

Progress on Major Developments and Infrastructure

To: **Cambridgeshire Horizons Board**

Date: **11 June 2008**

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:**

- i) note progress in delivering major developments and strategic infrastructure projects, and**
- ii) endorse the suggested response to the CLG questionnaire on HGF funding.**

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1. Overall Programme and Strategic Risks Register

1.1 The overall programme and risk register for growth in the Cambridge Sub Region are at Appendices 1 and 2. These documents are compiled from information provided by the partners, and are actively managed and updated monthly.

2. Summary of Progress with Major Development Sites

2.1 Cambridge Southern Fringe

2.1.1 The Joint Development Control Committee: Cambridge Fringes approved the outline planning application for development of up to 2300 dwellings at Clay Farm on 14 May 2008. Approval is subject to conditions and finalising the Section 106 agreement, which will be brought back to the Joint Development Control Committee in the autumn. Work has started on design coding for the Clay Farm development.

2.1.2 It is expected that the outline applications for development at the Bell Language School site (347 dwellings plus 100-bed student accommodation) and at Glebe Farm (up to 300 dwellings) will come to future meetings of the Joint Development Control Committee.

2.1.3 The Joint DC Committee will consider the s106 package and conditions for Trumpington Meadows (1200 dwellings) at the June meeting (11 June). The Committee is asked to approve these subject to satisfactory execution of the s106 agreement by 31 July.

2.1.4 Work on the Addenbrooke's Access Road from Hauxton Road to the hospital, including preparation work on the new bridge over the railway, is well under way and the main bridge beams are due to be lifted into place in September 2008. The County Council anticipates that the road will be completed by September 2009, although the section between Hauxton Road and Shelford Road should be open in September 2008.

2.1.5 Delivery Plans for each of the fringe sites are being revised and re-formatted for improved interactivity and readability and will be made available to Board members as they emerge. Focus of the plans will shift from the planning stage to the delivery stages of the development.

2.2 North West Cambridge

2.2.1 The Joint Development Control Committee: Cambridge Fringes approved two planning applications and associated s106 obligations on 14 May 2008 for development of the NIAB land off Huntingdon Road:

- reserved matters application for access, external appearance, landscape and design for 187 dwellings on the NIAB frontage land (development proposed by David Wilson Homes)
- full application for consolidation and development of headquarters for NIAB.

2.2.2 The larger outline application for development of 1780 dwellings on the remainder of the NIAB land remains in abeyance pending South Cambridgeshire's reconsideration of objection sites, in response to a letter from the Planning Inspector. Discussions continue on the location of the proposed new secondary school and community facilities.

2.2.3 North West Cambridge Area Action Plan (AAP) submission draft consultation will run from 19th May to 30th June.

2.3 Cambridge East

2.3.1 The inaugural meeting of the Cambridge East Delivery Board is to be held on 12 June 2008 and will consider key issues for further discussion.

2.4 Cambridge Northern Fringe East

2.4.1 The viability study on redevelopment of the Cambridge Northern Fringe East was completed on 12 May 2008 and is available on the Horizons website. The study, by Roger Tym & Partners, was commissioned by Cambridgeshire Horizons in partnership with County, Cambridge City, and South Cambridgeshire District Councils.

2.4.2 The study concludes that a housing-led redevelopment of the entire site, with relocation of the WWTW, would not be viable without substantial public funds. Alternative employment-led options may, however, be deliverable and the study recommends further work be undertaken to determine how the site may best be redeveloped, taking all options into account. The findings of the study are now being used to input to the Cambridge City Core Strategy and the County's Minerals and Waste Plan.

2.4.3 A large proportion of the originally envisaged site is therefore still needed for the continued operation of the waste water treatment works (WWTW) and rail operations (including the proposed Chesterton Station, increased carriage stabling, and aggregate and waste terminals). However, the possibility of limited housing is not ruled out.

2.5 Northstowe

2.5.1 The consultation on the Northstowe planning application closed on 7 April 2008. South Cambridgeshire DC wrote to the joint

promoters on 8 May 2008 giving an overview of the key issues and detailed comments on the application.

- 2.5.2** Three meetings have been held with the joint promoters to discuss phasing strategy, the key concerns of which are (a) community/social cohesion, (b) logistics on site, and (c) making the most of current assets in and around the existing MOD facilities.
- 2.5.3** Progress is under way towards establishing a Northstowe Community Trust. A Shadow Board has been set up. A Governance Group with Member involvement will look at wider issues of governance. A consultant is being appointed in June 2008 to support the Shadow Board in preparing a business plan and feeding into the planning process.
- 2.5.4** The Water Cycle Strategy has identified that Uttons Drove STW is a major constraint to growth. This is an ongoing problem that agencies and developers are looking to resolve. To move forward, a set of high level principles has been drafted by Horizons for discussion and approval with key stakeholders.
- 2.5.5** A review of the structure of the Northstowe Delivery Board and supporting groups was undertaken during February and March 2008. Following a review and consultation it was decided that, due to the wider impacts of Northstowe for the whole sub-region, the Northstowe Delivery Board will now formally report direct to Cambridgeshire Horizons Board. Northstowe updates will, however, still be reported to JSGIC.

2.6 Market Towns

- 2.6.1 Ely:** The masterplan was agreed for consultation by East Cambridgeshire District Council. Future development of the plan is currently being reviewed.
- 2.6.2 St Neots:** Horizons continues to support Huntingdonshire District Council in development of a sustainable urban extension to the town. Government's formal response to a request from HDC/Horizons that St Neots receives specific recognition of its growth status is awaited, although we have verbal commitment on this point.
- 2.6.3 Huntingdon:** Huntingdonshire DC has made a start on the design of the proposed Huntingdon Western Link Road that will open up land for mixed development in the west of the town.
- 2.6.4 Fenland Towns:** Fenland DC is currently finalising the core strategy that will allocate urban expansions in March, Wisbech, Chatteris, and (to a lesser extent) Whittlesey.

3. Resources and Funding

3.1 Housing Growth Fund (HGF)

- 3.1.1** Capital schemes funded by HGF are being progressed and working arrangements with the local authorities and other partner organisations have been put in place. Progress on the HGF Programme schemes will be reported to future Board meetings.
- 3.1.2** CLG is consulting on changes to the way that HGF operates, although it will not affect this year's funding allocations. The full consultation is found on the CLG website here: <http://www.communities.gov.uk/publications/housing/thegrowthfund> Consultation closes 7 July 2008.
- 3.1.3** The HGF Steering Group recommends that a single response should go to CLG on behalf of all of Cambridgeshire's authorities and Horizons. In principle, it is considered that we welcome the increased flexibility of the new funding system. Board is asked to consider and endorse draft responses to the sixteen relevant questions (ie excluding the three that relate only to London) set out in Appendix 3.
- 3.1.4** Horizons will lead on the refresh of the Programme of Development (POD) that will be used by Government to determine the allocation of HGF in future years. The refreshed POD will have to be submitted to Government in the autumn of 2008.
- 3.1.5** Key issues for the refresh of the POD will include securing:
- the previously advised indicative awards for Years 2 and 3 of the HGF Programme (2009/10 and 2010/11);
 - additional funding from the capital and revenue amounts reserved by Government; and
 - further monies for the Rolling Fund.

3.2 Variable Tariff / Community Infrastructure Levy (CIL)

- 3.2.1** Consultants have completed the first phase of work on examining options for a Variable Tariff (or 'roof tax') on development in the sub-region, including consideration of the proposed Community Infrastructure Levy. This is dealt with under Agenda Item 8.

3.3 Community Infrastructure Fund (CIF2)

- 3.3.1** Expressions of Interest have been submitted to DfT/CLG for six schemes (below) that meet the eligibility criteria for bidding into the £200m Community Infrastructure Fund available for transport schemes in 2008-2011 (a further £100m is set aside for schemes in the Thames Gateway). Government will determine which schemes will go forward in July 2008, following which full business cases will have to be submitted by October.

- Cambridgeshire Guided Busway – Cambridge On-Street Bus Priority Measures and Park& Ride Improvements
- Cambridgeshire Guided Busway – St Ives to Huntingdon On-Street Bus Priority Measures
- Cambridge Station Gateway
- Huntingdon Town Centre Western Link Road
- Northstowe A14 Parallel Link Roads
- Cambridgeshire Guided Busway – Chesterton Link

4. Progress with Strategic Infrastructure Studies

4.1 Transport

4.1.1 The results of the consultation on the County Council's Transport Innovation Fund (TIF) proposals were published on 6 May 2008. The consultation showed the majority of Cambridgeshire residents believe congestion in and around Cambridge is a serious problem and that residents need to change their travel behaviour to ease congestion. The Council is considering the results and meeting with partners including Cambridge City Council and South Cambridgeshire District Council to discuss how the consultation results affect the proposed transport improvements. A decision on whether to proceed with TIF is anticipated in the autumn.

4.2 Quality of Life Programme

4.2.1 The **Quality Charter** was launched on 21 May 2008 and has been shortlisted for an RTPPI planning award (a presentation to the judging panel will take place on Thursday 19 June).

4.2.2 Work on the **Faith Facilities Study** continues and a Member briefing will be held in July 2008.

4.2.3 Phase 1 of the **Water Cycle Strategy** is being finalised and a stakeholder workshop was held on 2 June 2008. Work is now ongoing to commence the site-specific Phase 2.

4.2.4 Work continues in implementing and monitoring progress with delivery of Quality of Life strategies, viz., Green Infrastructure, Arts & Culture, Sports & Leisure.

4.3 Low Carbon Appraisal of the Long Term Delivery Plan

4.3.1 The final draft of the consultants report will be presented to a future meeting of the Board.