

CAMBRIDGESHIRE HORIZONS

Agenda Item No: 5

Major Sites Update and Key Issues, including sector-wide issues in Cambridge Southern Fringe

To: **Joint Strategic Growth Implementation Committee**

Date: **16 February 2010**

From: **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, and to focus on sector-wide issues in Cambridge Southern Fringe**

Recommendation: **The Committee is invited to:**

- (1) Note the progress and issues set out in this report; and**
- (2) Comment on proposals for delivery of the Clay Farm Community Centre.**

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

MAJOR SITES UPDATE AND KEY ISSUES

1. OVERVIEW

- 1.1** Construction of infrastructure to serve up to around 4,000 new homes in Cambridge continues on Clay Farm and the NIAB site.
- 1.2** Preparation of the Clay Farm and Glebe Farm sites is continuing with support from the Horizons equity investment and it is anticipated that a start will be made on new homes later this year. The first new homes on the NIAB frontage site are well advanced and the first stage of the site access road is being built.
- 1.3** Negotiations continue on the handover of, and commencement of services on, the Cambridgeshire Guided Busway. Work continues on the funding of the proposed Chesterton Station. The Highways Agency is working with the local authorities and developers on possible ways of enabling development to continue following the Government's withdrawal of the previous A14 scheme.

2. RISK MANAGEMENT

- 2.1** The Strategic Risk Register (SRR) was reviewed by the Audit & Risk Management Committee (ARM) on 29 November 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 Strategic issues across the Southern Fringe

- The first meeting of the community forum is to be held on 1 March 2011. The forum was set up to ensure that service planning across authority boundaries is joined-up to meet needs of residents and build community cohesion.
- See section 4 relating to the Clay Farm Community Centre.

3.3 Clay Farm, Cambridge Southern Fringe

- Work has commenced on the Clay Farm spine road and Countryside Properties anticipates completion of the whole of the spine road, from Addenbrooke's Road to Long Road, by the end of 2011. The spine road crossing over CGB has been designed and will be installed by the County Council's contractor in the period between the handover by BAM Nuttall of the CGB to the County Council and the commencement of guided bus services.

- The Design Code is to be considered by Joint Development Control Committee on 23 February.
- Countryside Properties has restructured into one company, and one team will now run the whole of Clay Farm and Glebe Farm.
- Pre-application discussions have commenced with Bovis Homes and Skanska (new to the UK housing market) on other parcels within Clay Farm and applications are anticipated later in the year.

3.4 Glebe Farm, Cambridge Southern Fringe

- Advance infrastructure work is nearing completion and the first houses should emerge from the ground in the next few months.

3.5 Trumpington Meadows, Cambridge Southern Fringe

- Trumpington Meadows Land Company has indicated that it proposes to commence infrastructure works in March.
- The application for the Trumpington Meadows primary school is to be considered by Joint Development Control Committee on 23 February.

3.6 Bell School, Cambridge Southern Fringe

- The S106 has been completed and the owners are negotiating with developers.

3.7 Strategic issues across North West Cambridge

- Most of the North West Cambridge sites (including Northstowe) are affected by the Government's withdrawal of the previous A14 scheme. The Highways Agency is working with the local authorities and developers on short-to-medium term measures that would create capacity for development to continue by releasing some performance headroom on the A14.
- The task team will also evaluate the true meaning of "nil detriment" of developments on the A14. A longer term review is likely to be taken up by the emerging Local Enterprise Partnership.
- Following completion of the retail study, Cambridge City and South Cambridgeshire District Councils agreed to consult on the retail options in Sep/Oct 2010 with a view to seeking Member level endorsement of the informal policy approach in early 2011.

3.8 NIAB, North West Cambridge

- Completion of the section 106 agreement, and the subsequent issue of planning permission, has been on hold since withdrawal of the A14 scheme.

- The first houses on the frontage site are being marketed and occupation is anticipated later this year. Construction of the first stage of the main site spine road has commenced.

3.9 Cambridge University Site, North West Cambridge

- The University has postponed submission of its application to July 2011 following the withdrawal of the A14 scheme to enable the work outlined above to be undertaken. Proposals were explained in detail to officers at a briefing on 4 February.

3.10 Northstowe

- Northstowe is also affected by withdrawal of the A14 scheme and the developers' engineers are liaising with the Highways Agency.
- An oral update will be provided to the Committee following the current round of project team and 3+3 (Member) meetings.

3.11 Cambourne 950

- The section 106 agreement has been completed and planning permission issued, including 30% affordable housing.
- Further meetings between Horizons, SCDC, Environment Agency, and Anglian Water Services have resolved in principle the Utton's Drove land drainage issue.

3.12 Orchard Park

- Development continues at Orchard Park with over 600 of the planned 900 homes on the development now occupied.

4. CLAY FARM COMMUNITY CENTRE

4.1 The Masterplan of Clay Farm provides for the provision of a shared-use building in the local centre to accommodate a range of community facilities to serve Clay Farm, Glebe Farm and Trumpington Meadows. The section 106 agreements for all of these developments include contributions towards the facility.

4.2 The City Council has established a Clay Farm Community Centre project team to develop the concept and deliver the building in parallel with the emerging housing. Details of the way that the project team reports to the Community Services & Infrastructure Group are being worked through.

4.3 The first meeting of the project team was held on 12 January 2011, attended by representatives of the key stakeholders including Cambridge City Council, Cambridgeshire County Council, Trumpington Medical Practice and NHS Cambridgeshire. These partner organisations agreed in principle to the City Council leading on the procurement of the building and a project charter, setting out the key

aspirations and objectives of the community centre, is being developed.

- 4.4 The next meeting of the project team on 17 February will consider a draft project plan and outline budget, the method of procurement of the architect and design team, and project risks. Discussion is being informed by concept work on the building design undertaken by 5th Studio, and community consultation and engagement will be built into the detailed design process. The Project Team will link with the new Community Forum once it is established in March
- 4.5 The project team is currently working to deliver the community centre during 2013/14. This is, however, subject review in respect of the needs of the community as determined by actual housing delivery, to which the payment of section 106 contributions is linked.
- 4.6 Further information will be made available to the Committee as the design and timescale for construction develop.

5. OTHER STRATEGIC ISSUES

- 5.1 **Green Infrastructure Strategy Review** - Since October 2010 substantial work has been carried out on the Strategy and accompanying Technical Appendices, particularly around document structure and describing the 'Strategic Network' of Green Infrastructure that contains both current projects and opportunities for future projects. There has been close working with South Cambridgeshire and Cambridge City Councils to make these changes. The Strategy will go out to public consultation between 3rd March and 3rd April 2011, with all 2nd-tier Local Authorities having taken the draft Strategy through appropriate Member processes for sign-off prior to consultation. South Cambridgeshire and Cambridge City Council members will be asked for final sign-off for the consultation draft on 22nd February. Cambridgeshire County Council, the Wildlife Trust and Environment Agency have considered the Strategy or the Strategic Network prior to consultation.
- 5.2 The consultation period will involve a number of manned events across the County, alongside an online portal on the Cambridgeshire Horizons website for comment. Links from each of the Local Authorities' websites to the Cambridgeshire Horizons website will be installed.
- 5.3 Consultation responses will be assessed and incorporated into the final Strategy, which will be completed in the summer.

6. RECOMMENDATIONS

- 6.1 Committee 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 Cambridgeshire Guided Busway (Addenbrooke's Access Road is now open). 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 will 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 officers are considering options for driving greater resource efficiencies as part of wider discussions on growth implementation.

Appendix 2 – One Page Summary Reports

January 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
CGB/Clay Farm spine road crossing	Mar 2011
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.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Secondary school delivery	2014	County processes	Access to site should be available by end 2011 from Clay Farm spine road.
Completion and opening of Cambridgeshire Guided Busway	June 2011	County Council contract	Likely to be in time for first occupants of SF homes during 2012.
Deliver Clay Farm community centre	2014	CFCC Project Team	Verify timescale for delivery and availability of funding; Project team set up.
Community public consultation and engagement	ongoing		
Conflict of highways and utilities works.	ongoing	Strategic Project Team	
Staff resources	April 2011		Authorities adjusting resources in restructures and identifying funding streams.
Development of City Council land in Clay Farm	2011	City Council project team	Discussions commenced; access to site should be available by end 2011 from site spine road.
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	City establishing a 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**

**January 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
Design Code approved by Committee	Feb 2011
Complete spine rd/CGB crossing	Mar 2011
Start first homes	tba 2011
Complete enabling infrastructure	Dec 2011

Status:

- **Construction of site infrastructure under way, supported by equity investment funds. Preparing the way for the commencement of new homes during 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	Discussions between developer, councils, and BPHA (housing association) as part of design process.
Agree and approve Design Code.	Feb 2011	Joint Development Control Committee	Draft Design Code submitted in January.
Discharge pre-commencement conditions	Feb 2011	Joint Development Control Committee	Some may be discharged by authority delegated to officers, but many have to go to committee.
Crossing of site spine road across Cambridgeshire Guided Busway	Mar 2011	County Council	To be constructed in window between handover of site by BNL to County and commencement of guided bus services.
Phase 1A planning application to be considered by Joint DC Committee	May 2011	City Council coordinating	Application submitted December 2010.
Phase 2 (Bovis) planning application submission	tba	City Council coordinating	Pre-application discussions commenced.
Development of City Council's land holding	2014	City Council project team	
Impact of the restructuring of Countryside Properties	During 2011	Countryside Properties	Merger of three branches of Countryside Properties will alter relationships with the partners.

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

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	Spring 2011
Start first homes	tba

Status:

- **Progressing steadily on implementation of full planning permission issued in August 2010. Land regrading, access off Addenbrooke's Road and infrastructure under way. First houses to commence early 2011.**

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	Early 2011 tba	County Council	Principles determined through the waste local development framework in late 2010.
Planning permission for hoarding already erected on site	immediate	City Council leading	

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

**January 2011
Prepared by Cambridgeshire Horizons**

Key Outcomes:

- 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	tba
Start infrastructure on site	tba

Status:

- **Section 106 agreement completed and Planning Permission issued in December 2010. The owner is exploring the marketing of the site to developers/builders.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Owners not signed up to Cambridgeshire Partnerships for affordable housing.	Nov 2010	Part of 106 agreement process	Draft 106 agreement allows flexibility for owners to select affordable housing provider
Satisfying access condition prior to selling on the site to developer/builder	tba	Joint Development Control Committee	Initial discussions with highways and planning officers commenced.
Owners to sell on to housebuilder	To be determined by the owners		No firm proposals at present.

Major Growth Sites Summary Progress Report
Trumpington Meadows

January 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
Sign off pre-commencement conditions	Imminent
Application for primary school	tba
Start first homes	tba early 2011
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.**
- **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.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Joint DC Committee to determine application for Barratt Homes Phase 1	May 2011	Barratt Homes	Application to be submitted imminently.
Delivery of primary school with community facilities	Sep 2012	County application and procurement processes	Initial design reviewed by Quality Panel. Joint Development Control Committee briefing 26 Jan 2011.

**Major Growth Sites Summary Progress Report
 North West Cambridge Strategic Issues**

**January 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

Status:

- **Whole of North West sector adversely impacted by withdrawal of proposed A14 scheme. All development proposals delayed pending further 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)	Being planned for early 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 to be taken up by the emerging Local Enterprise Partnership.	
Delivery of secondary school	Post-2016		School on NIAB2 to be funded by both NIAB and University developments.
Adoption of retail strategy covering the whole sector	Spring 2011	City Council and SCDC Member processes	City and SCDC agreed to consult on retail options in Sep/Oct; Member endorsement of informal policy approach early 2011. To JSGIC 'for information' in due course.
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.

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

**January 2011
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
Resolution of A14 issue	ongoing
Outline planning applications submission	July 2011
Determination of outline planning application	tba

Status:

- **Submission of outline planning application deferred to allow for exploration of the impact of the withdrawal of the A14 scheme. Other work continues on preparing the Master Plan and supporting information.**

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.		
Need to resolve several detailed planning issues (e.g., North West corner of site, western edge).		Project Planning Team. Member processes tbc.	University presentation and workshops 4 February 2011.
Local transport impact and mitigations to be assessed	Jan 2011	Transport assessment and workshop	Assessment to include impact of additional cycles on city centre.
Management of open space and community facilities	July 2011	City Council leading	Management options need to be agreed in consultation with the City Council, South Cambridgeshire District Council and Girton Parish Council

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

**January 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	tba
Resolution of A14 issue	tba
Start major infrastructure on site (main site)	tba
First occupations (frontage site)	Summer 2011
First occupations (main site)	tba

Status:

- **First occupations of frontage development (187 homes) likely in summer 2011.**
- **Main site effectively ‘on hold’ pending resolution of A14 issue. Application was granted outline planning approval (1593 homes; 24 July 2010) subject to completion of a section 106 agreement, but the agreement may not be completed until there is agreement on the way forward in respect of the A14.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Withdrawal of funding for A14 widening/improvements scheme as published. Uncertainty regarding alternative solution(s).	Highways Agency directive limits development of this site to 350 homes prior to A14 performance improvements. See “North West Cambridge Strategic Issues” summary.		
S106 agreement to be completed and planning permission issued.	tba	City Council coordinating	Delegation to Spokes and Officers extended to March 2011.
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.

**Major Growth Sites Summary Progress Report
Northstowe**

**January 2011
Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - Up to 8,000 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;"> <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>tba</td> </tr> <tr> <td>Eco-Town demonstrator projects</td> <td>ongoing</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Next steps:	Date	Discussions on A14	tba	Eco-Town demonstrator projects	ongoing		
Next steps:	Date								
Discussions on A14	tba								
Eco-Town demonstrator projects	ongoing								
<p>Status:</p> <ul style="list-style-type: none"> • A14 scheme withdrawal: Highways Agency and local authorities working with the landowners on determining a range of interim measures that may be used to enable development to commence prior to a major improvement of the A14. • Letter from Director of Joint Planning to Joint Promoters in December 2010. Suggestion of a free-standing 1,500 home development rejected; now discussing a possible development of 8,000 homes on the site. • Eco-town demonstrator projects (Retrofit and Demonstrator) are progressing well. 									

Key Issues	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		
Viability and affordability	tba	Agreement between Joint Promoters and LAs	Authorities and other stakeholders to meet to review 106 requirements. Gallagher considering land values.
Local Investment Plan	tba	Horizons Board	Delayed pending resolution and agreement on other key issues.
Impact on the development of the Government’s new affordable rent product.	tba	City Council leading	Discussions with developers and housing partners.

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

**January 2011
Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - Planning permission granted and S106 completed to secure 950 units and 40% affordable housing (subject to viability) - 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>Draft S106 and agree planning conditions</td> <td>Feb 2011</td> </tr> <tr> <td>Resolve drainage re. Uttons Drove and Cambourne and take back to Planning Committee</td> <td>April 2011</td> </tr> <tr> <td>Advise developer on drafting of Design Briefing documents</td> <td>April 2011</td> </tr> </tbody> </table>	Next steps:	Date	Draft S106 and agree planning conditions	Feb 2011	Resolve drainage re. Uttons Drove and Cambourne and take back to Planning Committee	April 2011	Advise developer on drafting of Design Briefing documents	April 2011
Next steps:	Date								
Draft S106 and agree planning conditions	Feb 2011								
Resolve drainage re. Uttons Drove and Cambourne and take back to Planning Committee	April 2011								
Advise developer on drafting of Design Briefing documents	April 2011								
<p>Status:</p> <ul style="list-style-type: none"> • 3001 units completed at Cambourne of original 3,300 permitted. New police station and church now open. Fire station and BMW garage under construction. Construction of sports centre commenced in November 2010. • 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. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Agree solution and funding for Utton's Drove works	Jan 2011	Horizons coordinating.	Officer agreement reached on 26 th January on the way ahead.
Finalising community requirements in relation to education and early years.	Feb 2011	CCC to provide plan	SCDC needs to work with CCC ahead of CCC's Feb cabinet.
Resolution of problems with existing infiltration of surface water into the foul water system	Ongoing	Meetings, with monthly update to SCDC Planning Committee.	Detailed schedule and programme of rectification works being carried out by developers to the satisfaction of the Planning Committee.
Following resolution of drainage issue, report to Planning Committee and issue decision with competed S106.	Apr 2011	SCDC coordinating.	Applicant has submitted all required information.
Advise developer on drafting of Design Briefing documents.	Mar 2011	SCDC coordinating.	Review existing development in Upper Cambourne; hold pre-app forums to influence developers' preparation of Design Briefing Documents.