

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 5

Major Development Sites Progress Report

To: **Joint Strategic Growth Implementation Committee**

Date: **4 November 2009**

From: **Director for Development, Cambridgeshire Horizons**

Purpose:

- 1. To update the Committee on progress with the Programme;**
- 2. To update the Committee on the Strategic Risk Register;**
- 3. To provide a Summary of Progress with Major Development Sites;**
- 4. To update the Committee on HGF Capital and Revenue projects, including Quality of Life and Strategic Infrastructure.**

Recommendation: **The Committee is invited to note progress and comment on the issues raised in this report.**

Contact:	Name: Job Title: E-mail address: Telephone No.	John Onslow Director for Development John.Onslow@cambridgeshirehorizons.co.uk 01223 714053
-----------------	---	---

1. OVERALL PROGRAMME

- 1.1 The earlier signs of improvement in the housing market continue with the issue of outline planning permission for Trumpington Meadows and the re-commencement of work on some sites.
- 1.2 Horizons and the authorities are continuing to work with the housebuilders, the Homes & Communities Agency (HCA), and other key stakeholders to progress development on major growth sites.
- 1.3 **Housing Growth Fund (HGF) Flexible Fund.** The Government have now commenced the delayed consultation on HGF. At its last meeting, the Horizons Board reaffirmed the view that a cut in HGF would have a serious impact on delivering the growth agenda across Cambridgeshire. This view will form the basis of a joint response to the consultation from Horizons and the authorities.
- 1.4 **HCA Kickstart funding:** The HCA invitation for expressions of interest in Round 2 of Kickstart closed on 19 October 2009. Expressions of interest were invited for Kickstart funding, and/or from the associated Private Rented Sector Initiative (PRSI). The aim of the PRSI is to try to support development of homes which would form part of the private rented market in areas where needed. An announcement of the successful schemes is anticipated early in the new year.
- 1.5 **Infrastructure Projects:** The northern section of the Cambridgeshire Guided Busway is scheduled to be handed over to the County Council at the end of October. The bus operators have published timetables, with the first services on the Busway expected to commence, subject to satisfactory handover, at the end of November 2009. Outline planning permission has been issued for the Cambridge Biomedical Campus that enables a start to be made on the final section of the Addenbrooke's Access Road (often referred to as the Boulevard). This is expected to lead to a significant growth in jobs at the site, putting further pressure on the importance of delivering homes, especially affordable homes. Meanwhile, work continues on the County Council's final sections of the road junctions and completion is anticipated in June 2010.
- 1.6 **Risk Management:** Attached at Appendix A is the most recent published Strategic Risk Register (SRR) and an exception report (Appendix B). The SRR will be refreshed for the next Horizons Board meeting cycle.
- 1.7 **Resources:** The Senior Officer Board has reviewed the deployment of the Joint Planning Budget. The budget funds 26 posts in the three authorities (11 each in City Council and South Cambridgeshire District Council and 4 posts in the County Council, together with a lump sum to cover part of the cost of Property, Procurement, and Finance Officers who work on the growth agenda), and one post in Horizons. The budget is almost fully committed to funding these posts and priority for underspend is being given to payment of Clay Farm inquiry costs. Senior Officer Board will continue to monitor the budget.

2. SUMMARY OF PROGRESS WITH MAJOR DEVELOPMENT SITES

2.1 Cambridge Southern Fringe

- 2.1.1** The section 106 agreement for the **Trumpington Meadows** (1,200 homes) site was completed on 9 October 2009 and the planning permission has therefore been issued. Horizons has also completed a loan agreement that secures 100 homes (with 40% affordable) and the first phase of a primary school, with related community facilities, by September 2012 and 300 homes by September 2014.
- 2.1.2** Work has commenced on preparing the Design Code for Trumpington Meadows and it is anticipated that it will be brought before the Joint Development Control Committee later in the year or early in 2010.
- 2.1.3** Countryside Properties plc has continued to decline to accept the offer of an HGF Flexible Fund equity investment deal that would have enabled early commencement on the **Clay Farm/Glebe Farm** site (total around 2,550 homes) at 40% affordable housing, although it is anticipated that discussions will continue with Countryside. The planning appeal proceedings concluded on 19 October and a final decision from the Inspector is anticipated early in the new year.
- 2.1.4** Planning permission for **Addenbrooke's Biomedical Research Campus** was issued on 15 October 2009, following completion of the section 106 agreement. As reported above, completion of the MRC Boulevard (the final section of the AAR) will enable the Addenbrooke's Access Road to be opened to traffic in June 2010.
- 2.1.5** The implications of the Clay Farm inquiry on the draft section 106 agreement for **Bell School** application are being considered, but it is anticipated that the Bell School section 106 agreement will be completed before Christmas.

2.2 North West Cambridge

- 2.2.1** The planning application for the main **NIAB** site (1,593 homes) is expected to be considered by the Joint Development Control Committee on 3 December 2009. There are some outstanding section 106 issues to be resolved (relating to health and schools provision).
- 2.2.2** Developers of the **NIAB Extra** site have advised that no progress will be made with an application for the site until the main NIAB site is well under way.
- 2.2.3** The Area Action Plan for the University's North West Cambridge development, adopted by the City on 22 October, allocates up to 3,000 homes, 50% of which will be University Key Worker housing.

The University's consultant team has been working with local authority officers on the planning project team overseeing formulation of the Masterplan. Stakeholder and public consultation are scheduled to take place in November, with a view to taking the draft master plan through the University's internal processes between January and July 2010.

2.2.4 Work continues on the retail study in the North West Cambridge area. When the initial phase is complete, transport implications will be assessed.

2.3 Cambridge East

2.3.1 Members, Chief officers, representatives of Marshall Group, and officers from Hunts District Council and Cambridgeshire County Council visited RAF Wyton on 26 October. Discussions with Marshall and Defence Estates continue.

2.4 Northern Fringe (East)

2.4.1 Further consideration of the site is being taken forward by the Section 29 Joint Planning Committee in the form of a Joint Area Action Plan

2.5 Orchard Park

2.5.1 The site continues to grow with three new land parcels now being developed and stalled sites now being completed. The community centre was transferred to the Community Council at the end of August. Work has started on Public Open Space 1 with drainage being put in for the sports pitches and tennis courts.

2.5.2 The Inspectors' draft Report on the Site Specific Policies DPD has accepted South Cambridgeshire's recommendation for an extra 220 homes in place of other uses at Orchard Park to contribute towards meeting the housing shortfall.

2.5.3 Planning permission has been granted for the local centre and it is hoped the commercial centre application will be presented to South Cambridgeshire District Council's planning committee in November with a recommendation for approval.

2.5.4 SCDC has appointed a consultant to explore options for K1 (and possibly other sites) working with officers. An update report will be produced for presentation to the Committee in due course. The developers of the sites have opted not to bid for Kickstart 2 or the Private Rented Sector Initiative (PRSI), but discussions are taking place between the developers and the private sector investors directly.

2.6 Cambourne

2.6.1 Development at Cambourne continues and 2,375 homes have now been completed. The police station, currently under construction, is due to be completed in December.

2.6.2 The County Council application to the Department for Children, Schools & Families for capital funding for a secondary school at Cambourne has not yet been determined. The DCSF is currently reviewing all of its existing capital funding streams and no decision will be made on the application until this is complete.

2.7 Northstowe

2.7.1 Discussions continue between the Homes and Communities Agency and Gallagher Estates on the best options for moving Northstowe forward. Meanwhile submissions for provision of 16-19 education at Northstowe have been invited by the Learning and Skills Council.

2.8 Cambridge Station Gateway CB1

2.8.1 Meetings to progress the scheme are continuing. The scheme is critical in the growth of the Cambridge area. The project is linked to the Community Infrastructure Fund/HGF funded Transport Gateway Scheme. The proposals are also related to improvements between the Station area and the city centre as part of a Tax Increment Finance (TIF) bid, which has been forwarded by Horizons and the City and County Councils in response to the invitation in this year's Budget for pilot schemes.

3. RELEVANT HGF REVENUE PROJECTS

3.1 Work continues on projects funded from HGF Revenue, i.e. the Water Cycle Strategy Phase 2 (notably for Cambridge North West), infrastructure studies, and business planning for community facilities.

3.2 Work continues as planned on the other HGF Revenue-funded projects that affect City and South Cambridgeshire as well as the remainder of the County that were reported to the last Committee meeting.

4. QUALITY OF LIFE AND STRATEGIC INFRASTRUCTURE

4.1 Quality Charter for Growth

4.1.1 The Quality Charter for Growth is the principal means to ensure new developments meet local expectations in addressing the needs of the community. The work programme will be reviewed and rolled forward by the Quality Charter Steering Group. Meanwhile, work continues on the roll-out of the Training Programme, running through to 2010 and working with all authorities in Cambridgeshire on embedding the Charter principles in planning processes, e.g local development plans, transport planning and community plans.

4.1.2 Further events are arranged for later in the year, e.g., sustainable construction workshop in November, and officer and member training on the Quality Charter for Growth.

4.2 Strategic Infrastructure

4.2.1 The County Council has resolved to bid for the proposed **Chesterton Station** as part of the Transport Innovation Fund.

4.3 Joint Strategic Needs Assessment (JSNA) – New Communities

4.3.1 It is anticipated that the consultation draft of the new communities JSNA will be considered by the Growth Partnership prior to completion and launch in early 2010.

5. RECOMMENDATIONS

5.1 The Board is invited to note progress and comment on the issues raised in this report

Appendices

Appendix A - Strategic Risk Register (separate file)

Appendix B - SRR Exception Report

Table 1 - Red Risks

Risk	Comments
	No changes to report since last JSGIC.

Table 2 - Risks with increasing scores and other issues worthy of consideration

Risk	Comments
	No changes to report since last JSGIC.