

Progress on Major Developments & Infrastructure

To: **Cambridgeshire Horizons Board**

Date: **2 March 2006**

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**

Contact:	Name: Job Title: E-mail address: Telephone No.	John Onslow Director for Development John.onslow@cambridgeshirehorizons.co.uk 01223 714057
-----------------	---	---

1. OVERALL DEVELOPMENT PROGRAMME

- 1.1 The current integrated programme summary for the sub-region is shown in Appendix 1.
- 1.2 A study to develop a Long Term Delivery Plan for the Cambridge Sub Region has been commissioned and is being undertaken by Deloitte. The study, which is due to be completed in March, will set out infrastructure requirements for the period to 2021, an indication of likely requirements to 2031, and issues and options for delivery, including funding mechanisms.
- 1.3 Work has commenced on identifying strategic risks relating to major developments in the Cambridge area and strategic infrastructure. This work will help inform priorities for Horizons and its partners in addressing key issues that could hinder progress with the development strategy.

2. MAJOR DEVELOPMENTS

2.1. Northstowe

Key events	Timescale
Public consultation on SCDC Draft LDF	June/July 2005
Gallagher outline planning application submitted to SCDC	22 nd July 2005
Public consultation on outline planning application	July – Oct 2005
Submission of SCDC LDF to Secretary of State	Jan 2006
Inspector's report on SCDC LDF	March 2007
LDF Adoption	March 2007
New joint application	June 2007
Determine planning application	December 2007
Commence infrastructure construction	March 2008
Phase 1 Reserve matters determined	April 2008
Clearing of pre-commencement conditions	March 2008
Commence Housing Construction	June 2008
First dwellings ready for occupation	January 2009

- 2.1.1. The Northstowe AAP Inquiry ended in January. The Joint Promoters, Gallagher and English Partnerships, submitted evidence to the Inquiry showing some differences between the NAAP proposals and their own, for example on the level of affordable housing. These differences will be resolved when the Inspector publishes his binding report which is expected in March 2007.
- 2.1.2. In the meantime, the promoters are developing their masterplan for Northstowe in consultation with Horizons and the local authorities. This is beginning to show a greater spatial and land use detail together with a housing trajectory leading to 4,800 dwellings by 2016. The promoters intend to submit their outline planning application in June 2007 and they anticipate receiving consent by December 2007.

- 2.1.3. Horizons are co-ordinating the work with the local authorities in preparing for the negotiations on the Section 106 Agreement which are expected to start in April. These will be critical in ensuring that the essential physical, economic and social infrastructure is in place to provide for a sustainable community. In addition to the Section 106 exercise, work will continue in identifying other sources of funding that will be required in order to achieve high quality and sustainable development to meet the aspirations of Government.
- 2.1.4. English Partnerships and Gallaghers have reached an advanced stage in their negotiations on the Joint Venture vehicle and expect to have signed the Agreement in the near future.
- 2.1.5. Horizons are also co-ordinating the preparation and ongoing management of a Northstowe programme and the supporting project management programmes for transport, education, health, community, waste, utilities and other facilities. By working together, Horizons, the joint promoters, local authorities and other service providers are seeking to ensure that the supporting infrastructure is in place in time to meet the promoters' development and that key risks which might delay the master programme are identified and dealt with.
- 2.1.6. Work is being undertaken by Horizons, the local authorities, Highways Agency and developers to identify the potential interim transport arrangements required to enable Northstowe to proceed before completion of the A14 upgrade. A joint statement has been submitted to the LDF Inspector.
- 2.1.7. Further work is being undertaken on the options for management of public space in the new town. The findings of these studies will be considered by the relevant authorities over the coming months.

2.2. Cambridge Southern Fringe

Key events	Timescale
Public consultation on SCDC Draft LDF	June/July 2005
Independent examination of Cambridge City Local Plan	Sept - Nov 2005
Submission of SCDC LDF to Secretary of State	Jan 2006
Submit planning application for access road	Feb 2006
Inspector's report City Local Plan	April/May 2006
Adoption of Cambridge City Local Plan	July 2006
Planning applications – residential development (excluding Glebe Farm)	July – October 2006
Determine application for access road	November 2006
Inspector's report on SCDC LDF	October 2007
Determine Planning Applications	Summer 2007
Commence Infrastructure construction	December 2007
Commence Housing construction	April 2008

- 2.2.1. The local authorities and developers and Horizons are working through a series of outstanding issues on the outline applications submitted in 2006. One of these issues is the provision of a secondary school and how the

planning application should best accommodate the proposed school. Discussions in relation to the provision of a secondary school are anticipated to be complete by April, when the Review of Secondary School Provision in Cambridge will be considered by the County Council.

- 2.2.2. Work has been undertaken by architects to identify the most appropriate location for a community facility to serve the Southern Fringe development. Approval of the work will take place through City and County member processes in March 2007.
- 2.2.3. Local Authorities and Cambridgeshire Horizons are working with consultants The Landscape Partnership to identify the most effective approach to management of the open space to be provided as part of the development. Ongoing management of community facilities and open space is a crucial issue in the delivery of all major development sites.
- 2.2.4. Advanced site clearance for the Access Road has been completed, with archaeology work to commence in April 2007. Construction will start on Phase 1 in June 2007; the completion of Phase 1 of the scheme is due in March 2008.

2.3. Cambridge North West

Key events	Timescale
AAP Issues and Options consultation	Sept 06 – Nov 06
NIAB HQ redevelopment planning application	Dec 06
Residential planning application (NIAB site) submitted by David Wilson Estates	Dec 06
North West Cambridge Transport Strategy Final Report	Feb 07
AAP Preparation of Preferred Options	Dec 06 – Aug 07
AAP Preferred Options Consultation	Sept/Oct 07 – Nov 07
AAP Submission and Examination	Dec 07 – Feb 09
AAP Adoption	Feb 09

- 2.5.1 Following the Area Action Plan (AAP) Issues and Options consultation which took place between September and November last year, Cambridge City Council and South Cambridgeshire District Council are considering feedback on the issues and options put forward and are developing a preferred approach to the AAP. One of the key issues for consideration is the site footprint, which needs to take account of a range of issues, including the development aspirations of the University and impacts on the surrounding area. Further detailed work is being undertaken, which is likely to lead to consultations on the preferred options stage in the autumn.
- 2.5.2 In terms of the NIAB sector, David Wilson Estates submitted an outline planning application to the City Council in December 2006 and this is currently out for public consultation. Following consultation, more detailed discussions will start to take place before the application can be determined.

2.5.3 In relation to the quadrant as a whole, work is progressing on the S106 process and on a number of key issues, e.g. secondary education provision, flood risk and highway access onto Huntingdon Road.

2.4. Cambridge East

Key events	Timescale
Public consultation on SCDC Draft LDF	June/July 2005
Independent examination of Cambridge City Local Plan	Sept - Nov 2005
Submission of SCDC LDF to Secretary of State	Jan 2006
Study on airport relocation completed	July 2006
Adoption of Cambridge City Local Plan	July 2006
Inspector's report on Cambridge East AAP	Oct/Nov 2007
Relocation first phase (North Works) SUV Business	Feb/Mar 2007
Decision on Relocation	End 2007
Submission outline application Phase 1 (North Works site)	1 st half 2008

2.4.1. The independent examination of the AAP is scheduled to begin in July 2007, with adoption by the end of 2007.

2.4.2. Work is progressing on the early stages of masterplanning, involving local authorities, Horizons and the landowners. Issues to be addressed include: education, community facilities, transport and drainage). Technical expertise will be commissioned to inform this work. The Transport Study work completed to date will be developed further alongside the Masterplan.

2.4.3. Marshall are continuing with discussions about a move to Mildenhall or Wyton airfield: the United States Air Force team have visited Cambridge Airport to assess the scale of operations to be involved in the relocation, and representatives from Marshall met with parish councillors from Houghton & Wyton on 31st January.

2.4.4. Marshall have begun to relocate some of its works from north of Newmarket Road to Mildenhall. The specialist & utility vehicle (SUV) business will move to the 'Galaxy' site at Mildenhall.

2.5. Cambridge Northern Fringe East

2.5.1. Work continues on progressing implementation of development of the site. Issues being addressed include masterplanning, phasing, transport and development options.

2.5.2. The County Council is considering responses to its consultation on the Waste and Minerals Local Development Framework, including proposals for relocating the Wastewater Treatment works (WwTW) in an area of search at Honey Hill. A Public Inquiry into the plan is due to take place later this year.

2.5.3. Proposals for a new railway station at Chesterton are being pursued through the Local Transport Plan.

3. MARKET TOWNS

- 3.1 **Northbridge, Huntingdon** - A revised Transport Assessment and additional information to the Environment Statement was sent out for consultation on the 8th January. Additional revised information (design statement, landscape strategy, drainage strategy, public art strategy and sustainability strategy) has been received and will be sent out for consultation. Dependent upon consultation responses, the application may be considered at the May 2007 Development Control Panel meeting.
- 3.2 **Loves Farm, St Neots** - Huntingdonshire District Council have now approved the first affordable housing scheme for 21 flats. The RSL, BPHA, are hoping to start work by the end of March 2007. The District Council is considering application for an additional 102 dwellings and is in discussions with other developers on a number of other parcels for the site. Infrastructure work on roads, drainage and strategic landscaping are taking place on site now. Gallaghers are considering whether or not to apply for a variation of the condition on the outline consent, which limits the development to 1250 dwellings.

4. STRATEGIC INFRASTRUCTURE

- 4.1 Work has commenced on site clearance for the construction of the Cambridgeshire Guided Busway. The busway is expected to be opened in early 2009.
- 4.2 Work continues on the Papworth Everard Bypass and A428 schemes with the construction of the 1.7-mile single carriageway Papworth Everard bypass due for completion in March 2007, and the A428 improvements due for completion in Autumn 2007.
- 4.3 Further public consultation is taking place on the A14 Ellington to Fen Ditton improvement. This is covered under item 11 on this agenda.
- 4.4 We have had initial discussion with the Environment Agency regarding developing a Water Cycle Strategy for the Cambridge area (i.e. the area affected by the major developments). An initial scoping report is being prepared by the Agency. The study will look at water supply, waste-water issues and drainage (including Sustainable Drainage Systems – SUDs).
- 4.5 EDF Energy has commissioned the installation of new electricity cables to increase the capacity of energy supply from the National Grid at Burwell to the Cambridge area. Work on the proposed electricity grid station on Kings Hedges Road is due to start within the next month; the commissioning date is likely to be the end of 2008 or early 2009.