

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 8b

Major Sites Programme and Key Issues and Strategic Risk Register

To: **Cambridgeshire Horizons Board**

Date: **27 June 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** Construction of new homes on growth sites in Cambridge (NIAB), St Neots (Love's Farm), Ely, Huntingdon and Wisbech continues. Construction of the advance infrastructure to serve up to 4,000 new homes in Cambridge (Clay Farm and Glebe Farm) is due to be completed by the end of 2011.
- 1.2** The Cambridgeshire Guided Busway has been handed over to the County Council and a contractor has commenced the remedial works necessary to enable commencement of guided bus services on 7 August 2011. The County Council has commissioned a contractor to build the CB1 bus interchange (funded from HGF Capital) at Cambridge train station and the crossing point for the Clay Farm spine road (funded through the Horizons equity investment, also funded from HGF Capital), both within the same period.
- 1.3** The Highways Agency is working with the local authorities and developers on ways of enabling development to continue following the Government's withdrawal of the previous A14 scheme. A verbal update will be given at the meeting, although see section 3.7.
- 1.4** Transitional funding of £163,000 has been awarded by Government, split between the two years 2011/12 and 2012/13, to assist continued growth delivery and transition from existing structures to the local enterprise partnership.
- 1.5** Horizons will cease to operate as a trading company on 30 September 2011. Agenda Items 10 and 11 set out proposals for managing transitional and other funding, and the Horizons reserves.

2. RISK MANAGEMENT

- 2.1** The Strategic Risk Register (SRR) was reviewed by the Audit & Risk Management Committee (ARM) on 1 June 2011. The red risks, together with commentary relating to mitigations for each, and changes to the register, are set out in Appendix 1.
- 2.2** Issues identified are largely unchanged and the major risks are around the impact of the withdrawal of the A14 scheme (see section 3.7 below) and social housing reform. The Cambridge Sub-Regional Housing Board (CRHB) is working, through its officer groups, with the registered providers to
 - develop a better understanding of the impact of the Government's new 'affordable rent' product
 - assess the bids for funding, the outcomes of which are anticipated in July; and
 - monitor market information to assess and predict trends.

2.3 The Cambridge housing sub-region's approach, supported by our Strategic Market Housing Assessment, has been highlighted by the Chartered Institute of Housing as an exemplar. CRHB is working with CIH to share our ideas, which in turn helps us learn from others across the country.

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 Southern Fringe

- The next meeting of the Community Forum is to be held on 28 June 2011.
- The Clay Farm Community Centre project team is working to deliver the building in late 2014. The City Council is currently leading on procurement of the design team for the building, and an appointment is anticipated in the Spring of 2012.

3.3 Clay Farm, Cambridge Southern Fringe

- Work continues on the Clay Farm spine road and completion is anticipated by the end of 2011. Just under £4m of Horizons equity investment funding has been drawn down by the developers.
- Completion of the spine road crossing over the CGB is anticipated in August, prior to the commencement of guided bus services.
- Planning applications are anticipated soon from Bovis Homes and Skanska (new to the UK housing market).

3.4 Glebe Farm, Cambridge Southern Fringe

- Advance infrastructure works completed.

3.5 Trumpington Meadows, Cambridge Southern Fringe

- Trumpington Meadows Land Company proposes to commence infrastructure works imminently, with subsequent draw down of the agreed Horizons loan funding.
- The application for the Trumpington Meadows primary school is due to be considered by Joint Development Control Committee, which comprises councillors from Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council, in July.

3.6 Bell School, Cambridge Southern Fringe

- The owners are about to complete negotiations for the disposal of the site to a developer.

3.7 Strategic issues across North West Cambridge

- As previously reported, most North West Cambridge sites (including Northstowe) are affected by the Government's withdrawal of the previous A14 scheme. As a result, two studies have been commissioned to look into identifying new, deliverable solutions for the A14 between Cambridge and Huntingdon. The 'A14 Study', which will examine the medium and longer term total travel needs of the Cambridge to Huntingdon section of the A14 and examine the wider performance and inter-relationship of the linked / adjacent multi-modal National Transport Corridors. This study is led by Department for Transport, and supported by a wide range of stakeholders.
- The Highways Agency is also leading on a study with input from the local authorities and developers, looking at short-to-medium term measures that would create capacity for development to continue by releasing some performance headroom on the A14.

3.8 NIAB, North West Cambridge

- Completion of the section 106 agreement, and the subsequent issue of planning permission, has been on hold since withdrawal of the A14 scheme.
- The first houses on the frontage site are now being occupied and construction of the first stage of the main site spine road is well advanced..

3.9 Cambridge University Site, North West Cambridge

- The University has postponed submission of its application to August 2011.

3.10 Northstowe

- Progressing masterplanning, public service delivery and viability with a view to submitting a revised application for a first phase in 2012.
- Masterplan Workshop held 18 May. Future meeting in June (oral update to be provided) and Northstowe Parish Forum in July.
- Partnering agreement being finalised.
- Northstowe Demonstrator Project progressing well

4. RECOMMENDATIONS

4.1 The Board is 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 alternative funding streams following scrapping of the Transport Innovation Fund.
- 6.2 - Inability to secure early adequate infrastructure delays progress on growth sites. The Government's cancellation of the A14 from the roads programme is a key issue for Cambridgeshire and the studies set out in section 3.7 have been commissioned. The Cambridgeshire Guided Busway has now been handed over to the County Council and remedial works have been commenced in parallel with the Clay Farm spine road crossing and the CB1 bus interchange.
- 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. As an immediate intervention, a Communities Infrastructure and Services Group has been set up to co-ordinate the planning and delivery of community infrastructure and services across the Cambridge/South Cambridgeshire major growth sites. There remains a need to address the longer term budget pressures that will be experienced following government's comprehensive spending review in the autumn.
- 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 major expenditure of HGF on infrastructure projects and re-allocates any underspends to priority projects. Beyond that, we are looking more widely at mechanisms to secure future funding through local investment plans and the work of the Local Enterprise Partnership
- 11.5 - Lack of capacity and resources in the authorities to manage growth effectively. Senior officers are considering options for driving greater resource efficiencies as part of wider discussions on growth implementation.

Appendix 2 – One Page Summary Reports

Major Growth Sites Summary Progress Report Cambridge Southern Fringe Strategic Issues		June 2011 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" style="width: 100%;"> <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>CGB/Clay Farm spine road crossing</td> <td>August 2011</td> </tr> <tr> <td>Complete Clay Farm infrastructure</td> <td>Dec 2011</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Next steps:	Date	CGB/Clay Farm spine road crossing	August 2011	Complete Clay Farm infrastructure	Dec 2011		
Next steps:	Date									
CGB/Clay Farm spine road crossing	August 2011									
Complete Clay Farm infrastructure	Dec 2011									
Status: <ul style="list-style-type: none"> • Commencement on two major sites supported by equity investment and loan; anticipating housing commencement on most sites during 2011, with first occupations likely in 2012. First Primary School being planned for delivery in Sep 2012. 										

Key Issue	Timescale for resolution	Method of resolution	Comments
Secondary school delivery	2014	County processes	Pre-application discussions commenced. Parkside Fed likely to address Forum in September.
Completion and opening of Cambridgeshire Guided Busway	August 2011	County Council contract	Services commence 7 August
Deliver Clay Farm community centre	Jan 2015	CFCC Project Team	Preparing tender to procure design team.
Community public consultation and engagement	ongoing		Southern Fringe Community Forum 28 June 2011.
Conflict of highways and utilities works.	ongoing	Strategic Project Team	
Development of City Council land in Clay Farm	2011	City Council project team	Preparing tender to market the land.
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	Community forum	Forum in consultation with SCDC, County, parish councils.
Relocate CGB bus stops to Hobson's Square	2015	City Council leading	As part of Design Code and application for Hobson's Square.

**Major Growth Sites Summary Progress Report
Bell School, Cambridge**

June 2011

Prepared by Cambridgeshire Horizons

Key Outcomes: - 350 homes; 40% affordable - Affordable housing to meet Code Level 4 (CfSH) - Contributions to community and education facilities	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>Satisfy access condition</td> <td>Jan 2012</td> </tr> <tr> <td>Start infrastructure on site</td> <td>tba</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Next steps:	Date	Satisfy access condition	Jan 2012	Start infrastructure on site	tba		
Next steps:	Date								
Satisfy access condition	Jan 2012								
Start infrastructure on site	tba								
Status: <ul style="list-style-type: none"> Section 106 agreement completed and Planning Permission issued in December 2010. The owner marketing the site to developers/builders. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Satisfying access condition prior to selling the site to housebuilder	July 2011	Joint Development Control Committee	Scheme agreed with County Highways in principle; reserved matters application invited.
Marketing the site	current	Developer's agents	Owners marketing the site: bids sue from developers by end of w/c 23 May 2011.
Access to site off Hills Road	Jan 2012	Joint Development Control Committee	Reserved Matters application anticipated in September 2011.

**Major Growth Sites Summary Progress Report
Clay Farm**

June 2011

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
Draw down of equity investment funds	Monthly
Complete spine rd/CGB crossing	August 2011
Start first homes	Autumn 2011
Complete enabling infrastructure	Dec 2011

Status:

- **Construction of site infrastructure under way, supported by equity investment funds. Preparing the way for the commencement of new homes during 2011.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Challenge of getting the required mix of houses and flats relative to density.	imminent	City Council coordinating	Developer amending housing mixes to fit with 106 obligations (agreed on Skanska).
Crossing of site spine road across Cambridgeshire Guided Busway (Busway opens 7/8/2011)	7 August 2011	County Council	Being constructed in window between handover of site by BNL to County and commencement of guided bus services. Extended working hours agreed.
Phase 1A planning application to be considered by Joint DC Committee	July 2011	City Council coordinating	Application submitted December 2010 by Countryside (London & Thames Gateway).
Subsequent housing phases, Bovis and Skanska.	varies	City Council coordinating	Skanska application imminent, to JDCC in September.
Development of City Council's land holding	2014	City Council project team	Single stage disposal being prepared by City Council.

Major Growth Sites Summary Progress Report Glebe Farm	June 2011 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;"> <tr style="background-color: red; color: white;"> <th style="padding: 2px;">Next steps:</th> <th style="padding: 2px;">Date</th> </tr> <tr> <td style="padding: 2px;">Complete main access and infrastructure</td> <td style="padding: 2px;">complete</td> </tr> <tr> <td style="padding: 2px;">Start first homes</td> <td style="padding: 2px;">August 2011</td> </tr> <tr> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> </tr> </table>	Next steps:	Date	Complete main access and infrastructure	complete	Start first homes	August 2011		
Next steps:	Date								
Complete main access and infrastructure	complete								
Start first homes	August 2011								
Status: <ul style="list-style-type: none"> Progressing steadily on implementation of full planning permission issued in August 2010. Land regrading, access off Addenbrooke's Road and advance infrastructure completed. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Coordination of highways and utility works to be managed	ongoing	Project team	Managed through the Southern Fringe Strategic Infrastructure Group
Impact of possible location of Householder Waste Recycling Centre	Sep/Oct 2011	County Council	Core Strategy adopted and Examination In Public of site specifics commenced (includes the site opposite Glebe Farm).
Drainage strategy delayed: commencement of homes affected.	tba	Countryside Properties	Restructuring of Countryside Properties has resulted in management changes.

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

June 2011

Prepared by Cambridgeshire Horizons

<p>Key Outcomes:</p> <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. 	<p>Programme:</p> <table border="1" style="width: 100%;"> <thead> <tr style="background-color: #ff0000; color: white;"> <th>Next steps:</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Determine application for primary school</td> <td>July 2011</td> </tr> <tr> <td>Start first homes</td> <td>Autumn 2011</td> </tr> <tr> <td>First occupations</td> <td>tba 2012</td> </tr> <tr> <td>Complete primary school</td> <td>Sep 2012</td> </tr> </tbody> </table>	Next steps:	Date	Determine application for primary school	July 2011	Start first homes	Autumn 2011	First occupations	tba 2012	Complete primary school	Sep 2012
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Determine application for primary school	July 2011										
Start first homes	Autumn 2011										
First occupations	tba 2012										
Complete primary school	Sep 2012										

<p>Status</p> <ul style="list-style-type: none"> • Outline planning approval granted; section 106 and Housing Growth Fund loan agreements complete. HGF loan drawn down into escrow. Infrastructure works commenced. • Primary school application submitted for determination by JDCC in July. • Pre-commencement conditions, except local centre strategy, signed off.
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Key Issue	Timescale for resolution	Method of resolution	Comments
Joint DC Committee to determine application for Barratt Homes Phase 1 (353 homes)	July 2011	Barratt Homes	Amendments to application to be submitted imminently.
Delivery of primary school with community facilities	Sep 2012	County application and procurement processes	Fawcett School to be operator. County application submitted 20/4/2011 with likely consideration by JDCC in July.
Issues to be resolved prior to completion of Section 38 agreement (Highways)	imminent	County Highways and developers	

Major Growth Sites Summary Progress Report	June 2011
North West Cambridge Strategic Issues	Prepared by Cambridgeshire Horizons

Key Outcomes: <ul style="list-style-type: none"> - Up to 7,000 homes (NIAB 1&2, University and Orchard Park) and 2,000 units of student accommodation (Uni) - Secondary school; up to five new primary schools, some with co-located community and health and facilities - New community and retail centres 	Programme: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <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>Agree approach re: headroom for NW Cambridge developments on A14</td> <td>Summer 2011</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Next steps:	Date	Agree approach re: headroom for NW Cambridge developments on A14	Summer 2011				
Next steps:	Date								
Agree approach re: headroom for NW Cambridge developments on A14	Summer 2011								

Status: <ul style="list-style-type: none"> • Whole of North West sector adversely impacted by withdrawal of proposed A14 scheme. All development proposals delayed pending transport study work by Highways Agency in consultation with developers and authorities.
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Key Issue	Timescale for resolution	Method of resolution	Comments
Withdrawal of A14 scheme (affects major growth sites in Cambridge North West sector, Northstowe and Huntingdon area)	Summer 2011	Project Group comprising Highways Agency, authorities and developer consultants to consider short-to-medium term measures that would create capacity for development to continue, and evaluate true meaning of "nil detriment". Longer term review of A14 to be taken up by the emerging Local Enterprise Partnership.	
Delivery of secondary school	Post-2016		School on NIAB2 to be funded by both NIAB and University developments.
Service planning across authority and site boundaries must be joined-up.	Ongoing - in time for first occupants	Community Infrastructure and Services Group	Ultimately to include waste collection and management of public realm.

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

June 2011

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%;"> <tr> <td style="background-color: #ff0000; color: white;">Next steps:</td> <td style="background-color: #ff0000; color: white;">Date</td> </tr> <tr> <td>Complete section 106 agreement</td> <td>tba</td> </tr> <tr> <td>Agree way forward in respect of A14</td> <td>Summer 2011</td> </tr> <tr> <td>Start major infrastructure on site (main site)</td> <td>tba</td> </tr> <tr> <td>First occupations (main site)</td> <td>tba</td> </tr> </table>	Next steps:	Date	Complete section 106 agreement	tba	Agree way forward in respect of A14	Summer 2011	Start major infrastructure on site (main site)	tba	First occupations (main site)	tba
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Complete section 106 agreement	tba										
Agree way forward in respect of A14	Summer 2011										
Start major infrastructure on site (main site)	tba										
First occupations (main site)	tba										
<p>Status:</p> <ul style="list-style-type: none"> • First homes occupied on frontage development (187 homes). • Main site effectively ‘on hold’ pending resolution of A14 issue. See “North West Cambridge Strategic Issues” summary. • Application was granted outline planning approval (1593 homes; 24 July 2010) subject to completion of section 106 agreement, but the agreement may not be completed until there is agreement on the way forward in respect of the A14. Design Code commenced. 											

Key Issue	Timescale for resolution	Method of resolution	Comments
Withdrawal of funding for A14 widening/improvements scheme as published. Uncertainty regarding alternative solution(s).	Current Highways Agency directive limits development of this site to 350 homes prior to A14 widening/improvements. See “North West Cambridge Strategic Issues” summary.		
S106 agreement to be completed and planning permission issued.	tba	City Council coordinating	Slow progress with agreement - still on first draft.
Provision and procurement of community facility building.	(dependent on development programme)	City Council coordinating	Barratt proposes to provide health facility on commercial basis; Library to be on peppercorn rent basis.
Funding for Secondary school.	To be included in S106 agreement	City Council to coordinate with Horizons support.	Developers to liaise on equalisation of the cost of the site.

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

**June 2011
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;"> <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>Agree way forward in respect of A14</td> <td>Summer 2011</td> </tr> <tr> <td>Outline planning applications submission</td> <td>August 2011</td> </tr> <tr> <td>Determination of outline planning application</td> <td>Late 2011</td> </tr> </table>	Next steps:	Date	Agree way forward in respect of A14	Summer 2011	Outline planning applications submission	August 2011	Determination of outline planning application	Late 2011
Next steps:	Date								
Agree way forward in respect of A14	Summer 2011								
Outline planning applications submission	August 2011								
Determination of outline planning application	Late 2011								
<p>Status:</p> <ul style="list-style-type: none"> • Submission of outline planning application deferred to allow for exploration of the impact of the withdrawal of the A14 scheme. • Other work continues on preparing the Master Plan and supporting information and a planning performance agreement is being prepared. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Withdrawal of funding for A14 widening/improvements scheme as published. Uncertainty regarding alternative solution(s).	See "North West Cambridge Strategic Issues" summary.		
Need to resolve several detailed planning issues (e.g., North West corner of site, western edge).	For application in July 2011	Project Planning Team. Member processes tbc.	Member Briefing being planned for June tbc.
Local transport impact and mitigations to be assessed	June 2011	Transport assessment and workshop	Member briefing on 15 June 2011 will to consider detail on transport assessment, management of open space, and waste collection. New Members of all authorities to be inducted. Oral update at Board meeting.
Management of open space and community facilities	July 2011	City Council leading	
Clarify key worker housing strategy	July 2011	Project Planning Team. Member processes tbc.	Task Group set up.

**Major Growth Sites Summary Progress Report
Northstowe**

**June 2011
Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - Up to 8,000 homes, 40% affordable. - Primary Schools, Secondary School, Community Facilities. - Sustainable modes of transport – CGB, cycling and walking - Retail, Employment and Hotel and leisure; approx 5000 Jobs - Eco Town status 	<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>Discussions on A14</td> <td>tba</td> </tr> <tr> <td>Phase one application</td> <td>tba</td> </tr> <tr> <td>Eco-Town demonstrator projects</td> <td>ongoing</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Next steps:	Date	Discussions on A14	tba	Phase one application	tba	Eco-Town demonstrator projects	ongoing		
Next steps:	Date										
Discussions on A14	tba										
Phase one application	tba										
Eco-Town demonstrator projects	ongoing										
<p>Status:</p> <ul style="list-style-type: none"> Affected by Government’s withdrawal of A14 scheme. Progressing three key workstreams with a view to an application for a first phase later in 2011. Eco-town demonstrator projects (Retrofit and Demonstrator) are progressing well. Gallagher and HCA signed Partnering Agreement in Feb 2011. SCDC reporting regularly to Portfolio Holder and Parish Forum meetings. 											

Key Issues	Timescale for resolution	Method of resolution	Comments
Withdrawal of A14 widening scheme	See “North West Cambridge Strategic Issues” summary.		
Three key workstreams (1): masterplanning	TBC	SCDC-led steering group (SCDC and County Council officers and Joint Promoters)	Review of work by Northstowe Parish Forum in July
Three key workstreams (2): public service delivery	TBC		Oral update on workshop held 23 May 2011.
Three key workstreams (3): viability	TBC		Tender for viability assessments for authorities being prepared.
Masterplan review	TBC	Gallagher leading	Workshops end of April and June 2011
Impact on the development of the Government’s new affordable rent product.	tba	City Council leading	Discussions with developers and housing partners.
Joint Communications Protocol	tba	SCDC leading	County considering signing up.
Northstowe Demonstrator Project		SCDC leading	launch day planned for June 2011

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

**June 2011
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	Inquiry due Autumn 2011
Start on Site	tba

Status:

Hunts DC Cabinet approved entry into agreements with developers and to draw down capital spend. Planning applications approved for new retail development (Sainsbury) and multi-storey car park. Other retail applications due soon. Huntingdon West AAP now approved following Examination and Inspectors Report.

Key Issue	Timescale for resolution	Method of resolution	Comments
Secure land for the link road.	In progress	Private treaty or CPO	CPO Inquiry due in Autumn 2011
HGF Capital Funding at risk	In progress	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	May 2011
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 - All housing to meet Code Level 4/5 - 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: red; color: white;"> <th style="text-align: left;">Next steps:</th> <th style="text-align: left;">Date</th> </tr> <tr> <td>Delivery Board</td> <td>June 2011</td> </tr> <tr> <td>Outline application(s)</td> <td>Late 2011</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Next steps:	Date	Delivery Board	June 2011	Outline application(s)	Late 2011		
Next steps:	Date								
Delivery Board	June 2011								
Outline application(s)	Late 2011								

Status:

- **Outline applications anticipated mid / late 2011 with separate environmental assessments, but with a joint cumulative assessment.**
- **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	Next meeting June 2011
Masterplanning and Development Management leading to the submission of planning applications	Mid / Late 2011	Developers and HDC	Master planning and design code linkages of approach on north and south of Cambridge Road
Transport modelling for development management applications. Also A428 issue.	Summer 2011	CCC, Developer, HA , HDC	Agreed re-runs of traffic model. Outcomes awaited.
Feasibility and viability of waste energy project (re: Little Barford Power Station / heat main)	Ongoing	HDC, Low Carbon Development Initiative	Not likely to impact on new housing May have benefit for educational, employment and other community uses
Plan for strengthening the town centre and its relationship with the eastern expansion.	Commenced January 2011; on going	HDC supported by Drivers Jonas Deloitte	Completed initial testing of viability of improving and expanding the town centre retail offer and link the TC with the St Neots East dev. Next phases of study work about to commence.
Railway station over-bridge link funded by S106 contributions	Ongoing	HDC, CCC, Network Rail	Network Rail progressing to GRIP4 using County s106 contribution. Implementation 2013/14

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

**June 2011
 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
- New rear access to Police Station
- Pedestrianisation of Nene Parade (Phase2)
- Junction improvements Lynn Road /de Havilland Road (Phase3)
- Pedestrian crossing over Freedom Bridge completing linkage of deprived north ward estate to Town Centre (Phase2)

Programme:

Next steps:	Date
Market site(s) for housing	tba

Status:

- **All infrastructure works now complete**

Key Issue	Timescale for resolution	Method of resolution	Comments
Delivery of new homes 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. Cambourne 950

- 1.1 South Cambridgeshire District Council, the developers and the County Council are circulating drafts of the section 106 agreement with a view to completing it in the summer.

A3: 2. Orchard Park

- 2.1 Work continues on further dwellings on three land parcels. The community centre has been transferred to the Community Council. One hotel (Premier Inn) is open and a second (Travelodge) is under construction with a proposed opening date of August 2011. A public open space including a childrens play area, skateboard park, MUGA, football pitches and changing facilities have been completed and there are three other open spaces in place.
- 2.2 Pre-application discussions are advancing on four further land parcels (total around 190 dwellings and local shops). Cambridge City Council is promoting a self-build housing initiative on a further land parcel.
- 2.3 A Design Guidance SPD, for the remaining undeveloped land parcels, was adopted by the Council in March 2011.

A3: 3. Market Towns - East Cambridgeshire

- 3.1 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. Work is also progressing on the CIL project to address the infrastructure needs across the District.
- 3.2 Since the completion of the Ely Masterplan the District Council has been investigating detailed development options in Ely:-
 - Work has been taken forward on the proposals for an urban extension for North Ely of up to 3,000 dwellings. A regular forum has been set up with the landowners agents to liaise on the development. A public consultation was held in March 2011 to seek the views of local Ely people on what should be included in the development. Key messages from this consultation work were the need for infrastructure to be in place before significant new housing areas are developed, and the need for high quality development. A development framework plan is currently being prepared for the wider site to ensure that there is a comprehensive approach for its longer term development.
 - The Council has been working closely with Cambridgeshire County Council to investigate alternative options to address the congestion that occurs around the A142 Ely railway crossing including a Southern Link Road. Research has been carried out to evidence the problems

experienced at the crossing, as well as a study into the transport interchange potential at Ely Station.

- Concept plans have been developed for two City Centre sites, showing the potential for retail and mixed use development and these will be incorporated into the current review work for the Council's Core Strategy.
- The first phase of works for the Ely Country Park has been completed, delivering enhanced play areas, landscaping wildlife habitats and access.
- Planning permission has been obtained 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.

3.3 The Soham Masterplan, adopted as Council Policy in May 2010, explores the potential for substantial growth of the town in the next 30 years. Subsequent work carried out to take the masterplan forward includes:-

- The development of a concept plan for the Soham Eastern Gateway, setting out a more detailed plan of how this part of Soham can be developed. This work will help guide future planning applications in this area, as well as inform the Core Strategy.
- Work has also been progressed on the possible reopening of the Soham railway station. A study has been completed confirming that the provision of a station is feasible in engineering terms, and work to investigate the commercial viability of a station is currently ongoing.

3.4 Work on the Littleport Masterplan has been completed, and the document was formally adopted as the Council's long term policy for this market town in May 2011. Key Masterplan proposals relate to the continuing growth of the town, from its current 9,000 to 13,000 population over the next twenty years, jobs growth, and the location of a new secondary school in the town.

A3: 4. Market Towns - Fenland

4.1 March: No change since last report.

A3: 5. Market Towns – Huntingdonshire

5.1 See one page reports in Appendix 2.