

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 14c

Major Sites Update and Key Issues

To: **Cambridgeshire Horizons Board**

Date: **29 September 2010**

From: **John Williamson, Acting Director for Development**

Purpose: **To set out the key issues in respect of the major growth sites and changes in the Strategic Risk Register**

Recommendation: **The Board is invited to note the progress set out in this report**

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1. OVERVIEW

- 1.1 Major progress has been made in the issue of planning approvals for up to nearly 4,000 new homes in Cambridge (Clay Farm and the NIAB site) with the expectation that construction may start on some of them in late 2010 or early 2011 (see details below).
- 1.2 There has been no significant change to the status of the major infrastructure projects, i.e., Cambridgeshire Guided Busway and Chesterton Station. It is now anticipated that, subject to approval by the County Council Development Control Committee, the Addenbrooke's Access Road will open in October 2010.

2. RISK MANAGEMENT

- 2.1 The Strategic Risk Register (SRR) was reviewed by the Audit & Risk Management Committee (ARM) on 21 September 2010. The red risks, together with commentary relating to mitigations for each, and changes to the register, are set out in Appendix 1.

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 Glebe Farm, Cambridge Southern Fringe

- Full planning permission granted and S106 completed August 2010.
- Coordination of highways and utility works to be managed through Southern Fringe strategic infrastructure group – first meeting 28 September (also applies to Clay Farm and Trumpington Meadows).

3.3 Clay Farm, Cambridge Southern Fringe

- JSGIC reviewed an outline of the equity investment proposal with Countryside Properties that will bring forward the development and secure the enabling infrastructure. Horizons and the authorities are continuing to negotiate the deal and are hopeful of completion in the autumn. Formal Horizons Board approval will, however, need to be sought to allow sign-off of the equity agreement.
- The Joint Development Control Committee (JDCC) resolved to grant outline planning approval for the 2,300 home development granted and the S106 was completed in August 2010. A start may be made on site in the autumn.
- The JDCC also granted full planning permission for the Clay Farm spine road. Detailed design issues around the spine road crossing over CGB remain to be resolved.

3.4 Bell School, Cambridge Southern Fringe

- S106 is being finalised – target for completion end September 2010.

3.5 Trumpington Meadows, Cambridge Southern Fringe

- Design Code and Spine Road for Phase 1 approved by Joint Development Control Committee
- Phase 1 residential (350 dwellings, Barratt Homes), is at pre-application stage. The target for submission of a reserved matters application is end September 2010.

3.6 NIAB, North West Cambridge

- Outline planning permission granted for the 'main' site (1,593 dwellings, Barratt Homes) subject to completion of S106 agreement. Pre-application discussions on NIAB 2 anticipated to start be in September.

3.7 Cambridge University Site, North West Cambridge

- Planning applications anticipated in early 2011.

3.8 Northstowe

- Meetings held with Joint Promoters in July and August. Gallagher provided a 'Northstowe Delivery Paper' outlining their preferred approach to the Northstowe Delivery Board on 14 September.
- Award for Eco-Town demonstrator project and studies reduced to £0.75m that will be used to fund the two capital projects.

3.9 Cambourne 950

- Formal amendment to planning application received in July, currently out for consultation. Negotiations continue on S106 agreement including level of affordable housing.
- Joint meetings are being held between Horizons, SCDC, Environment Agency, Anglian Water Services and the Cambourne developers to finalise agreement on the Uttons Drove land drainage solution. A technical briefing is being arranged for South Cambs DC members.

3.10 Wisbech Nene Waterfront

- Contract awarded for Phases 2 and 3 advance works to prepare the site for marketing.

3.11 St Neots eco-extension, Huntingdonshire

- Key issues around integration of the extension with the existing town community and the town centre.

3.12 Huntingdon Town Centre extension and redevelopment

- See also Agenda Item 4a, HGF Capital and Revenue Budgets.

3.13 Appendix 3 contains the updates for sites for which the one-page summary update reports are yet to be prepared.

4. RECOMMENDATIONS

4.1 Board members are 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. Horizons and the local authorities are all working on progressing major infrastructure schemes such as the Addenbrooke's Access Road and the Cambridgeshire Guided Busway. Other projects are in place to bring forward growth in the market towns, funded by Housing Growth Fund Capital, and with further infrastructure study work being funded from HGF Revenue.
- 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 are likely to 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 Officer Board is considering options for Cambridge and South Cambridgeshire as part of wider discussions around 'Pruning for Growth'.

Appendix 2 – One Page Summary Reports

Major Growth Sites Summary Progress Report Glebe Farm		September 2010 Prepared by Cambridgeshire Horizons	
Key Outcomes: - 350 homes - 40% affordable - Affordable housing to meet Code Level 4 (CfSH)	Programme:		
	Next steps:		Date
	Complete Glebe Farm planning permission		Aug 2010
		Start infrastructure on site	tba autumn '10
Status: <ul style="list-style-type: none"> Full planning permission issued upon completion of the 106 agreement in August 2010. Design Code approved by JDCC. Land regrading has commenced. 			

Key Issue	Timescale for resolution	Method of resolution	Comments
Complete 106 agreement and issue full planning permission	Aug 2010	Negotiation with developer	S106 completed and permission granted.
Service planning across authority boundaries must be joined-up (whole of Southern Fringe) to meet needs of residents and build community cohesion.	In time for first occupants in 2012	City establishing a community forum.	Forum in consultation with SCDC, County, parish councils.
Impact of possible location of Householder Waste Recycling Centre	Feb 2012	County Council	Principles determined through the waste local development framework in late 2010.

Major Growth Sites Summary Progress Report Clay Farm		September 2010 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
	Complete 106 & outline planning permission		Aug 2010
	Complete HGF deal		Summer 2010
		Start infrastructure on site	tba
Status: <ul style="list-style-type: none"> • Countryside moving forward with proposals for Clay Farm at 40% affordable housing using HGF equity investment. 			

Key Issue	Timescale for resolution	Method of resolution	Comments
Challenge of getting the required mix of houses and flats relative to density.	Sep 2010	City Council coordinating	Discussions ongoing between developer, councils, and BPHA (housing association) as part of design process
Agree and approve the Design Code.	Jan 2011	Joint Development Control Committee	Draft being considered by Urban Design Team
Need to complete Clay Farm outline planning permission and 106 agreement.	Aug 2010	City Council coordinating	S106 completed and outline permission granted.
Completion of HGF loan/equity arrangement.	Summer 2010	Horizons	Negotiations continue. Agreed in principle. HGF loan to apply to Clay Farm.
Service planning across authority boundaries must be joined-up (whole of Southern Fringe) to meet needs of residents and build community cohesion.	In time for first occupants in 2012	City establishing a community forum.	Forum in consultation with SCDC, County, parish councils.
Spine Road application approval needed to permit major development to start	Aug 2010	City Council coordinating	S106 completed and permission granted. CGB crossing details being agreed.
Risk around payment of next tranche of Housing growth Fund Capital (2010/11)	resolved		Payment made to County Council end of August 2010.

Major Growth Sites Summary Progress Report Bell School, Cambridge	September 2010 Prepared by Cambridgeshire Horizons
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Status:

- **Joint Development Control Committee resolved to grant full planning permission subject to completion of the 106 agreement.**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - 350 homes; 40% affordable - Affordable housing to meet Code Level 4 (CfSH) - Contributions to community and education facilities 	<p>Programme:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #ff0000; color: white;"> <th style="padding: 2px;">Next steps:</th> <th style="padding: 2px;">Date</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Complete planning permission and 106</td> <td style="padding: 2px;">Sep 2010</td> </tr> <tr> <td style="padding: 2px;">Start infrastructure on site</td> <td style="padding: 2px;">tba</td> </tr> <tr> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> </tr> </tbody> </table>	Next steps:	Date	Complete planning permission and 106	Sep 2010	Start infrastructure on site	tba		
Next steps:	Date								
Complete planning permission and 106	Sep 2010								
Start infrastructure on site	tba								

Key Issue	Timescale for resolution	Method of resolution	Comments
Complete the outline planning permission and 106 agreement	Sept 2010	City Council leading	
Owners not signed up to Cambridgeshire Partnerships for affordable housing.	Aug 2010	Part of 106 agreement process	Draft 106 agreement allows flexibility for owners to select affordable housing provider
Service planning across authority boundaries must be joined-up (whole of Southern Fringe) to meet needs of residents and build community cohesion.	In time for first occupants in 2012	City establishing a community forum.	Forum in consultation with SCDC, County, parish councils.
Owners to sell on to housebuilder	To be determined by the owners		

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

**September 2010
Prepared by Cambridgeshire Horizons**

Key Outcomes:

- 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
 - o 100 homes 1 September 2012
 - o 200 homes 1 September 2013
 - o 300 homes 1 September 2014.

Programme:

Next steps:	Date
Commencement of infrastructure on site	Late summer '10
Determine Country Park application	2011
First occupations	

Status

- **Outline planning approval granted for whole site; section 106 and HGF loan agreements complete. HGF loan drawn down.**
- **Design Code agreed by Joint DC Committee June 2010. Design received helpful and supportive review by Cambridgeshire Quality Panel in June 2010. Primary school design commenced. Country Park application submitted.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Service planning across authority boundaries must be joined-up (whole of Southern Fringe) to meet needs of residents and build community cohesion.	In time for first occupants in 2012	City establishing a community forum.	Forum in consultation with SCDC, County, parish councils.
Delivery of primary school with community facilities	Sep 2012	County application and procurement processes	Quality panel to review design of school in October 2010.
Coordination of development access and utility works with CGB and AAR works in the locality to enable start on site in September 2010	Sept 2010	Discussions between County Council and developers	Meeting to be organised with key stakeholders. Southern Fringe coordination group.

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

**September 2010
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"> <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>Complete section 106 agreement</td> <td>Dec 2010</td> </tr> <tr> <td>Start major infrastructure on site (main site)</td> <td>tba</td> </tr> <tr> <td>First occupations (frontage site)</td> <td>Summer 2011</td> </tr> <tr> <td>Community drop in event</td> <td>22 Sep 2010</td> </tr> <tr> <td>First occupations (main site)</td> <td>Summer 2012</td> </tr> </tbody> </table>	Next steps:	Date	Complete section 106 agreement	Dec 2010	Start major infrastructure on site (main site)	tba	First occupations (frontage site)	Summer 2011	Community drop in event	22 Sep 2010	First occupations (main site)	Summer 2012
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Complete section 106 agreement	Dec 2010												
Start major infrastructure on site (main site)	tba												
First occupations (frontage site)	Summer 2011												
Community drop in event	22 Sep 2010												
First occupations (main site)	Summer 2012												
<p>Status:</p> <ul style="list-style-type: none"> • Commenced frontage development of 187 homes (30% affordable) supported by National Affordable Housing Programme. • Main application granted outline planning approval (1593 homes; 24 July 2010) subject to completion of section 106 agreement. • NIAB2 to be considered through joint planning arrangements; pre-application discussions commenced. 													

Key Issue	Timescale for resolution	Method of resolution	Comments
S106 agreement to be completed	December 2010	City Council coordinating	Process has started following JDCC decision to approve outline in July 2010
Provision and procurement of community facility building.	(dependent on development programme)	Authorities and PCT to form a view	Barratt proposes to provide health facility on commercial basis; Library to be on peppercorn rent basis.
Retail provision for North-West Quadrant.	Early 2011	City Council and SCDC Member processes	City and SCDC agreed to consult on retail options in Sep/Oct; further Member review early 2011.
Service planning across authority boundaries must be joined-up (whole of North West).	Ongoing - in time for first occupants	Community Infrastructure and Services Group	Ultimately to include waste collection and management of public realm.
Funding for Secondary school, including cost of the site.	To be included in S106 agreement	City Council to coordinate with Horizons support.	
Deferral of A14 widening/improvements.	tba	Government announcement	Highways Agency directive limits development of this site to 350 homes prior to A14 widening/improvements.

Major Growth Sites Summary Progress Report North West University Site		September 2010 Prepared by Cambridgeshire Horizons						
Key Outcomes: <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 	Programme:							
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Next steps:	Date							
Outline planning applications submission	Dec 2010							
Determination of outline planning application	Mid-2011							
Status: <ul style="list-style-type: none"> • Masterplan being finalised, but received helpful and supportive review by Horizons Quality Panel in June 2010. Outline planning application being prepared. 								

Key Issue	Timescale for resolution	Method of resolution	Comments
Approach to housing mix and layout and relationship with Key Worker lettings policy to be agreed	Summer 2010	Close liaison with members.	Further information has been received from University.
Provision of secondary education.	When permission is issued for NIAB1	Project Planning Team.	
Retail and hotel provision for NW Quadrant	Early 2011	City Council and SCDC Member processes	City and SCDC agreed to consult on retail options in Sep/Oct; further Member review early 2011.
Service planning across authority boundaries must be joined-up (whole of NW quadrant).	Ongoing - in time for first occupants	Community Infrastructure and Services Group and NW Community Forum	Ultimately to include waste collection and management of public realm
Need to resolve detailed planning issues in North West corner of site, western edge.	Autumn 2010.	Project Planning Team. Member processes tbc.	Challenging area for residential uses.
Transport impact and mitigations to be assessed	Dec 2010	Transport assessment; workshop	Assessment to include impact of additional cycles on city centre.
Deferral of A14 (work suspended by Government)	tba	Government announcement	

Major Growth Sites Summary Progress Report Northstowe		Prepared by Cambridgeshire Horizons		September 2010									
Key Outcomes: <ul style="list-style-type: none"> - 9500 homes, 40% affordable. - 6 Primary Schools, Secondary School, Community Facilities. - Sustainable modes of transport – CGB, Cycling and Walking - 54,500 sqm Retail, 136,000sqm Employment and 22,800 sqm Hotel and leisure. Approx 5000 Jobs - Eco Town status (potentially under review) 		Programme:											
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Northstowe Parish Forum	13 Oct 2010												
Status: <ul style="list-style-type: none"> • Homes & Communities Agency unable to make announcements until Government steer is given. Eco-town award reduced to £0.75m for demonstrator project and studies to bring the development up to PPS standards (Delivery Board acting as commissioning/steering body). 													

Key Issues	Timescale for resolution	Method of resolution	Comments
Joint Promoters to agree how to take the development forward to enable (re-) submission of outline planning application.		Agreement between Joint Promoters	
Financial viability: ability of the project to stand the costs of sustainable development.	tba	Agreement between Joint Promoters and LAs	High expectations re: sustainability, facilities, renewable energy, etc.
A reduced scheme for the Uttons Drove land drainage solution has been agreed to facilitate the extension to Cambourne and a further 1000 homes.	Summer 2010	Agree funding for the works; implement.	Northstowe Joint Promoters unable to commit to upfront costs to deliver the full Land Drainage Scheme.
Submit option appraisal on the Eco-Town Demonstrator proposals to get agreement to proceed.	End of September 2010	Delivery Board	Projects being worked up and commissioned.
Northstowe Parish Forum	13 Oct 2010		
Northstowe to have a separate local investment plan	tba	Horizons Board	Horizons funding for preparation of LIPs to be agreed
Major transport infrastructure deficit	A14 upgrade works suspended. Announcement anticipated in Government's Comprehensive Spending Review in the Autumn 2010. Handover date for Busway tba.		

Major Growth Sites Summary Progress Report Cambourne 950		September 2010 Prepared by Cambridgeshire Horizons											
Key Outcomes: <ul style="list-style-type: none"> - Planning permission granted and S106 completed to secure 950 units at 40% affordable housing - Community infrastructure delivered - 950 units integrated into Cambourne 		Programme: <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>Finalise inputs into viability model</td> <td>July 2010</td> </tr> <tr> <td>Finalise S106 Heads of Terms</td> <td>September 2010</td> </tr> <tr> <td>County & SCDC Cabinet to consider S106 planning obligations.</td> <td>September 2010</td> </tr> <tr> <td>Application considered by SCDC planning committee</td> <td>Late 2010 (November)</td> </tr> </tbody> </table>		Next steps:	Date	Finalise inputs into viability model	July 2010	Finalise S106 Heads of Terms	September 2010	County & SCDC Cabinet to consider S106 planning obligations.	September 2010	Application considered by SCDC planning committee	Late 2010 (November)
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Finalise inputs into viability model	July 2010												
Finalise S106 Heads of Terms	September 2010												
County & SCDC Cabinet to consider S106 planning obligations.	September 2010												
Application considered by SCDC planning committee	Late 2010 (November)												
Status: <ul style="list-style-type: none"> • 2,883 units completed at Cambourne of original 3,300 permitted. New police station and church now open. Applications approved for fire station and BMW garage; Construction of sports centre will commence in November. • Application for additional 950 units submitted 2007; SCDC consulting on amendments to planning application recently submitted; anticipate bring to SCDC planning committee in late 2010. 													

Key Issue	Timescale for resolution	Method of resolution	Comments
Agree solution and funding for Uttons Drove works	Sep 2010	Horizons coordinating	SCDC meeting Horizons, EA, AW and developers to resolve final agreement; technical briefing being arranged for South Cambs DC members.
Public sector infrastructure / community requirements (S106 requirements) being finalised with coordinated public sector response to developers.	July 2010	Internal multi-agency meetings and meetings with developers co-ordinated by SCDC	Education provision, health centre and library, affordable housing and drainage are key elements; Includes NHS Cambridgeshire, County Council, SCDC and HCA. Negotiations ongoing.
Member involvement in application and viability	Oct 2010	Member briefings (SCDC and County)	To obtain political steer on priorities and prepare Members for decision. Meeting 28/7 and 27/9/2010
Complete viability assessments to finalise S106	September 2010	Series of meetings referred to above.	Consultants liaising. Assessment includes 'phased' approach.
Resolve outstanding planning issues on application.	September 2010	SCDC coordinating	Must be resolved in time to write committee report for November committee.

Major Growth Sites Summary Progress Report Wisbech Nene Waterfront		August 2010 Prepared by Cambridgeshire Horizons									
Key Outcomes: <ul style="list-style-type: none"> - 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 		Programme: <table border="1" style="width: 100%; border-collapse: collapse;"> <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>Complete Phase 1 infrastructure</td> <td>Feb 2011</td> </tr> <tr> <td>Award Contract for Phase 2 and 3 works</td> <td>Aug 2010</td> </tr> <tr> <td>Market site(s) for housing</td> <td>tba</td> </tr> </tbody> </table>		Next steps:	Date	Complete Phase 1 infrastructure	Feb 2011	Award Contract for Phase 2 and 3 works	Aug 2010	Market site(s) for housing	tba
Next steps:	Date										
Complete Phase 1 infrastructure	Feb 2011										
Award Contract for Phase 2 and 3 works	Aug 2010										
Market site(s) for housing	tba										
Status: <ul style="list-style-type: none"> • Outline planning permission granted. Phase 1 infrastructure commenced using HGF Capital investment. Contract awarded for Phases 2 and 3. 											

Key Issue	Timescale for resolution	Method of resolution	Comments
Tender for Phase 2 and 3 works awarded August 2010. Works commence imminently.			
Delivery of new homes is dependent on successful marketing of the site	asap	Commercial marketing exercise	Concerns about level of Government support that will be available.

Major Growth Sites Summary Progress Report St Neots eco-extension		September 2010 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 x (CfSH) ?? - Buildings and spaces of high quality design and sustainability 		Programme: <table border="1"> <thead> <tr> <th>Next steps:</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Delivery Board</td> <td>2 Sept 2010</td> </tr> <tr> <td>Consultation on draft urban design framework</td> <td>Sept 2010</td> </tr> <tr> <td>Outline planning application</td> <td>Late 2010</td> </tr> </tbody> </table>		Next steps:	Date	Delivery Board	2 Sept 2010	Consultation on draft urban design framework	Sept 2010	Outline planning application	Late 2010
Next steps:	Date										
Delivery Board	2 Sept 2010										
Consultation on draft urban design framework	Sept 2010										
Outline planning application	Late 2010										
Status: <ul style="list-style-type: none"> • Consultation on draft urban design framework in September. Quality Panel visited site in September and progress is being made towards outline application in late 2010. 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	
Test feasibility and viability of waste energy project.	tba (but prior to submission of OPA)	LCDI* involvement	
Masterplanning eco extension	To suit outline application late 2010	Developer	These two linked - possible relocation of existing town centre uses to the eastern area to allow town centre to grow.
Develop town centre plan to show opportunities to support growth		District Council	
Transport model ready for use for development management applications	Late 2010/early 2011	County, Highways Agency, Hunts DC	Agreement reached between County, HA and developers on use of model.
Optimise funding of project through Local Investment Framework (LIF).		AECOM to update LIF with new housing trajectory.	Legislation changes dependent on Government decisions.
Project viability; sources of funding (including LCDI*)		Testing by Drivers-Jonas-Deloitte	
Fit with Cambridgeshire Local Investment Plan (CLIP) and HCA [§] single conversation.	Autumn 2010	Liaison with HCA [§]	CLIP being developed.

* Low Carbon Development Initiative - [§] Homes & Communities Agency

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

**September 2010
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	tba
Start on Site	tba

Status:

- **Planning permission granted for the link road; CCC resolved to pursue CPO; Area Action Plan being examined.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Need to secure land for the link road.	In progress	By negotiation of private treaty or CPO, Inquiry into objections	Positive steps are being taken to acquire necessary land through negotiation with landowners/prospective developers.
HGF Capital funding at risk	Autumn 2010	Consider re-profiling expenditure to deploy HGF on elements of the project in 2010/11.	£3m programmed to this project from 2010/11 HGF Capital budget. Government decision on payment of this funding awaited. Uncertain of outcome date, but may be post-CSR in Autumn 2010. Because of the nature of the CPO legislation it is essential that the funding is maintained in order that the Councils can demonstrate, should a CPO Inquiry be necessary, that the proposed scheme is appropriately funded.
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.	The link road has been designed to be independent of, and capable of being delivered in advance of the A14 improvements, although it is designed to effectively dove-tail with them.

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Appendix 3 – Other Updates

A3: 1. Orchard Park

- 1.1 Development continues at Orchard Park with over 600 of the planned 900 homes on the development now occupied.
- 1.2 The North West Quadrant Retail study was considered by Cambridge City Council and South Cambridgeshire District Council in July 2010, and Orchard Park Design SPD will be subject to a public consultation and further council consideration in the Autumn.
- 1.3 Pre-application discussions continue in respect of undeveloped land parcels.

A3: 2. Market Towns - East Cambridgeshire

- 2.1 East Cambridgeshire District Council has set up a Growth Delivery Sub-Committee to guide the delivery of growth in the District. The Sub-Committee will oversee the implementation of the Masterplans for **Ely**, **Soham** and **Littleport** and address strategic delivery issues. The Infrastructure Investment Strategy is nearing completion and will set out the future infrastructure requirements from growth.
- 2.2 Since the completion of the Ely Masterplan the Council has been investigating detailed development options in Ely. A consultation paper for the Ely Area Action Plan will be published in July to gain public feedback on key development sites. The Council has been working closely with Cambridgeshire County Council to investigate an alternative alignment for the Southern Link Road.
- 2.3 The first phase of works for the Ely Country Park has commenced and this will deliver enhanced play areas, landscaping wildlife habitats and access.
- 2.4 The Council is preparing a planning application 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. The application will be complete by the end of 2010 with a view to a decision in March 2011. An architect has been appointed to develop the scheme.
- 2.5 The **Soham** Masterplan, adopted as Council Policy in May 2010, explores the potential for substantial growth of the town in the next 30 years, including the possible reopening of the Soham railway station.
- 2.6 Work is also progressing on a Masterplan for **Littleport**.

A3: 3. Market Towns - Fenland

- 3.1 Wisbech: see one page report in Appendix 2.
- 3.2 March: No change since last report.

A3: 4. Market Towns – Huntingdonshire

4.1 See one page report in Appendix 2.