

PROGRESS ON MAJOR DEVELOPMENTS

To: **Joint Strategic Implementation Committee**

Date: **17th July 2007**

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

Purpose: **To update the Committee on progress in delivering major developments in the Cambridge and South Cambridgeshire area**

Recommendation: **The Committee is asked to note and comment on progress**

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1. PROGRAMME SUMMARY

1.1 The Strategic Programme summary is shown in Appendix 1. Headlines include:

- A428 Caxton-Hardwick completed
- Cambridgeshire Guided Busway under-construction – expected completion early 2009.
- A14 Start of construction 2010
- Northstowe start on site 2008
- Southern Fringe start on site 2008
- North-west Cambridge start on site – to be confirmed, see section 3.4
- Cambridge East transport measures to be implemented from 2013

2. RISK MANAGEMENT AND KEY ISSUES

2.1 The current risk register is attached at Appendix 2. The key issues arising from these risks are shown in Appendix 3. Risks for Northstowe and Cambridge Southern Fringe are managed by the relevant Delivery Boards and the most significant issues are discussed below. However, key issues relating to the developments that require a steer or action by the Committee are included in Appendix 3. The key points from appendix 3 are:

- City and South Cambs to agree an approach to Southern Fringe open space management
- Need for identification of site for North West secondary school and procurement process
- Clarification of post-16 education strategy and implications for major sites
- Prioritisation of Section 106 requirements for Southern Fringe (see Part 2)
- Clarification of provision of waste management at Southern Fringe and North West Cambridge
- Agree approach to reserve land at Northstowe

3. MAJOR DEVELOPMENTS

3.1 The following section sets out a summary of progress with the major development sites and key infrastructure.

3.2 Northstowe

Key events	Timescale
Public consultation on SCDC Draft LDF	June/July 2005
Gallagher outline planning application submitted to SCDC	22 July 2005
Public consultation on outline planning application	July – Oct 2005
Submission of SCDC LDF to Secretary of State	Jan 2006
Inspector's report on AAP	May 2007
LDF Adoption	June 2007

New joint application	October 2007
Determine planning application	May 2008
Commence infrastructure construction	June 2008
Phase 1 Reserve matters determined	July 2008
Clearing of pre-commencement conditions	July 2008
Commence Housing Construction	2009
First dwellings ready for occupation	2009

- 3.2.1 The Inspectors published their binding report on the Northstowe Area Action Plan in May 2007 and this now appears on the SCDC web site. The Inspectors have confirmed a housing target of not less than 10,000. If necessary “reserve” land west of Station Rd should be developed to achieve this total.
- 3.2.2 The joint promoters are developing their masterplan for Northstowe in consultation with Horizons and the local authorities They have recently held public exhibitions on their plans. The public response will help inform the outline planning application which they intend to submit in October 2007.
- 3.2.3 Negotiations on the Section 106 Agreement commenced in April as planned. These will be critical in ensuring that the essential physical, economic and social infrastructure is in place to provide for a sustainable community. In addition to the Section 106 exercise, work will be commissioned by Horizons and the authorities to identify other sources of funding to support the S106.
- 3.2.4 English Partnerships and Gallaghers have signed Heads of Terms for their Joint Venture vehicle and expect to have signed the Agreement in the near future.
- 3.2.5 Work is progressing on the A14 interim measures to enable the early start of Northstowe ahead of completion of the main A14 scheme. The work involves the Highways Agency, English Partnerships, Gallaghers, the County Council, South Cambs DC and Horizons.
- 3.2.6 Work on the long term management and maintenance regime for Northstowe is continuing with the aim of incorporating provision for the proposed Northstowe Development Trust into the S106 negotiations. Work has also commenced on identifying options for commissioning public sector infrastructure.
- 3.2.7 Other issues for Northstowe which are currently being considered by the Delivery Board, include:
- Location, specification, design and implementation of secondary school.
 - Water cycle strategy.
 - Infrastructure costs and phasing
 - Emergency services provision

3.3 Cambridge Southern Fringe

Key events	Timescale
Public consultation on SCDC Draft LDF	June/July 2005
Independent examination of Cambridge City Local Plan	Sept - Nov 2005
Submission of SCDC LDF to Secretary of State	Jan 2006
Submit planning application for access road	Feb 2006
Inspector's report City Local Plan	April/May 2006
Adoption of Cambridge City Local Plan	July 2006
Planning applications – residential development (excluding Glebe Farm)	July – October 2006
Determine application for access road	November 2006
Inspector's report on SCDC LDF	October 2007
Determine Planning Applications	Autumn 2007
Commence Infrastructure construction	Mid 2008
Commence Housing construction	Mid 2008

- 3.3.1 The County Council's review of secondary education provision for Cambridge went to Cabinet on 22 May 2007. Cabinet approved the establishment of a new secondary school on the Southern Fringe on the site identified close to Fawcett Primary School. Countryside Properties have resubmitted the Clay Farm outline planning application (in duplicate) to show 'dual' provision for a Secondary School and residential land, with the suggestion to govern release of land through Section 106 clauses.
- 3.3.2 To meet the agreed date for submission of amendments, the County, South Cambs and Grosvenor must resolve the land-take of the Trumpington Meadows Primary School. This remains critical for the adequate provision of education and community facilities. The County Council have objected to the revised application on a number of grounds, including the size of site proposed for education/community use. Local Authority officers are meeting with Grosvenor to resolve this issue to allow final amendments to the application to be submitted.
- 3.3.3 A series of events are taking place to confirm the requirements for community facilities to serve the Southern Fringe and how the proposed joint community/GP/library facility will be delivered. The PCT held an event on 2 June to ensure local involvement in the shaping and siting of future health facilities. The City Council hosted a public meeting on 14 June and are working with the County and PCT to run a workshop on 17th July on how the proposed joint facility will function. Invitees to the workshop include councillors, residents, representatives from the Trumpington GP practice, the police and officers from the City, County and South Cambs Councils.
- 3.3.4 Ongoing management of community facilities and open space remains a crucial issue in the delivery of all major development sites. For the Southern Fringe, recommendations for how open space should be managed were considered by the City Council Community Services Scrutiny Committee on 25 May. South Cambs had intended to consider this issue at Cabinet on 9 July, however this has been postponed.

- 3.3.5 Construction of the Access Road will start on Phase 1 towards the end of July 2007; Phase 1 of the scheme will be completed by the end of March 2008.
- 3.3.6 Other Southern Fringe issues being considered by the Fringe Sites Delivery Board are the infrastructure and service requirements to be secured through Section 106. Discussions are progressing with individual developers and a schedule of requirements for the authorities and service providers has been drawn up. This is for discussion at Part 2.

3.4 Cambridge North West

Key events	Timescale
AAP Issues and Options consultation	Sept 06 – Nov 06
NIAB HQ redevelopment planning application	Dec 06
Residential planning application (NIAB site) submitted by David Wilson Estates	Dec 06
North West Cambridge Transport Strategy Final Report	Feb 07
AAP Preparation of Preferred Options	Dec 06 – Aug 07
AAP Preferred Options Consultation	Sept/Oct 07 – Nov 07
AAP Submission and Examination	Dec 07 – Feb 09
AAP Adoption	Feb 09

- 3.4.1 Before the AAP can progress to the next stage of Preferred Options, the responses to the Issues & Option consultation and the preferred approach to the draft AAP need to be agreed. A major issue for consideration is the site footprint and new Green Belt boundary. An enormous amount of work has been put into assessing the relative merits of all site options both from the City Council and SCDC as well as the University. This work has included consultation with key local stakeholders on the site assessment criteria, 3D modelling from agreed viewpoints and noise & air quality studies.
- 3.4.2 The North West Joint Member Reference Group met on Friday 29th June to discuss the site footprint as well as the responses to the Issues & Options consultation ahead of the City Council's Environment Scrutiny Committee meeting on the 10th July and South Cambridgeshire's Special Council meeting on the 17th July.
- 3.4.3 At the meeting, a refinement to Option A was proposed. This option, entitled Option E, would generally maintain development no lower than the 20m contour line in South Cambridgeshire in order to respect the Green Belt setting, whilst providing a large high-amenity value central green space as part of the strategic gap running from Huntingdon Road to Madingley Road.
- 3.4.4 Once the site footprint has been agreed, the AAP will be drafted in order to consult on the Preferred Options in October - December 2007.

3.4.5 The City Council has not yet set a date for determination of the NIAB Planning Application and continues to try and move the application forward but education, waste and the junction access onto Huntingdon Road remain key issues to be resolved. A meeting has been arranged for the 3rd August to discuss education and waste with David Wilson Estates and the University and the County are also arranging a meeting to discuss the access onto Huntingdon road with the developers.

3.5 Cambridge East

Key events	Timescale
Public consultation on SCDC Draft LDF	June/July 2005
Independent examination of Cambridge City Local Plan	Sept - Nov 2005
Submission of SCDC LDF to Secretary of State	Jan 2006
Study on airport relocation completed	July 2006
Adoption of Cambridge City Local Plan	July 2006
Relocation first phase (North Works) SUV Business	Spring 2007
Inspector's report on Cambridge East AAP	Oct / Nov 2007
Decision on Relocation	End 2007
Submission outline application Phase 1 (North Works site)	Mid 2008

3.5.1 The independent examination of the AAP is scheduled to begin in July 2007, with adoption by the end of 2007.

3.5.2 Work is progressing on masterplanning; Marshall's planning consultants, LDA, will be invited to the next meeting of the Joint Member Reference Group, to be arranged for July 2007.

3.5.3 Marshall are continuing with discussions about a move to Mildenhall or Wyton airfield. At the Cambridge East Steering Group on 15 May, Marshall reported good progress with discussions over land acquisition at Mildenhall (including from the Forestry Commission) and proposals for a Mildenhall relief road.

3.6 Cambridge Northern Fringe East

3.6.1 The work on developing a business case for Chesterton station is now substantially complete and will be submitted to government in due course. Work on developing the next stage of the Long-Term Transport Strategy is also nearing completion and will be reported on shortly.

3.6.2 The County Council is seeking to clarify the intentions of the partners on the Northern Fringe in respect of the proposals in the Cambridge City Local Plan for comprehensive redevelopment of the Cambridge Northern Fringe East, including transport improvements and minerals and waste issues.

3.6.3 In relation to the Minerals and Waste Plan, this will take account of the potential relocation of the Cambridge WWTW and also any alternative options concerning the rail head facilities for aggregates import and processing. Subject to the outcome of discussions the Council will seek to press forward with studies of deliverability and sustainability in the Autumn of 2007, in time to inform the Council's position on the next Minerals and Waste Plan consultation in 2008. This will take the form of

a second Preferred Options consultation in the Autumn of 2008 to be followed by submission in the Autumn of 2009. The Inquiry and formal adoption of the Plan are programmed for 2010. The timetable for the Plan is set out in the Council's recently revised Local Development Scheme.

4 STRATEGIC INFRASTRUCTURE

- 4.1 Work continues with site clearance for the construction of the Cambridgeshire Guided Busway. The busway is expected to be opened in early 2009.
- 4.2 The dualled A428 between Caxton Common and Hardwick opened to traffic on 24 May.
- 4.3 The initial scoping report for a Water Cycle Strategy for Cambridge and the surrounding area is being prepared by consultants on behalf of the Environment Agency. Should work progress, the first stage proper of the study is intended to define further and more detailed work on water supply, waste-water issues and drainage (including Sustainable Drainage Systems – SUDs).
- 4.4 Work on the electricity grid station on Kings Hedges Road has started; the commissioning date is likely to be the end of 2008 or early 2009. Horizons played a key role in facilitating implementation of this project.