

JOINT STRATEGIC GROWTH IMPLEMENTATION COMMITTEE

Minutes from the Meeting held

Monday 12th January 2009, 1400-1600

The Kaetsu Centre, New Hall, Cambridge

COMMITTEE/ BOARD MEMBERS PRESENT:

<u>Committee:</u>	
Sir David Trippier	Cambridgeshire Horizons
Alex Plant	Cambridgeshire Horizons
John Onslow	Cambridgeshire Horizons
Cllr Dr David Bard	South Cambridgeshire District Council
Cllr Ray Manning	South Cambridgeshire District Council
Cllr Sebastian Kindersley	South Cambridgeshire District Council
Cllr Nichola Harrison	Cambridgeshire County Council
Cllr Sian Reid	Cambridge City Council
Cllr Ian Nimmo-Smith	Cambridge City Council
Cllr Lewis Herbert	Cambridge City Council
Peter Studdert	Joint Planning Director

<u>Attendee's:</u>	
Greg Harlock	South Cambridgeshire District Council
Graham Hughes	Cambridgeshire County Council
Simon Payne	Cambridge City Council
Brian Smith	Cambridgeshire County Council
Steve Hampson	South Cambridgeshire District Council
Tim Wetherfield	Cambridge City Council

<u>Minutes:</u>	
Gill Barker	Cambridgeshire Horizons
Charlotte Shepherd	Cambridgeshire Horizons

<u>Apologies:</u>	
Cllr Sir Peter Brown	Cambridgeshire County Council
Cllr Matt Bradney	Cambridgeshire County Council
Rob Hammond	Cambridge City Council
Liz Ledger	Cambridgeshire County Council

Actions

1. Welcome and Apologies

Apologies were noted as above.

SDT welcomed all and wished everyone a very happy New Year.

SDT also asked all to note that due to the chronological order of the meetings taking place regarding the Marshalls site, it may be necessary to call a 'special JSGIC meeting' in the very near future to deal with any issues arising.

2. Minutes of the Meeting held on 12th November 2008

The Minutes were agreed.

3. Matters Arising

Item 5 - Housing and Communities Agency (HCA)

It was noted that the Action Point was covered under Item 6 of this meeting.

4. Major Development Sites progress report

JO's report had been circulated. He highlighted the main points:

- HGF funds awarded amount to 30% of actual bid;
- Cambridgeshire had fared best, nationally;
- No 'rolling fund' award – now required approach through HCA;
- Process of review of HGF funding underway;
- Main focus on deliverability of homes, with flexible fund targeted on major developments;

Discussion points:

- Under 1.2 of the report, SDT noted he will be lobbying the Government Minister with regard Rolling Fund for Cambridgeshire;
- Concern regarding the Marshalls site led to query whether a 'Plan B' should be ready and available;
- It was noted a 'Plan B' was ready, final confirmation on the result of Plan A required first;
- Disappointment regarding the official slowing down of the Northstowe development. It was noted that despite the effects of the economic downturn and government requirements, work would progress on key infrastructure, such as land drainage, to facilitate quick recovery of timetable once issues were resolved;
- Timetable for Northstowe - planning application: amendments by April 09, potential for permission by Spring 2010, development start by 2010/2011. Delay at present due to developers' decisions on how to address planning requirements;
- SRR yet to show impact of recession – for instance R38 still 'orange';
- Confirmation that the SRR, as tabled, a little out of date. This was due to reconfiguration to show a slimline 'top ten' approach. Updated version should be available for next meeting;

- Under 2.1.2, it was noted that community access to Trumpington Meadow School was to be secured. Officers were currently debating how best to ensure this. Complications included future changes of authority boundaries, operational and corporate issues. It was noted that inter-authority agreement had been reached and that this issue would come before JSGIC at the next meeting;
- General agreement that an update from Hazel Belchamber on 'school provision' would be extremely useful, particularly in light of the economic downturn and its effects on S.106 agreements;
- Under 2.2.4 of the report, regarding North West, it was noted that with regard to the Inspectors report from the public examination of the North West Area Action Plan, this will involve considerable additional work by both City and SCDC including public consultation. All of this has to be completed within the timescale to enable the full Inspectors report by May this year;
- HGF Revenue funding would be utilised to fund studies and master plans.

Agenda Item

5. LAA Update – to include SOB & GPB

AP reported that Cambridgeshire Horizons has been appointed as an advisory member of the Cambridgeshire Together Board regarding the theme of Managing Growth. Cllr David Bard will represent Horizons in this capacity. This is a 'whole of Cambridgeshire' arrangement. The newly formed Growth Partnership Board, comprising officers from all 6 local authorities, which will feed directly into Horizons Main Board, will help to facilitate this role.

Key elements are the targets for: number of homes delivered and number of affordable homes delivered. Horizons will need to provide evidence against which these targets can be updated.

Horizons is currently making representation to government regarding these targets.

Discussion:

- Government unlikely to revise targets at this stage, but may re-arrange timetable;
- LAA targets are set for next two years - RSS targets are over much longer period to 2021;
- RSS target was always optimistic, and in light of credit crunch – what now?;
- Up to us to give a rationale to government for target alterations;
- Concern re differing demographics of bodies such as LAA and CAA and ensuring communication between;
- A need to ensure GPB has lines of communication with both the Cambridgeshire Together Board and the Housing Board;
- It was noted that the GPB does bring together Housing and Planning officers from each of the 6 local authorities and that both JO and Liz Bisset (GPB member) are members of the Housing Board and attend LAARG;

- LAA's shorter timescale does assist with focus and the need to be 'fleet of foot' to address issues;

6 **Draft Cambridgeshire Prospectus**

AP reported that the Prospectus was currently taking shape. It will be directed at the HCA but could be utilised with any other body. The HCA are welcoming this document and will be reviewing it as a possible 'pilot scheme' nationally. Following a meeting with Terry Fuller, the newly appointed Regional Director of the HCA, it was apparent that they shared the vision this document could create, and the potential for it to form the 'single conversation' they required. The Prospectus will include suggestions for new ways of using funding, including ways of making money go further.

Discussion:

- General agreement that this was a welcomed pro-active approach;
- Some concerns that it should allow for individual authority policies;
- Current combined policy that 'Balanced and Mixed Communities' should be a priority to be maintained;
- Some concern not to give 'hostages to skeptics' and not to create a UDC by stealth;
- Important to get message across regarding growth areas, but equally important that support is there for existing communities;
- Requirement to be sure there is clear understanding of how any intervention affects delivery;
- Document needs to be dynamic;
- Are developers displaying any interest?;
- Affordable Housing cluster group numbers may need to be rigid if being sold on;
- What is the HCA doing itself?;
- HCA is responsible for Regeneration – this includes commercial, and could be looking at City Centres and empty retail units;
- Concern that through HCA funding, large numbers of equity share/buy to let properties developed, leading in time to transience.

AP responded to the above queries:

- HCA only 5 weeks old. Horizons are happy that the HCA is saying they want us involved, rather than enforcing a particular method;
- HCA funding needs to be 'Growth' related and, therefore, unlikely to be available to meet any existing requirements;
- Balanced and mixed communities will remain priority;
- Horizons will try to ensure work is within current policies;

AP then advised that the next stage for this document is the pooling of all the ideas. The document will then be brought back to officer level prior to Main Board of Horizons.

7. Forward Agenda Plan

It was noted that there was a possible clash between May and July JSGIC dates and JDDC meetings. GDB to check and re-organise if necessary.

GDB

8. Any Other Business

Query regarding the necessity to schedule a meeting around Quality and design issues, perhaps to include a Design Panel for Major Developments?

Following discussion, it was agreed that PS would organise a report to either the March or May JSGIC meeting linked to the Quality Charter.

**PS
Agenda Item**

9. Date of next Meeting

Wednesday 5th March, 2009 at 14.00.

Venue: Kreis Viersen Room, Shire Hall, Castle Hill.