

**Joint Strategic Growth Implementation Committee Meeting**  
**9<sup>th</sup> September 2009**  
**Kreis Viersen Room, Shire Hall, Cambridge**

**Committee Members:**

**Name**

Sir David Trippier (SDT)	Cambridgeshire Horizons
Alex Plant (AP)	Cambridgeshire Horizons
John Onslow (JO)	Cambridgeshire Horizons
Cllr Dr David Bard (DB)	South Cambridgeshire District Council
Cllr Ray Manning (RM)	South Cambridgeshire District Council
Cllr Sebastian Kindersley (SK)	South Cambridgeshire District Council
Cllr Roy Pegram (RP)	Cambridgeshire County Council
Cllr Tony Orgee (TO)	Cambridgeshire County Council
Cllr Nichola Harrison (NH)	Cambridgeshire County Council
Cllr Sian Reid (SR)	Cambridge City Council
Cllr Ian Nimmo-Smith (INS)	Cambridge City Council
Cllr Lewis Herbert (LH)	Cambridge City Council

**APOLOGIES:**

Cllr Tony Orgee (TO)	Cambridgeshire County Council
Cllr Ray Manning (RM)	South Cambridgeshire District Council
Simon Payne	Cambridge City Council

**SUBSTITUTES:**

**ALSO IN ATTENDANCE:**

Graham Hughes (GH)	Cambridgeshire County Council
Peter Studdert (PS)	Joint Planning Director
Jo Mills (JM)	South Cambridgeshire District Council
Keith Miles (KM)	South Cambridgeshire District Council
Tim Wetherfield (TW)	Cambridge City Council
Geoff Bruce (GB)	Cambridgeshire Horizons
Sheryl French (SF) Item 7	Cambridgeshire Horizons
Steve Collins (SC) Item 8	Homes & Communities Agency
Gill Barker (GDB) - Minutes	Cambridgeshire Horizons

## **Actions**

### **1. Welcome and Apologies**

SDT welcomed all to the meeting and noted the apologies above.

SDT reported that two days following the last JSGIC meeting the Government had announced a proposal to cut HGF funding for Cambridgeshire by £6m. As a result an emergency meeting had been organized to discuss the ramifications and agree a way forward. He drew attention to Item 8 on the Agenda, an update from the HCA by Steve Collins the newly appointed Head of Area for the western half of the region, and noted that the HCA was not responsible for this proposed cut in funding, rather this was a ministerial decision. Work was ongoing, in partnership with all local authorities, to try to find a way forward in light of the impending cut. A meeting was currently being organized with John Healey, Housing Minister, and Andrew Lansley MP, along with other MP's in Cambridgeshire, which Horizons would also attend.

#### Discussion:

- Work currently being undertaken regarding this devastating proposal was applauded;
- Noted the serious damage this proposed cut would cause to projects currently being undertaken;
- Noted that the monies being clawed back by the government nationwide seemed to be refocused in areas which were Labour held marginal seats;
- Noted that, just announced today, Cambridge City Council had achieved a small amount of additional funding, around £250K to build 7 council homes on its own land;
- Reported that HCA were just about to commence Kickstart 2 bidding round.

### **2. Declarations of Interest**

SR noted a non-pecuniary interest regarding Item 6 due to a family member working with Cambridge University;

RP noted an interest as Chair of Fire Service Commission.

### **3. Minutes of the Meeting held on 15<sup>th</sup> July 2009**

The minutes of the previous meeting were agreed.

### **4. Matters Arising**

SDT noted the following Action points:

Item 4 - SRR – on this agenda;

Item 5 – TOR – on this Agenda;

Item 6 - Major Developments –: a) Joint Planning Budget – Senior Officer Board has delegatory powers – This issue will be covered under Item 12.

b) North West Cambridge – Suggestion for brain storming session, delayed due to holidays etc., but is now progressing.

Invitees to include: JSGIC, SOB, Water, Energy and Education representatives.

Item 7 - Forward Planner – Cambs Fire & Rescue now deferred, at their own request, to November meeting where Assistant Chief Fire Officer Neil Newberry will attend. ACCO Newberry has queried whether there is anything specific JSGIC would like updating on?  
Noted: Northstowe Fire Service provision and Sprinklers.

**GDB**

**Agenda**

## 5. Terms of Reference Review

The ToR had been revised as a result of the discussion at the previous meeting, and had been circulated.

### Discussion:

- Note (ii) Role of the Committee required clearer definition. Wording noted.
- Discussion regarding (iii) Key Tasks, bullet point 2 resulted in no change;
- SDT noted with regard Bullet Point 3 – the S.29 Committee was due to hold its first meeting on 28<sup>th</sup> September, and queried how Horizons and this Committee would be informed as to its progress? It was noted that Horizons would be copied into the Agenda preparation work and JSGIC Committee members would be updated via their respective Policy Officers.

### Agreed:

ToR to return to next meeting for sign off in light of change to Note (ii).

**GDB**

## 6. Major Development Sites progress Report

JO's paper had been circulated. He noted that the Clay Farm appeal, due to commence on 28<sup>th</sup> September, would be discussed in more detail under Item 12.

### Main Points:

- North West master planning work now progressing;
- HCA's Kickstart 1 bidding round disappointing, with only one scheme in Cambridgeshire (in Hunts) achieving funding. Kickstart 2 had better potential;
- Further work on the Strategic Risk Register, copy of which was circulated. This document had been discussed at SOB and GPB, with the balance of time –v- resources being a major concern. As a result it was suggested that this document be updated quarterly, in line with timings of Horizons Main Board. Future JSGIC meetings to receive last updated version, with a progress report highlighting any significant changes since last update. This would in the format of an Exception report;
- SOB currently reviewing resources overall as Major sites move into different phases. CSF moving from planning to implementation and NW now moving into Planning stage;
- Quality Charter embedding into development programme as we move forward with a Training Programme now in place.

### Discussion:

- 2.6.3. – Cambourne – SDT noted that within the draft Site Specific Policies DPD Inspectors Report were confusing. Noted that the Inspector had stated 'Any development to the north of the A428 was "untenable"', but query regarding what 'difficulties' had been seen regarding expansion within existing layout? KM reported that the Inspectors had noted that Cambourne required expansion to enable the community to be more sustainable but could not identify where that extension could/should take place.
- 2.1.1 and 2.1.4 – CSF – Trumpington Meadows had an agreement in principle, just awaiting actual sign off, and Addenbrookes Access Road is in similar position;
- 2.6 – Cambourne – Concern expressed regarding the funding for the building of schools in this development. Uptodate information

regarding this issue to be circulated electronically and noted at next meeting;

- Thanks noted to CCC and Horizons regarding the feasibility study into Multi-Storey Schools which is now proceeding. Information regarding staff working on this project to be circulated. Noted that this would be a major shift in policy and would only be considered where appropriate;
- Renewable Energy work, countywide given praise by Inspectorate. This should be noted and pride taken in a project proceeding extremely well;

SRR: -

- 5.1 – Highways network – A14 - £1b project – query whether this was yet secure? AP noted Gwyn Drake of Highways Agency had reported that draft Public Orders publication was imminent, followed by the likely Public Enquiry. This would take up to a year. No project was ‘safe’ until Treasury actually written cheque, but each necessary hurdle currently being overcome.
- Suggestion that ‘Transport Issues – requirements and way forward’ should be added. Noted there were collective impact points. Particular concerns regarding CNW. Noted that Joint Transport Forum is committed to work together regardless of TIF, providing a series of building blocks to extend this countywide;
- Cambridge East to be added to SRR? Placement of 12K houses dependent on this decision. Noted that this was a policy, not implementation, decision.

General:

- Query as to monitoring of actual house building starts? JO reported that this information is regularly reported to Horizons Main Board, and circulated to JSGIC at that time, collated by Sue Beecroft, Housing Manager at Horizons on a quarterly basis. Noted that previously stalled sites are now showing signs of new build.
- SC reported indications nationally that sales enquiries are up and indicators are promising for an upturn generally.
- Requests for S.106 deferrals had been noted. Query regarding impact of decisions on these? Noted that CCC had received 8 requests to date, 4 agreed and 4 not. Implications of such applications discussed in general. Noted that deferment of some S.106 payments by developers for infrastructure such as schools and road improvements was jurisdiction of CCC to allow or not, as the case may be. Consequences of any such deferment was discussed in consultation with the relevant District and Parish Councils involved and the Joint Development Committee. Community buildings were jurisdiction of District Councils.
- Noted that current system of ‘S.106 – Planning Gains’ was cumbersome, and that work was continuing on potential CIL/VRT which would address some of the issues discussed.

Agreed:

- Information re funding for Cambourne Schools to be circulated electronically and noted at next meeting;
- Multi-Storey Schools feasibility Study – list of staff on this project to be circulated;
- ‘Transport Issues– Partnership view on requirements and way forward’ and ‘Collective Impact Points’ to be added to SRR

RP/GH

GH

GB

## 7. **Low Carbon Infrastructure Programme for Growth in Cambridgeshire**

SF's paper had been circulated.

### Main Points:

- Highlight of long term carbon reduction target for 2050 of 80% reduction in CO<sub>2</sub>, and requirements for housing to be built to zero carbon standards;
- Noted the recommendations arising from CALTDP in support of this;
- Policy for 15% of energy from renewables by 2020;
- Renewable Energy Strategy 2009, from Government, aims at achieving 30% of electricity, 12% of heat and 10% of transport energies from renewables. Report noted that market forces alone will not accommodate this;
- Growth Agenda supporting this work currently with projects which include: a) St Neots Low and Zero Carbon Energy Strategies; b) Low Carbon Development Initiative (LCDI), a Northstowe site-wide renewable energy project; c) The 'Hive' Enterprise and Education Park Programme; d) North West Area Action Plan (policies recently upheld at Public Enquiry);
- Noted the next steps being proposed, involving £100k of HGF Revenue, on four projects a) NW Cambridge Area – viability study in conjunction with Cambridge University; b) Study into Use of Public Buildings as anchor loads; c) Development of a model 'Master Plan'; and d) Development of proposals on a Sub Regional carbon offset mechanism.
- This Committee is asked for views on the prioritisation of these four projects prior to Horizons Main Board.

### Discussion:

- Noted that vocabulary used within the report should be consistent, i.e. 'renewables' rather than 'CHP's', as per Northstowe model;
- Viability information was essential;
- Delicate line between policy and implementation. Other work currently being undertaken within the local authorities, essential that these were co-ordinated and complimentary;
- Thank you to SF for all her hard work on these issues;

### Agreed:

- Report to be circulated cross authority prior to Main Board to ensure co-ordination; SF
- Option c) – Development of a model Master Plan to be removed as an option; SF
- Recommendation of Option d) Development of proposals for a Sub Regional Carbon Offset Mechanism as lead option. SF

## 8. **HCA – Update from November 2008**

SDT introduced Steve Collins, Homes & Communities Agency, East of England, recently appointed Head of Area – West.

SC noted his area as Cambs/Beds/Herts, reporting to Terry Fuller, Regional Director, and circulated copies of the recently reviewed internal Structure Chart. John O'Mahony, who had attended the November 2008 meeting of this Committee was now the Head of Strategy, Programme and Performance for the East of England and would be pursuing the 'Single

Conversation' across the region. SC reported he would be looking to progress the engagement with Cambridgeshire as a whole, understand the priorities and barriers to progression so far. He would be seeking to utilise all known asset bases, including local authorities, with private sector partners to generate/facilitate and deliver infrastructure requirements to enable delivery of homes.

Discussion:

- SDT noted that over 9 months ago the HCA had come to this meeting with similar oratory, and yet here – 9 months later – saying the same. Priorities for Cambridgeshire have been set in stone for the last six years, still there, haven't changed. Northstowe is top priority, apparently for government also.
- John Healey's proposed £6m cut to HGF funding has dramatically affected confidence. AP has spoken with Bob Kerlake and Terry Fuller personally, designed the Cambridgeshire Prospectus in line with the noted HCA requirements for a 'Single Conversation'. What now?
- SC noted that the priorities, as identified within the Cambridgeshire prospectus, still remain. HCA are committed to Northstowe, with a £100m investment in land. The HCA will be seeking to organise an Asset Backed Vehicle to bring Northstowe forward. This is a fundamental change in approach. Cambs Horizons has identified 7 priorities within the Prospectus and HCA will be scrutinising these, along with priorities identified in the Peterborough area.
- Query whether there would potentially be a reduction in affordable housing at Northstowe. SC was adamant there would not;
- Concern regarding all the work put in over the past years would be lost due to internal HCA staff movement/changes. SC stressed this was not the case. Although individual staff had moved on, information was still there for incoming staff to pick up;
- Query whether an Asset Backed Vehicle could raise sufficient funding for a development such as Northstowe?;
- AP noted a meeting, currently being arranged, between himself, Liz Bisset and HCA to review the Prospectus. For Northstowe the proposal was for a small group to be organised specifically to begin discussions on the way forward for this, including HCA and local authority staff, which will then be fed back to all partners;
- Noted that members needed to be able to inform their electorate regularly on what was happening;
- Suggestion that a Risk Register be set up for this project. SC noted that still in its infancy at present, but saw no reason why, once brought forward, this could not be on a Risk Register basis, which could then be brought to JSGIC;
- Query regarding HCA Guidelines, recently published, recommending phased viability, and how this sat with regard the 'Single Conversation'? SC noted that the issuing of Guidelines was a corporate function;
- It was noted that HCA had been extremely helpful regarding bringing Trumpington Meadows to a successful point. Kickstart2 could also become part of a revised Clay Farm proposal, so significant progress for CSF as a result;
- Query regarding Cambridgeshire's lack of successful bids to Kickstart. Noted as due to piecemeal approach and failure to use correct criteria. This would be rectified in round 2;

SDT noted that JSGIC needed to work closely with HCA and that despite recent frustrations, JSGIC wanted to work with the HCA going forward. He thanked Steve Collins for attending the meeting and listening to members' concerns and looked forward to a close working relationship in the future.

**9. HGF Flexible Fund**

JO reported that responsibility for overseeing the use of this fund of £13.5m rested with this Committee. There was a potential impact due to the proposed £6m cut in funding. As the current proposals were to use some of this Flexible Fund for Cambridge Southern Fringe, the impact of the proposed cuts would have to be discussed under Item 12.

**10. Forward Agenda Items**

Next meeting scheduled for 4<sup>th</sup> November clashed with JDCC. Try to reschedule.

**GDB**

**11. Any other Business**

There was nothing.

**Date of next meeting**

Currently 4<sup>th</sup> November at Murray Edwards College, Cambridge at 1000.  
To be confirmed or rescheduled.

**GDB**

It was proposed by DB to hold Item 12 in 'closed' session due to the commercially sensitive nature of the issue. This was seconded by LH and agreed unanimously by the meeting.  
Meeting closed at 12.05.