	Next steps:		Date
	Complete Glebe Farm planning permission		June 2010
		Start infrastructure on site	tba
Status: <ul style="list-style-type: none"> Joint Development Control Committee resolved to grant full planning permission for Glebe Farm on 21 April 2010, subject to completion of the 106 agreement. 			

Key Issue	Timescale for resolution	Method of resolution	Comments
This site will not get HCA Kickstart funding	immediate	Proceed without grant	Reserve list of Kickstart schemes withdrawn early June 2010.
Service planning across authority boundaries must be joined-up (whole of Southern Fringe) to meet needs of residents and build community cohesion.	In time for first occupants in 2012	City establishing a community forum.	Forum in consultation with SCDC, County, parish councils.
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
Clay Farm**

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
Complete 106 and OPP	Summer 2010
Complete HGF deal	Summer 2010
Start infrastructure on site	tba

Status:

- **Countryside proceeding with proposals for Clay Farm at 40% affordable housing using Housing Growth Fund support.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Challenge of getting the required mix of houses and flats relative to density.	End June 2010	City Council coordinating	Discussions ongoing between developer, councils, and BPHA (housing association).
Need to agree and approve the Design Code.	Sep 2010	Joint Development Control Committee	Countryside proposes to submit draft Code at end of June.
Need to complete Clay Farm outline planning permission and 106 agreement.	End June 2010	City Council coordinating	Parameters for 106 agreement established at the inquiry (no current need to refer back to Committee)
Completion of HGF loan/equity arrangement.	Summer 2010	Horizons	Negotiations continue. Agreed in principle. HGF loan to apply to Clay Farm .
Service planning across authority boundaries must be joined-up (whole of Southern Fringe) to meet needs of residents and build community cohesion.	In time for first occupants in 2012	City establishing a community forum.	Forum in consultation with SCDC, County, parish councils.
Spine Road application approval needed to permit major development to start	July 2010	City Council coordinating	
Risk around payment of next tranche of Housing growth Fund Capital (2010/11)	Jun 2010	Government announcement	Payment expected end of June

Major Growth Sites Summary Progress Report Trumpington Meadows	June 2010 Prepared by Cambridgeshire Horizons								
Key Outcomes: <ul style="list-style-type: none"> - 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 <ul style="list-style-type: none"> o 100 homes 1 September 2012 o 200 homes 1 September 2013 o 300 homes 1 September 2014. 	Programme: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: red; color: white;"> <th style="text-align: left; padding: 2px;">Next steps:</th> <th style="text-align: left; padding: 2px;">Date</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Design Code presented to JDCC</td> <td style="padding: 2px;">June 2010</td> </tr> <tr> <td style="padding: 2px;">Commencement of infrastructure on site</td> <td style="padding: 2px;">Late summer '10</td> </tr> <tr> <td style="padding: 2px;">Review by Quality Panel</td> <td style="padding: 2px;">25th June 2010</td> </tr> </tbody> </table>	Next steps:	Date	Design Code presented to JDCC	June 2010	Commencement of infrastructure on site	Late summer '10	Review by Quality Panel	25 th June 2010
Next steps:	Date								
Design Code presented to JDCC	June 2010								
Commencement of infrastructure on site	Late summer '10								
Review by Quality Panel	25 th June 2010								
Status <ul style="list-style-type: none"> • Outline planning permission granted for whole site; section 106 and HGF loan agreements complete. Housing Growth Fund loan drawn down early June 2010. Work progressing well on design code and design of first phase of development. Primary school design commenced. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Design code to be completed so that Phase 1 application can follow.	May 2010	Project Programme Team	Glen Richardson coordinating presentation to JDCC.
Challenge of meeting service standards at the levels at reserved matters	End June 2010	City Council coordinating	Preliminary phase 1 discussions between developer and local authorities.
Service planning across authority boundaries must be joined-up (whole of Southern Fringe) to meet needs of residents and build community cohesion.	In time for first occupants in 2012	City establishing a community forum.	Forum in consultation with SCDC, County, parish councils.
Risk around payment of next tranche of HGF Capital (2010/11).	Jun 2010	Government announcement (post election purdah)	Payment expected end of June.

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

Prepared by Cambridgeshire Horizons

Key Outcomes:

- 1593 homes; 40% affordable
- 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

Programme:

Next steps:	Date
Outline Planning Permission to JDCC	July 2010
Complete section 106 agreement	tba
Start major infrastructure on site	tba
First occupations (frontage site)	Summer 2011

Status:

- **Construction commenced on frontage development of 187 homes (30% affordable) supported by National Affordable Housing Programme.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Viability of development.	Ongoing	City Council to coordinate with Horizons support.	Barratt considering 106 package to inform JDCC paper
Provision and procurement of community facility building.	July 2010	Authorities and PCT to form a view	Barratt proposes to provide community facility on commercial basis.
Retail provision for North-West Quadrant.	Summer 2010	City Council and SCDC Member processes	Report to City and SCDC Members July 2010, followed by consultation and Member review
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	County Council to coordinate with Horizons support.	
Deferral of A14 public inquiry.	tba	Government announcement	Highways Agency directive limits development of this site to 350 homes prior to A14 improvement

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

Prepared by Cambridgeshire Horizons

Key Outcomes:

- 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

Programme:

Next steps:	Date
Resolution of issues raised in PS's letter	Sept 2010
Outline planning application submission	Dec 2010
Determination of OPA (subject to above)	Mid-2011
Review by Quality Panel	25 th June 2010

Status:

- **Masterplan being finalised; outline planning application being prepared.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Approach to housing mix and layout, including land-use and tenure mix of housing, design of blocks, energy supply and land disposal.	Resolved	Close liaison with members.	Letter submitted to developers following Member briefing in May.
Key Worker lettings policy to be agreed	Summer 2010	Close liaison with members.	
Provision of secondary education.	When permission is issued for NIAB1	Project Planning Team.	Need to be sure that the demographics work is robust.
Retail provision for NW Quadrant.	June 2010	City Council and SCDC Member processes	Report to City and SCDC Members July 2010; consultation and Member review
Service planning across authority boundaries must be joined-up (whole of NW quadrant).	Ongoing - in time for first occupants	Community Infrastructure and Services Group.	Ultimately to include waste collection and management of public realm
Viability implications; possible increase in housing numbers.	Summer 2010	Viability meetings.	Service implications of higher numbers being considered.
How best to use North West corner of site.	Spring 2010.	Project Planning Team. Member processes tbc.	Challenging area for residential uses.
Transport impact and mitigations to be assessed	Dec 2010	Transport assessment; workshop	Assessment to include impact of additional cycles on city centre.
Deferral of A14 widening (work suspended by Government)	tba	Government announcement	

Major Growth Sites Summary Progress Report

Northstowe Site

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
Joint Promoters conclude discussions	Unknown

Status:

- **Homes & Communities Agency unable to make announcements until Government steer is given. Awarded £1.5m for eco-town demonstrator projects, and for studies that will look at how to bring the development up to PPS standards (Delivery Board to act commissioning/steering body).**

Key Issues	Timescale for resolution	Method of resolution	Comments
Joint Promoters to agree how to take the development forward to enable re-submission of outline planning application.	Unknown, but anticipated Summer 2010	Agreement between Joint Promoters	Proposals are with central Gov't; announcement expected post-budget
Financial viability: ability of the project to stand the costs of sustainable development.	tba	Agreement between Joint Promoters and LAs	High expectations re: sustainability, facilities, renewable energy, etc.
Need agreement to apportionment of costs on Uttons Drove land drainage solution to avoid delays to the planning process (also affects Cambourne 950 application)	Summer 2010	Agree funding for the works; implement. .	Horizons interim funding of the works to be agreed
Sign funding agreement for the Eco town demonstrator projects and studies	tba following budget	Delivery Board	Funding put on hold pending new Government's budget on 22 June 2010
Northstowe Parish Forum	Next meeting Autumn		Date tba.
Northstowe to have a separate local investment plan (LIP) from the Cambridgeshire LIP	tba	Horizons Board	Horizons funding for preparation of LIPs to be agreed
Major transport infrastructure deficit	A14 upgrade works suspended. Announcement anticipated in Government's Comprehensive Spending Review in the Autumn 2010. Handover date for Busway tba.		

Major Growth Sites Summary Progress Report Cambourne 950	June 2010 Prepared by Cambridgeshire Horizons								
Key Outcomes: <ul style="list-style-type: none"> - Planning permission granted and S106 completed to secure 950 units at 40% affordable housing - Community infrastructure delivered - 950 units integrated into Cambourne 	Programme: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr style="background-color: red; color: white;"> <th style="text-align: left;">Next steps:</th> <th style="text-align: left;">Date</th> </tr> <tr> <td>Finalise inputs into viability model</td> <td>July 2010</td> </tr> <tr> <td>Finalise S106 Heads of Terms</td> <td>September 2010</td> </tr> <tr> <td>Application considered by SCDC planning committee</td> <td>Late 2010 (November)</td> </tr> </table>	Next steps:	Date	Finalise inputs into viability model	July 2010	Finalise S106 Heads of Terms	September 2010	Application considered by SCDC planning committee	Late 2010 (November)
Next steps:	Date								
Finalise inputs into viability model	July 2010								
Finalise S106 Heads of Terms	September 2010								
Application considered by SCDC planning committee	Late 2010 (November)								
Status: <ul style="list-style-type: none"> • 2,883 units completed at Cambourne of original 3,300 permitted. New police station due to open in summer 2010. Applications approved for fire station and BMW garage; Construction of sports centre will commence in November. • Application for additional 950 units submitted 2007; SCDC consulting on amendments to planning application recently submitted; anticipate bring to SCDC planning committee in late 2010. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Agree solution and funding for Uttons Drove	July 2010	Horizons coordinating series of meetings	Possible use of HGF to help cashflow.
Finalise public sector infrastructure / community requirements (S106 requirements) and confirm coordinated public sector response to developers.	July 2010	Internal viability meetings Horizons structures and Single Conversation with HCA.	Education provision, health centre and library, affordable housing and drainage are key elements to be confirmed. Must include NHS Cambridgeshire, County Council, SCDC and HCA.
Member involvement	July 2010	Member briefing (SCDC and County) on issues surrounding the application and viability training.	Will give clear political steer on priorities and prepare members for decision.
Complete viability assessments to finalise S106 list.	September 2010	Viability consultant instructed by SCDC.	Consultant liaising with developers' consultant. Assessment to include 'phased' approach, scenario testing, challenge of assumptions.
Resolve outstanding planning issues on application.	September 2010	SCDC coordinating	Must be resolved in time to write committee report for November committee.

Major Growth Sites Summary Progress Report Wisbech Nene Waterfront		June 2010 Prepared by Cambridgeshire Horizons							
Key Outcomes: <ul style="list-style-type: none"> - Prepares site for 332 new homes (43 affordable), supporting sustainable growth of Wisbech - Link road between Chase Street and De Havilland Road - New rear access to Police Station - Pedestrianisation of Nene Parade 		Programme:							
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Next steps:	Date								
Complete Phase 1 infrastructure	Feb 2011								
Tender for Phase 2 and 3 works	Jul 2010								
Market site(s) for housing	tba								
Status: <ul style="list-style-type: none"> • Outline planning permission granted. Phase 1 infrastructure commenced using HGF Capital investment. Phase 2 and 3 design work completed. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Uncertainty of funding for Phase 2 and 3 works (junction improvements and further pedestrianisation of Nene Parade)			Tender for Phase 2 and 3 works to be invited in June 2010.
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.

Major Growth Sites Summary Progress Report **June 2010**
St Neots eco-extension **Prepared by Cambridgeshire Horizons**

- Key Outcomes:**
- Up to 5,000 homes with related employment opportunities and community facilities
 - 40% affordable homes
 - Local sustainable energy project
 - All housing to meet Code Level x (CfSH) ??
 - Buildings and spaces of high quality design and sustainability

Programme:

Next steps:	Date
Delivery Board	5 July 2010
Outline planning application	Late 2010

Status:

- A

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	Inaugural meeting 27/4/2010.
Test feasibility and viability of waste energy project.	tba (but prior to submission of OPA)	LCDI* involvement	
Masterplanning eco extension	To suit outline application late 2010	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	Late 2010/early 2011	County, Highways Agency, Hunts DC	Funding required. HGF Revenue being secured. County to lead.
Optimise funding of project through Local Investment Framework (LIF). Assess impact of Community Infrastructure Levy and future planning legislation changes.		AECOM to update LIF with new housing trajectory.	Legislation changes dependent on Government decisions.
Project viability.	July 2010	Testing by Drivers-Jonas-Deloitte	Report due imminently.
Fit with Cambridgeshire Local Investment Plan and HCA ^s single conversation.	Autumn 2010	Liaison with HCA	Horizons coordinates liaison with Homes & Communities Agency.

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

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	tba
Start on Site	tba

Status:

- **Planning permission granted for the link road; CCC resolved to pursue CPO; Area Action Plan being examined.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Need to secure land for the link road.	In progress	By negotiation of private treaty or CPO, Inquiry into objections	Positive steps are being taken to acquire necessary land through negotiation with landowners/prospective developers.
HGF Capital funding at risk	Autumn 2010	Consider re-profiling expenditure to deploy HGF on elements of the project in 2010/11.	£3m programmed to this project from 2010/11 HGF Capital budget. Government decision on payment of this funding awaited. Uncertain of outcome date, but may be post-CSR in Autumn 2010. Because of the nature of the CPO legislation it is essential that the funding is maintained in order that the Councils can demonstrate, should a CPO Inquiry be necessary, that the proposed scheme is appropriately funded.
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.	The link road has been designed to be independent of, and capable of being delivered in advance of the A14 improvements, although it is designed to effectively dove-tail with them.

Appendix 3 – Updates for growth sites for which the one-page Summary Progress Reports have not yet been compiled.

1. Cambridge East

1.1.1 The Marshall Group, working with Horizons, the local authorities and government, has explored several alternative sites for its aerospace business, including Mildenhall, Waterbeach, and Wyton. None of these has proven to be feasible in the company's view and Marshall therefore announced before Easter that the airport and aerospace operations will remain on the current site for the foreseeable future, although the company has not ruled out that the circumstances may change.

1.1.2 The authorities are assessing the impact overall growth strategy of the loss of Cambridge East as the largest strategic development site in the Cambridge sub-region, in terms of providing the homes and facilities Cambridge needs in a highly sustainable location. The policy implications of this decision will need to be discussed collectively by the local authorities through the appropriate fora.

2. Cambridge Northern Fringe (East)

2.1.1 The development of a new Area Action Plan for Cambridge Northern Fringe (East) will need to take account of Government's proposals to reform the planning system over the next year. Central Government guidance is awaited.

3. Orchard Park

3.1.1 Development continues at Orchard Park with over 600 of the planned 900 homes on the development now occupied.

3.1.2 The results of the North West Quadrant Retail study will help to inform the approach to the local centre. The study is due to be considered by Cambridge City Council and South Cambridgeshire District Council in July 2010, followed by a public consultation and further council consideration in the Autumn.

4. Market Towns - East Cambridgeshire

4.1.1 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. The Infrastructure Investment Strategy is nearing completion and will set out the future infrastructure requirements from growth.

4.1.2 Since the completion of the **Ely** Masterplan the Council has been investigating detailed development options in Ely. A consultation paper for the Ely Area Action Plan will be published in July to

gain public feedback on key development sites. The Council has been working closely with Cambridgeshire County Council to investigate an alternative alignment for the Southern Link Road.

4.1.3 The first phase of works for the Ely Country Park has commenced and this will deliver enhanced play areas, landscaping wildlife habitats and access.

4.1.4 The Council is preparing a planning application for a District Leisure Centre based in Ely including a new swimming pool and indoor and outdoor sports provision. This will create a sports hub for the District and surrounding areas, amalgamating at least 10 different sports on one site. The application will be complete by the end of 2010 with a view to a decision in March 2011. An architect has been appointed to develop the scheme.

4.1.5 The **Soham** Masterplan, adopted as Council Policy in May 2010, explores the potential for substantial growth of the town in the next 30 years, including the possible reopening of the Soham railway station.

4.1.6 Work is also progressing on a Masterplan for **Littleport**.

5. Market Towns - Fenland

5.1.1 Wisbech: see Appendix 2.

5.1.2 March: Fenland District Council requests that this project is held in reserve to bring forward if funding becomes available.

6. Market Towns – Huntingdonshire

6.1.1 See Appendix 2.