

Progress on Major Developments & Infrastructure

To: **Cambridgeshire Horizons Board**

Date: **17th September 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 sub-regional programme summary, issues log and risk register are shown in Appendices 1, 2 and 3. These documents are actively managed and updated monthly.
- 1.2 Comprehensive Delivery Plans, which set out objectives, targets, programme, risks, resource management and communications strategy, have been prepared by the Delivery Boards for Northstowe and Cambridge Southern Fringe. These documents will be updated regularly and monitored on a monthly basis to ensure they remain up to date and key issues are identified and tackled by the relevant parties. Copies of the Plans are available from the Director for Development.

2. MAJOR DEVELOPMENTS

2.1. Northstowe

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

- 2.1.1 The joint promoters issued their proposed master plan for the new town for public consultations in June 2007 which indicated a total number of dwellings of 9,500. A number of public exhibitions were held on their proposals and they will be considering responses as they further develop the master plan in discussion with SCDC, Cambridgeshire County Council, Cambridgeshire Horizons and other stakeholders. The promoters intend to 'freeze' the masterplan on 12th September and intend to submit their planning application to South Cambridgeshire District Council in mid December 2007. It is anticipated now that the delivery of first houses will happen in Feb/March 2010.
- 2.1.2 Preliminary discussions on the Section 106 Agreement, which will require the promoters to fund the construction of transport, education, health, community and other facilities, commenced in the Summer and will continue well into 2008 when the planning application will be determined.
- 2.1.3 In the Summer, the Government announced its plans for the development of a number of new eco-towns. Northstowe has the potential to make a significant impression in terms of the eco-town agenda, in particular around the provision of renewable energy, which will have important lessons for other new developments.

2.2. Cambridge Southern Fringe

Key events	Timescale
------------	-----------

Planning applications – residential development (excluding Glebe Farm)	July – October 2006
Inspector’s report on SDCDC LDF	October 2007
Determine Planning Applications	late 2007
Commence Infrastructure construction	mid 2008
Commence Housing construction	mid/late 2008

- 2.2.1 Over recent months, a number of changes have been made to the applications to bring them in line with planning policies and the requirements for making sustainable new communities. The City Planning Committee will determine the Addenbrooke’s 2020 outline application; the new Joint Development Control Committee (Cambridge Fringe Sites) will determine residential applications (Trumpington Meadows, Bell School, Clay Farm).
- 2.2.2 The City Council continue to lead work to agree the best way of providing community facilities across the major residential developments at Clay Farm and Trumpington Meadows. Discussions are ongoing around how the developers will contribute through the Section106 process; the Joint Strategic Growth Implementation Committee considered the package of public sector requirements when it met on 11th September.
- 2.2.3 The Addenbrooke’s Access Road is crucial to the Southern Fringe and will free up space on the existing road network to allow the developments to proceed. Archaeological work is complete and the foundations have been prepared to allow the first phase of the road to be built by Spring 2008. Funding for phase 2 of the road, which will complete the link to Addenbrooke’s, is the focus of ongoing discussion and is being linked to GAF3 funding.

2.3. Cambridge North West

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

- 2.3.1 A joint officer and developer working group is addressing a number of key issues on the NIAB site and in preparation for the University to make a planning application. These issues include the location of the proposed secondary school, location and justification for the proposed Household Waste Recycling Centre and finalising the layout of the junction on Huntingdon Road, for which, detailed modelling work is reaching completion.
- 2.3.2 An agreed site footprint is to be taken forward by the Area Action Plan. The Joint Member Reference Group met on 10th September to consider the Area Action Plan Preferred Options documents for consultation. City Council Environment and Scrutiny Committee will consider the documents on 25th September for a decision by the executive councillor; South Cambridgeshire District Council will consider the documents on 27th September for a decision by Cabinet.

2.4. Cambridge East

Key events	Timescale
Inspector's report on Cambridge East AAP	Nov 2007
Decision on Relocation	End 2007
Submission outline application Phase 1 (North Works site, north of Cherry Hinton)	Late 2008

2.4.1. Marshall Aerospace are continuing their discussions with the Ministry of Defence and the Government Office about a move to Mildenhall or Wyton airfield. A decision is anticipated late in 2007, but this is dependent upon the outcome of ongoing discussions.

2.4.2. As work progresses on the masterplan in preparation for planning application submission, the local authorities and Cambridgeshire Horizons are working to enhance project management and coordination capacity for Cambridge East, overseen by the Fringe Sites Delivery Board and Senior Officer Board.

2.5. Cambridge Northern Fringe East

2.5.1. The County Council continues to work on its Minerals and Waste Local Development Framework, with an expectation of publishing a Preferred Options II document in 2008. Discussions continue between the County, Network Rail and Anglian Water to address a number of key factors regarding the Northern Fringe East site, including the relocation of the waste water treatment works and the status of railway land currently being considered for a minerals and waste railhead. Consideration will then be given to undertaking further work on bringing forward land for development.

2.6 MARKET TOWNS

2.6.1 A number of significant developments are taking place in market towns: these include Loves Farm St Neots, where around 1250 houses will be delivered. Construction work continues at the site, with access arrangements now in place for construction and private traffic. For the proposed Northbridge development on the edge of Huntingdon, negotiations are continuing between the Highways Agency, Huntingdonshire District Council and the developer to address the Highways Agency's holding direction. Progress is being made and it is anticipated that the application will be brought to the planning panel early in 2008.

3. STRATEGIC INFRASTRUCTURE

3.1 Work continues on construction of the Cambridgeshire Guided Busway. The busway is expected to be opened in early 2009.

3.2 The County Council has announced proposals to greatly improve Cambridge's transport system as a result of its work on the Government sponsored Transport Innovation Fund. The County Council is working with partners and has prepared a business case to government in the autumn for funding for a

package of measures, targeted at tackling congestion and growth issues. Widespread stakeholder and public engagement will take place in the autumn regarding the detailed proposals.

- 3.3 The initial scoping report for a Water Cycle Strategy for Cambridge and the surrounding area has now been completed and work is now being commissioned on Phase 1 of the study, which will consider water supply, water quality, waste-water issues and drainage (including Sustainable Drainage Systems – SUDs).
- 3.4 Work on the electricity grid station on Kings Hedges Road progressing; the commissioning date is likely to be the end of 2008 or early 2009. Horizons played a key role in facilitating implementation of this project.
- 3.5 Following the completion of the upgrading of the A428 from Cambridge to Caxton Common, Mott MacDonald were commissioned by Cambridgeshire Horizons on behalf of partners to look at the economic benefits of upgrading the final stretch of the A428/A421 from Caxton Common to the Black Cat Roundabout. Their work has now been completed and is contained in the recently published Economic Impact Report. In essence, Mott MacDonald have found that there would be significant economic benefit of more than £1.7bn in terms of the cost of lost employment to both Bedfordshire and Cambridgeshire if the upgrading were not to be carried out. Partners will now put together a campaign to lobby East of England Regional Assembly to prioritise the scheme when it next reconsiders transport proposals for the East of England.