

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 8b

Major Sites Programme and Key Issues

To: **Horizons Main Board**

Date: **12th September 2011**

From: **Director for Development**

Purpose: **For Information (FI)**

To set out key issues in respect of the major growth sites and major infrastructure projects. To provide an update on housing delivery in 2010/11 and in the first quarter of 2011/12.

Recommendation: **Board is invited to note the issues set out in this report.**

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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 2,650 new homes in Cambridge (Clay Farm and Glebe Farm) is due to be completed by the end of 2011, and a start has been made on advance infrastructure for Trumpington Meadows (up to 1,200 homes). A start is expected imminently on homes on Clay Farm and Glebe Farm.
- 1.2** Guided bus services commenced when the Cambridgeshire Guided Busway opened on 7 August 2011. The CIF2-funded link road between Cambridge train station and Hills Road opened on the same date, and work on the CB1 bus interchange (funded from HGF Capital) continues, with completion likely in September. The island platforms at Cambridge train station are also well under way, and commissioning is anticipated around the turn of the year.
- 1.3** The Highways Agency is continuing to work with the local authorities and developers on ways of enabling development to continue following the Government's withdrawal of the previous A14 scheme (see section 3.7 and 3.8 and Appendix 2 relating to NIAB, Cambridge).
- 1.4** Horizons will cease to operate as a trading company on 30 September 2011 and processes are being put in place for the ongoing management of the growth agenda within the resources available, including the transition funding recently awarded by Government, Horizons reserves, and local authority funding (see Agenda Items 9, 10 and 11).

2. HOUSING COMPLETIONS

- 2.1** The year-end report by Cambridgeshire County Council is now available at <http://www.cambridgeshire.gov.uk/NR/rdonlyres/892D5EAA-5258-42C5-A116-EC2EE7285BBA/0/ReportHousingDevelopmentInCambridgeshire2011.pdf>
- 2.2** In summary, housing completions totalled 2,513 in 2010/11 on all sites. This is an improvement on 2,130 completed in the previous financial year, but not as good as the 2,788 achieved in 2008/9. Cambridgeshire's highest annual completion figure was 4,203 attained in 2007/8.
- 2.3** Of the 2,513 homes completed, 1,447 (58%) were completed on larger sites of more than 100 homes; and 1,066 (42%) on sites of less than 100 homes.
- 2.4** By the end of June 2011, an additional 222 homes had been completed on larger sites. The future of these site surveys is now uncertain, as Horizons funded the surveys in the past to help monitor progress on delivering growth. However funding is due to end from this source, with the next (September 2011) survey.

3. RISK MANAGEMENT

3.1 Members will be aware that the format of the SRR was framed around the themes in the former Local Area Agreement. Work on maintaining the Strategic Risk Register (SRR) has been curtailed given on-going resource implications. The SRR was not reviewed by the Audit & Risk Management Committee at its meeting on 6th September. It is considered, however, that the red risks remain as previously reported, viz, around the impact of the withdrawal of the A14 scheme and the reform of social housing.

4. SUMMARY OF PROGRESS WITH MAJOR DEVELOPMENT SITES

4.1 As previously, the summary one page reports for most sites are at Appendix 2. The following paragraphs highlight the main issues for these sites.

4.2 Strategic issues across the Cambridge Southern Fringe

- The next meeting of the Community Forum is to be held on 22 September 2011.
- Delivery of the proposed secondary school in Clay Farm will be managed by the Parkside Federation (as operator).
- Large volume of planning work in discharging conditions and giving pre-application advice.

4.3 Clay Farm, Cambridge Southern Fringe

- Spine road crossing over CGB is complete and work continues on the remaining advance infrastructure. Nearly £5.2m HGF equity investment funding has been drawn down by the developers.
- Construction of new homes is expected to commence late this year/early next.

4.4 Glebe Farm, Cambridge Southern Fringe

- Advance infrastructure works complete and construction of new homes is expected to commence later this year.

4.5 Trumpington Meadows, Cambridge Southern Fringe

- Trumpington Meadows Land Company has commenced site infrastructure works, although none of the agreed Horizons loan funding has yet been drawn down.
- The Joint Development Control Committee (JDCC), which comprises councillors from Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council, granted planning permission for the Trumpington Meadows primary school in July 2011.

4.6 Bell School, Cambridge Southern Fringe

- Reserved matters application for site access off Babraham Road.
- The owners are about to complete the sale of the site to a developer.

4.7 Strategic issues across North West Cambridge

- As previously reported, most North West Cambridge sites (including Northstowe) were adversely affected by the Government's withdrawal of the previous A14 scheme. As a result of further work and negotiations involving the developers and Highways Agency, the JDCC has agreed removal of the condition limiting development at the NIAB1 site to 350 homes prior to additional A14 capacity.

4.8 NIAB, North West Cambridge

- The completion of the section 106 agreement is being progressed now that the A14 condition has been removed.

4.9 Cambridge University Site, North West Cambridge

- The University has postponed submission of its application to September 2011, after the County Council has reviewed the draft transport assessment.

4.10 Cambourne 950

- Section 106 agreement negotiations continue.

4.11 Northstowe

- Progressing masterplanning, public service delivery and viability with a view to submitting a revised application for a first phase in 2012.
- Partnering agreement being finalised.
- Northstowe Demonstrator Project progressing well

4.12 Huntingdon

- Compulsory Purchase Inquiry due in Sep/Oct 2011.
- HGF will be used for parts of the regeneration scheme that are deliverable by March 2012.

4.13 St Neots

- Outline applications anticipated mid / late 2011.

- HDC planning to strengthen the town centre and its relationship with the eastern expansion.

5. RECOMMENDATIONS

5.1 The Board is invited to note the content of this report.

Appendix 2 – One Page Summary Reports

August 2011

Major Growth Sites Summary Progress Report Cambridge Southern Fringe Strategic Issues

Prepared by Cambridgeshire Horizons

Key Outcomes:

- 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:

Next steps:	Date
Complete Clay Farm infrastructure	Dec 2011

Status:

- **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.**
- **Busway opened 7 August 2011.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Secondary school delivery	2014	Parkside Federation	Pre-application discussions commenced. Parkside Federation to operate the school and will apply for planning permission.
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 22 September 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
Clay Farm**

**August 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
Start first homes	2011/2012
Complete enabling infrastructure	Dec 2011

Status:

- **Construction of site infrastructure under way, supported by HGF equity investment funds, preparing the way for the commencement of new homes in the autumn 2011. £5.4m of equity investment drawn down.**
- **Spine road crossing over busway completed and busway opened 7 August 2011.**
- **Conditional approval granted for Countryside (London & Thames Gateway) Phase 1 in July 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	Ongoing. Whilst the issue has been addressed by Skanska on its parcels south of the AAR, there are outstanding issues on the Bovis parcels.
Discharge of pre-commencement conditions for Phase 1A (LTG)	Dec 2011	City Council coordinating	Homes may start before end of 2011
Subsequent housing phases, Bovis and Skanska (south of AAR)	varies	City Council coordinating	Skanska application being progressed to JDCC in October. Pedestrian and cycle crossing over AAR to be resolved.
Development of City Council's land holding	2014	City Council project team	Single stage disposal being prepared by City Council.
Pre-application discussions re: Long Road parcels.	From September 2011	City council coordinating	For both Skanska and Countryside parcels.

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

**August 2011
Prepared by Cambridgeshire Horizons**

Key Outcomes:

- 350 homes
- 40% affordable
- Affordable housing to meet Code Level 4 (CfSH)

Programme:

Next steps:	Date
Complete main access and infrastructure	complete
Start first homes	2011/2012

Status:

- **Progressing steadily on implementation of full planning permission issued in August 2010. Land regrading, access off Addenbrooke's Road and advance infrastructure completed.**
- **A few pre-commencement conditions remain to be discharged prior to commencement of construction.**

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	Examination of plan is ongoing: Inspector minded not to support the Glebe Farm site and has requested further information.
Drainage strategy still to be resolved – commencement on residential delayed	September 2011	Countryside Properties	Restructuring of Countryside Properties has resulted in management changes.

Major Growth Sites Summary Progress Report

Trumpington Meadows

August 2011

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
Start first homes	2011/2012
First occupations	tba 2012
Complete primary school	Sep 2012

Status

- **Outline planning approval granted; section 106 and Housing Growth Fund loan agreements complete. HGF loan drawn down into escrow. Infrastructure works commenced.**
- **Primary school approved, subject to conditions, by JDCC in July 2011.**
- **Local centre strategy awaited.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Discharge of pre-commencement conditions for Barratt Homes Phase 1 (353 homes)	Nov 2011	Barratt Homes	City New Neighbourhoods Team/SCDC new Communities Team to progress.
Delivery of primary school with community facilities	Sep 2012	County application and procurement processes	Fawcett School to be operator. Full permission granted by JDCC in July. A large number of pre-commencement conditions remain to be discharged, three of which have to be reported back to the JDCC for approval – targeting 6 October JDCC. County DC team coordinating.
Issues to be resolved prior to completion of Section 38 agreement (Highways)	imminent	County Highways and developers	Street lighting issues are still outstanding.

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

**August 2011
Prepared by Cambridgeshire Horizons**

Key Outcomes:

- Up to 350 homes; 40% affordable
- Affordable housing to meet Code Level 4 (CfSH)
- Contributions to community and education facilities

Programme:

Next steps:	Date
Satisfy access condition	Jan 2012
Start infrastructure on site	tba
Submit reserved matters application for residential	TBC

Status:

- **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
Access off Babraham Road: condition to be satisfied prior to selling the site to housebuilder	Oct/Nov 2011	Joint Development Control Committee	Scheme agreed with County Highways in principle; reserved matters application submitted August 2011.
Marketing the site	current	Developer's agents	City Council has met bidders for the site; landowners to determine successful bidder in due course.

**Major Growth Sites Summary Progress Report
 Addenbrooke's 2020**

**August 2011
 Prepared by Cambridgeshire Horizons**

Key Outcomes:

- Boulevard completing the new access road from the M11
- Major expansion of medical care facilities
- New location for Papworth Hospital and Medical Research Council
- Medical and biological research space

Programme:

Next steps:	Date
Opening of MRC building	
Opening of Papworth PFI Hospital	
Commencement on R and D developments	

Status:

- **Outline planning permission granted on completion of section 106 agreement in (date tba)**
- **AAR open to traffic in September 2010**
- **MRC building under construction**

Key Issue	Timescale for resolution	Method of resolution	Comments
Completion of the site "Boulevard"	Complete	Developers	Opened, subject to traffic regulation order limiting use of the road for access only, in September 2010.
New car park to serve the whole development received.	Oct 2011	City Council Development Control Committee	
Southern spine road			Pre-app discussions commenced.
Completion of Papworth PFI deal		Government/NHS PFI management board	final bidders process under way and continues into new year.

Major Growth Sites Summary Progress Report
North West Cambridge Strategic Issues

August 2011
Prepared by Cambridgeshire Horizons

Key Outcomes:

- 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:

Next steps:	Date
Agree approach re: headroom for NW Cambridge developments on A14	Autumn 2011

Status:

- **Whole of North West sector adversely impacted by withdrawal of proposed A14 scheme. All development proposals delayed by transport study work by Highways Agency in consultation with developers and authorities.**

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		Contributions are not specific to any particular school.
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. Boundary change cancelled.

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

**August 2011
 Prepared by Cambridgeshire Horizons**

- Key Outcomes:**
- 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

Programme:

Next steps:	Date
Complete section 106 agreement	end Oct 2011
Agree way forward in respect of A14	Summer 2011
Start major infrastructure on site (main site)	tba
First occupations (main site)	tba

- Status:**
- **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 (agreement may now proceed to completion following agreement on impact on A14). Design Code commenced.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Planning condition limiting development to 350 homes prior to A14 works.	Aug 2011	Joint Development Control Committee	Removal of condition approved by JDCC 10/08/11
S106 agreement to be completed and planning permission issued.	end October 2011	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.
Design Code	tba	City Council coordinating	Not being commenced until s106 is completed.

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

Prepared by Cambridgeshire Horizons

- Key Outcomes:**
- 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:

Next steps:	Date
Agree way forward in respect of A14	Summer 2011
Outline planning applications submission	19 Sep 2011
Determination of outline planning application	Spring 2012

- Status:**
- **Submission of outline planning application deferred to allow for consideration of transport assessment.**
 - **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.		
Local transport impact and mitigations to be assessed	August 2011	Transport assessment and workshop	County Council assessing TA during August 2011.
Management of open space and community facilities	tba	City Council leading	Future management and maintenance to be agreed between University and local authorities. Discussions continue.
Clarify key worker housing strategy	Sep 2011	Project Planning Team. Member processes tbc.	Progressing well through Task Group for inclusion in application.

**Major Growth Sites Summary Progress Report
Cambourne 950**

**August 2011
Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - Planning permission granted subject to completion of S106 agreement - Community infrastructure delivered - 950 units integrated into Cambourne - Completion of High Street. 	<p>Programme:</p> <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 106 agreement</td> <td>Sep 2011</td> </tr> <tr> <td>Commence new homes</td> <td>Late 2011</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Next steps:	Date	Complete 106 agreement	Sep 2011	Commence new homes	Late 2011		
Next steps:	Date								
Complete 106 agreement	Sep 2011								
Commence new homes	Late 2011								
<p>Status:</p> <ul style="list-style-type: none"> • 3100+ units completed at Cambourne of original 3,300 permitted. New police station and church now open. Fire station and BMW garage open. Sports centre due to open December 2011. • SCDC Planning Committee agreed to approve the additional 950 units in Dec 2010 subject to resolving drainage issues, minor amendments to documents, and removal of bus link to Broadway, and completion of 106 agreement that will also deal with education issues and affordable housing. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Complete 106 Agreement and approval by Planning Committee	Sep 2011	SCDC Planning Committee	Clarification with developers of issues raised by Members.
Discharge of pre-commencement conditions	tbc	SCDC Officer and Member processes	Commenced.
Design Brief	tbc	SCDC Officer and Member processes	Commenced.
Approve First Reserved Matters application and commence building.	Oct 2011	SCDC Officer and Member processes	
Resolution of issues relating to the original outline permission for 3300 homes	varies	SCDC Officer and Member processes	secondary school, fourth primary school, commercial space in High Street, care home, sports centre, final reserved matters at Great and Upper Cambourne.
Secondary School	tba	County Council	Need to determine approach to Quality Panel

**Major Growth Sites Summary Progress Report
Northstowe**

**August 2011
Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - Up to 10000 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>ongoing</td> </tr> <tr> <td>Phase one application</td> <td>Jan/Feb 2012</td> </tr> <tr> <td>Eco-Town demonstrator projects</td> <td>Ongoing</td> </tr> <tr> <td>ES scoping under consideration</td> <td>August 2011.</td> </tr> </tbody> </table>	Next steps:	Date	Discussions on A14	ongoing	Phase one application	Jan/Feb 2012	Eco-Town demonstrator projects	Ongoing	ES scoping under consideration	August 2011.
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Discussions on A14	ongoing										
Phase one application	Jan/Feb 2012										
Eco-Town demonstrator projects	Ongoing										
ES scoping under consideration	August 2011.										
<p>Status:</p> <ul style="list-style-type: none"> Affected by withdrawal of A14 proposals. Progressing key workstreams with a view to a site wide development framework and a first phase application in early 2012. Eco-town demonstrator projects progressing (homes retrofit to be complete Oct 2011, exhibition centre Sep 2012). Gallagher and HCA signed Partnering Agreement in Feb 2011. SCDC reporting regularly to Portfolio Holder and Parish Forum meetings. Senior members from SCDC & Cabinets meeting to discuss Northstowe project. Joint project team to be established between SCDC & County. Joint Communications Protocol agreed. 											

Key Issues	Timescale for resolution	Method of resolution	Comments
Withdrawal of A14 widening scheme	A14 local 'headroom' study to be produced by end 2011 and wider DfT study (Sep 2012) will determine the nature of development possible prior to major improvement of A14.		
Three key workstreams (1): masterplanning	TBC	SCDC-led steering group (SCDC and County Council officers and Joint Promoters)	Briefing of Parish Forum 7 Sep and Northstowe JDCC on 8 Sep 2011.
Three key workstreams (2): public service delivery	Aug 2011		Paper awaited from County to inform masterplan work.
Three key workstreams (3): viability	Tender to be let Sep 2011		Tender for viability assessments for authorities being prepared.
Masterplan review	Oct 2011	Phase 1 planning application.	Workshops held April and June 2011. Consultants appointed.
Design workshop for community facilities for phase 1	Oct 2011	SCDC leading	On hold pending paper from County re Public service delivery.
Impact on the development of the Government's new affordable rent product.	tba	SCDC to discuss with CPL & JP	Discussions with developers and housing partners.

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

**August 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 Sep/Oct 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.
Representations at Inquiry; legal costs.	Sep/Oct 2011		Now agreed that Graham Hughes will appear at the Inquiry. Funding for legal fees identified.
Highways development control issues to be resolved between County and District Councils	resolved	Planning process	Issues raised by County Council being resolved through Graham Hughes.

Major Growth Sites Summary Progress Report	August 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;"> <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>Delivery Board</td> <td>September 2011</td> </tr> <tr> <td>Outline application(s)</td> <td>Late 2011</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Next steps:	Date	Delivery Board	September 2011	Outline application(s)	Late 2011		
Next steps:	Date								
Delivery Board	September 2011								
Outline application(s)	Late 2011								
Status: <ul style="list-style-type: none"> • 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**

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. Market Towns - East Cambridgeshire

- 1.1** East Cambridgeshire District Council’s review of its Core Strategy is ongoing with a series of visioning events for each of the district’s communities taking place over the summer. This review will enable incorporation of key elements of the proposals in the Ely, Soham and Littleport Masterplans into the Core Strategy. Work is also progressing on the Community Infrastructure Levy project to address the infrastructure needs across the district.
- 1.2** Since the completion of the Ely Masterplan the District Council has been investigating detailed development options in Ely:-
- A development framework has been prepared for the proposed urban extension of some 3,000 dwellings to the North of Ely. This aims to ensure a comprehensive approach to the development of the whole site and it is due to be considered by Council in October. Pre application discussions are also ongoing with landowner’s agents in respect of part of the site
 - 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. The City of Ely Council recently hosted a seminar regarding the alternative solutions, when support was apparent for the solution involving a southern link road (“Option B” route). The event was attended by local MP James Paice. Work is also being carried out in partnership with Cambridgeshire County Council on the development of a funding strategy for the link road.
 - Development of Ely railway station as a transport interchange hub is also ongoing. Whilst long term measures will be dependent upon the future development options which arise, work is being carried out on short term measures to improve access to the station and encourage rail use.
- 1.3** The Soham Masterplan, adopted as Council Policy in May 2010, explores the potential for substantial growth of the town in the next 30 years. Following confirmation that reinstatement of Soham railway station is feasible from an engineering perspective, studies are ongoing to investigate the commercial viability of this, and are being closely linked to the suggestion of an hourly service on the Ipswich – Nuneaton line.
- 1.4** New projects include the commencement of a Masterplan for Burwell, and a jobs growth strategy for East Cambridgeshire. The latter will focus on identification of the scale of jobs growth required in different locations, and on formulating policy and interventions to help stimulate business growth to deliver these new jobs. The emphasis is on jobs creation rather than simply allocation of employment sites. Both of these projects will also inform the review of the Council’s Core Strategy.

A3: 2. Market Towns - Fenland

- 2.1** March: No change since last report.