

CAMBRIDGESHIRE HORIZONS BOARD MEETING
Minutes from the Meeting of
Wednesday 17th September, 2008
Held at: The Swansley Room, South Cambridgeshire District Council

COMMITTEE/ BOARD MEMBERS PRESENT:

Sir David Trippier (SDT)	Chairman
Alex Plant (AP)	Cambridgeshire Horizons
Cllr. Dr David Bard (DB)	South Cambridgeshire District Council
Cllr. Ian Bates (IB)	Huntingdonshire District Council
Steve Cox (SC)	EEDA
Cllr. Jill Tuck (JT)	Cambridgeshire County Council
Cllr. Peter Moakes (PM)	East Cambridgeshire District Council
Cllr Ian Nimmo-Smith (INS)	Cambridge City Council
Steve Sillery (SS)	Developers Representative
Nigel Howlett (NH)	Cambridge Housing Society
Stephen Graves (SG)	Addenbrooke's Hospital (Substitute)
Professor Ian Leslie (IL)	University of Cambridge
John O'Mahony (JoM)	Housing Corporation
Robert Sansom (RS)	Greater Cambridge Partnership
Simon Bishop (SB)	English Partnerships

ALSO IN ATTENDANCE:

John Onslow (JO)	Cambridgeshire Horizons
Mike Parsons (MP)	Company Secretary
Gwyn Drake (GD)	Highways Agency
Tim Hughes (TH)	Highways Agency (Item 12 only)
Geoff Chatfield (GC)	Highways Agency (Item 12 only)
John Williamson (JW)	Go East
Malcolm Sharp (MS)	Huntingdonshire County Council
Quentin Golder (QG)	Taylor Vinters
Chris Banks (CB)	NHS Cambridgeshire
Sue Beecroft (SBee)	Cambridgeshire Horizons
Anna Keyes (AK)	Cambridgeshire Horizons
Tom Read (TR)	Cambridgeshire Horizons

APOLOGIES:

Cllr Alan Melton	Fenland District Council
John Bridge	Cambridge Chamber of Commerce

Actions

1. (Public)

Welcome and Apologies

1.1 The Chairman welcomed everyone.

1.2 Apologies were received from Councillor Alan Melton and John Bridge.

2. Declarations of Interest

2.1 SS – Agenda items 7, 8, and possibly 10.

3. Minutes of 11 June 2008 and Matters Arising

3.1 SDT asked for NH to be listed under 'Members Present'.

3.2 Subject to this amendment, the minutes were agreed.

4. Minutes of Audit & Risk Management Committee 1st September

4.1 AP presented the above paper in John Bridge's absence and circulated a note.

4.2 A £93,000 underspend on partner project funding in the previous financial year occurred, as a result of lower than forecast staffing levels. AP proposed to use this in the current financial year towards work on the Variable Tariff, Water Cycle Strategy and Quality Charter.

4.3 JT noted the need to ensure that all partners are fully aware and supportive of this, to avoid later problems.

4.4 AP confirmed that this is being addressed, and noted that EEDA may not previously have been informed of the situation in relation to their funding of the Quality Charter.

AP

4.5 SC asked for confirmation in writing.

4.6 Board approved the proposal.

5. Minutes from the Joint Strategic Growth Implementation Committee of 4 June and 10 September

5.1 The Chairman presented the minutes and asked Board Members if they have any questions or comments, noting

the need to change 'site' to 'sits' on page 2, section 5.4.

- 5.1 SS enquired about the status of JSGIC minutes with regard to Marshall's confidential presentation. SDT responded that the confidential minutes would not be circulated beyond JSGIC members.

6. Company Secretary's Report

- 6.1 The Company Secretary presented the paper, which reported that the Member Organisations had agreed on 9 September 2008:
- to appoint Alex Plant as a Director of Cambridgeshire Horizons Limited.
 - that the company Memorandum and Articles of Association be amended so that Cambridgeshire Horizons geographic remit covers the whole County rather than the Cambridge sub-region. The amendment requires changes to the Memorandum of Association, in clauses 3, 3.1, 3.2, 3.4, 4.1, 4.2, 4.6, 4.7, 4.8, 4.9, 4.10 – in all cases the words "the Cambridge sub-region" are to be replaced with "Cambridgeshire".
- 6.2 The Board noted that the Annual Return has been submitted to, and accepted by, Companies House.
- 6.3 The Board endorsed:
- the appointment of Alex Plant as a Director of Cambridgeshire Horizons Limited with immediate effect
 - the proposed changes to the company Memorandum and Articles of Association with immediate effect.
- 6.4 SDT extended congratulations to AP and thanked Mike Parsons, and the Board for their support.

7. Progress on Major Developments

- 7.1 JO presented the paper and noted that a similar report had been taken to JSGIC.
- 7.2 The following points were discussed:
- Given current economic problems, there is pressure from some Southern Fringe developers to reconsider viability calculations and S106 requirements.
 - JSGIC took the view that 40% affordable housing should not be varied. Instead, looking at developer cash flow and potentially making further use of the rolling fund

should assist delivery.

- On a more positive note, developers are continuing to work proactively despite the credit crunch. Trumpington Meadows S106 shows good progress, and sign-off is expected soon.
- Innovative funding work continues, including the Variable Tariff and Housing Growth Fund. A Community Infrastructure Fund bid for the Cambridge Station Gateway project has been successfully progressed, subject to business case and fund awards being made by Government. The Water Cycle Strategy and Quality Charter training programme are going forward.
- Support was expressed for JSGIC's position on S106 requirements, considering the need for consideration of the long term. (JT) Need to hold firm given the commitment to the Addenbrooke's Access Road. (IB) However, should explore flexible means of delivering progress, whilst holding to overall quality requirements. (AP)
- The importance of keeping delivery going in order to support the economy was emphasised, particularly in relation to the biomedical campus. The health sector is frustrated by the delay in agreement of the Addenbrooke's 2020 S106. (SG)
- Caution was urged on the dependability of the 40% affordable housing target, as this is qualified by viability in policy documents. (SS)
- Risk of developer insolvency in the next 2-3 years must be accounted for. (RS)
- Bidding for European transport infrastructure funding, following Essex's lead, may yield returns. (GD) SDT noted that JT should follow this up.
- CIF funding not secured yet, a detailed business case will need to be developed. (JW)

JT

8. Programme of Development Refresh

8.1 JO presented the paper, noting that the Member Organisations had endorsed the recommendations the week before. The Board was invited to comment on the paper and approve the recommendations.

8.2 The following points were discussed:

- Regarding para. 2.4 reflecting the state of the market, conversations with estate agents suggest a 60% fall in

transactions in the past few months. Given financial turmoil across the country, caution should be exercised in guaranteeing recovery mechanisms from developers.
(SS)

- Regarding the St Neots eco-quarter, there may be scope to leverage other funding, including European monies. Dialogue with the Highways Agency on this proposal is needed. (GD) Horizons is to set up a Delivery Board for St Neots, which would include the Highways Agency and Environment Agency. (AP)

**Director for
Development**

8.3 Board agreed:

- the outline for the refreshed Programme of Development (POD) including the revised Rolling Fund bid
- that negotiations for additional Rolling Fund and Eco Quarter funding for St Neots should be progressed in parallel with the Housing Growth Fund bid and included in the POD
- delegation to the Chief Executive and Director for Development to finalise the details of the POD, in liaison with the Housing Growth Fund Steering Group, for submission to Government
- to allow the Chief Executive of Cambridgeshire Horizons (in liaison local authority leaders and with the Housing Growth Fund Steering Group) to allocate up to £1.5m of HGF funding for front funding of costs that will ultimately be recovered through developer contributions
- to ask the Housing Growth Fund Steering group to commence work on prioritisation taking account of the Cambridgeshire Together (LAA) vision and to bring a further report on this to the Board following announcement by CLG of the final HGF award for 2009/10 and 2010/11
- the POD should include a revised housing trajectory in line with current best estimate of housing completions to 2011.

9. Update on Regional Infrastructure Fund

9.1 SC presented a short update on the above. EEDA has employed consultants to produce an outline business case for RIF. The following points were made:

- Initial ambitions have been revisited in light of discussions with stakeholders and the more difficult financial context.

- EEDA is keen to get the RIF going with smaller sub-regional schemes.
- This option will be taken to the October meeting of the EEDA Board.

9.2 The following points were raised in discussion:

- To make an impact on the major infrastructure deficit in the sub-region, East of England RIF will need to be larger in scale than that of the South West. (SDT)
- Reductions in regional funding may have a significant impact on delivery, and the Board will need to discuss this at the next meeting. (IB)
- East of England may struggle to secure EU funding due to high levels of existing transport infrastructure relative to some Eastern European Member States. (SDT)
- The forthcoming Homes and Communities Agency may result in more funding opportunities for the region. (JW)

Agenda Plan

10. Cambridgeshire Together/ LAA/ Role of Horizons

10.1 AP gave a verbal update on emerging proposals for the Local Area Agreement, proposing that the Horizons Board member, represented on the LAA Board by an elected Member, should act as the key governance body for the LAA growth-related targets.

10.2 Agreed.

11. Update on Major Facilities Studies

11.1 JO presented an oral update on three key studies, as follows:

- Community Stadium report was made public in August. Three sites identified, currently working to prioritise these and liaise with clubs. Member briefing to take place next week.
- Major arts and culture facility report favours Cambridge East as site, subject to discussion with stakeholders.
- Faith facilities study looks at provision across the major sites, exploring ways of making land available for faith uses. Report to be launched in early October.

11.2 The following points were raised in discussion:

- Given the Olympics coming up in 2012, whether a

velodrome could be included in the Community Stadium. (RS) JO responded that the exact facilities in the stadium were not yet agreed but it will have a wide range, and that GCP were already considering implications of the Olympics.

- Whether the West Cambridge area between Madingley Road and Barton Road was considered for the Community Stadium. (SS) JO replied that the study examined more than fifteen sites; West Cambridge had been considered and was deemed unsuitable.

12. Transport

12.1 GD introduced a presentation on progress with the A14. TH gave a high-level presentation showing the preferred route currently being developed, divided into three sections.

12.2 The following points were raised in discussion:

- Changes proposed to junctions. (SS)
- Impact of a Public Enquiry on timing. (SDT)
- Opportunity to upgrade Girton junction should not be lost, given additional loading from Northstowe and North West Cambridge developments. (DB).
- Phasing A14 works with Northstowe. (DB)
- How far does the modelling cover? (IB)
- Lack of access from Bar Hill, and in future years Northstowe, onto strategic route seems irrational. (SB)
- Northstowe given scant mention in presentation. Suggest it merits a slide. Issue of carbon impact and construction waste not mentioned. (AP)
- City Council not mentioned on list of liaison partners. Current anxieties regarding CO2 emissions, waste and impact on radial roads. (I N-S)
- Minimising aggregate lorry movements through village roads. (JT)

12.3 Responses to the above points:

- No changes will be made to Girton, Histon or Milton junctions. (TH)
- Programme of work expects start in late 2010 or early 2011 and finish at end of 2015, including time for a Public

Enquiry, which is almost inevitable for a project of this magnitude. (TH) SDT commented that slipping the start date to 2011 could be politically problematic.

- Modelling has taken Northstowe and North West into account and found no justification for changes to Girton junction, which would cost in excess of tens of millions. (TH & GD)
- Layout enables connection of Northstowe, just not provided for direct connection at Bar Hill. (TH)
- East of England is the only region to have a full regional model, which also takes national position into account. (GD)
- Local access road between Bar Hill and A14 will be dual carriageway, A14 will be three-lane. New junction would require demolition of parts of Bar Hill. (GC)
- Presentational point on Northstowe accepted. Balance to be struck. Consideration of carbon impact will feature. Will be relying heavily on local pits for aggregates. (TH)
- Apologies for not including City Council on liaison list, meetings have been held with them. (GD)
- Detailed designs for Girton interchange are being developed, to be presented to stakeholders shortly. (GC)
- Contractors will use A roads, there will be no need for lorry movements on local roads. (GC)

12.4 AP gave a verbal update on transport consequences of the Growth Agenda, following the East of England Transport Summit on the 16th September. This covered the following points:

- Population increase in the sub-region could lead to unmanageable congestion, an acute public concern.
- In the Long Term Delivery Plan, more than half of the infrastructure costs are transport-related.
- Issue needs to be considered dynamically, demand management required as well as infrastructure supply.
- Regional Spatial Strategy requirements dictate that if well-planned growth doesn't come forward, badly planned growth will be imposed. Transport strategy must inform growth.

12.5 The Chairman thanked GD, TH and GC for the presentation.

13. Climate Change Update

- 13.1 The Chairman introduced a presentation by SF regarding climate change, and commented on the need for a uniform commitment across the County to set a national example.
- 13.1 SF gave a presentation summarising the Climate Change paper that the Board requested in a previous meeting. Timely given current context.
- 13.3 The main discussion points were:
- Action Plan is lacking milestones, making performance measurement difficult, also important to link actions into the LAA. (JT) SF responded that AP had already noted this, and that the emerging Action Plan will be developed further.
 - I N-S welcomed the paper and echoed JT's comment regarding milestones. Emphasis on clarity of ownership needed. SDT noted the need to return to this at a future meeting.
 - NH commented that more emphasis could be placed on reducing energy use, especially given increased use of power for cooling as the climate warms. Fuel poverty should also be considered. Noted also that, as an affordable housing provider, struggle to exceed Code for Sustainable Homes level 4 as things stand.
 - IL informed the Board that the University website has a tool on metering to allow monitoring of trends.
 - JW raised the potential for knowledge sharing and "complementarity" with similar projects to ICE, such as that proposed in Peterborough.

Agenda Plan

14. Market Conditions, Housing & Economy

- 14.1 SBee presented the above paper, to update the Board on housing completions, 3158 in the past year.
- 14.2 The main discussion points were:
- RSS review already discussed at Founder Members Board. (SDT)
 - N154 affordable housing target may now be unrealistic, given that it was agreed before credit crunch. May need to look at it again. (RS)
 - Age of permissions should be recorded, as many unimplemented permissions exist. (I N-S) SBee to explore this with County Council.

SBee

- Developer involvement with Programme of Development refresh. (SS) JO noted that this is taking place.

14.3 The Chairman thanked SBee.

15. Communications

15.1 The Chairman introduced the Communications Strategy developed by LH. AP noted that this is draft being worked up in partnership with stakeholders.

15.2 The main discussion points were:

- Key messages contain too many negatives. Growth agenda beyond new communities must be considered. Read-through with Quality Charter and Business Plan could be enhanced. Need for clarity on extent to which Horizons establishes its identity through this plan. (I N-S)
- There is a balance. Point of contact should sometimes be Horizons, sometimes Local Authority. (SDT)
- NHS Cambridgeshire to be included on Board Members list in Strategy. Climate change also to be included. (CB)
- Strategy is helpful, four specific points. On 2.3, 'communities' rather than 'individuals'. On 2.63, change wording from 'highest possible standards'. Case studies imply that building more homes will drive down prices, not necessarily the case. Lastly, need to tackle negative press attention Arbury Park is getting. (NH)
- Pages 12-17 are lists, so might be more appropriate as an appendix. Query the terms 'descriptors' and 'boilerplate'. (SS)
- Add Cambridge Network to list of organisations consulted (RS)
- Graph on page 4 could be monitored annually as comparison. Issue of Horizons as single point of contact for the Growth Agenda needs consideration. (PM)
- Image of new developments is a concern; Bar Hill, Cambourne and Arbury Park have had negative press attention, need to avoid this on Northstowe. Expectation issue. (DB) JO noted that the Delivery Board model will manage places as they grow, following through on quality.
- Paragraph 47 on credit crunch, states that house prices in the sub-region continue to rise. This needs to be checked and updated. (SS)

**Laura
Halstead**

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- Strategy needs to be clear on what Horizons does not cover, e.g., economic growth. (SG) AP commented that Horizons has some role here, although GCP leads, but clarity needed in Communications Strategy.
- Horizons and other agencies could input into a magazine distributed throughout Huntingdonshire. LAA survey also underway, results may have wider application. (IB)

16. Any Other Business

16.1 AP informed the Board that Horizons are working with EEDA to take forward an Integrated Development Programme for the sub-region. Existing Long Term Delivery Plan provides a basis.
Developing an IDP has links to the Variable Tariff, Investment Frameworks and Delivery Plans.

17. Date of Next Meeting

17.1 Date of Next Meeting:
10 December 2008 at 10 a.m.
Kries Viersen Room, Shire Hall, Cambridgeshire County Council.