

**Joint Strategic Growth Implementation Committee**

**Minutes from the Committee Meeting of  
Wednesday, 9 April 2008 (10 am – 2 pm)  
Committee Room 1, The Guildhall, Cambridge**

**Committee Members Present:**

Sir David Trippier, Chairman

Cllr Dr David Bard, South Cambridgeshire District Council  
Cllr Nichola Harrison, Cambridgeshire County Council  
Cllr Lewis Herbert, Cambridge City Council  
Cllr Sebastian Kindersley, South Cambridgeshire District Council  
Cllr Ray Manning, South Cambridgeshire District Council  
Cllr Ian Nimmo-Smith, Cambridge City Council  
John Onslow, Cambridgeshire Horizons  
Cllr Roy Pegram, Cambridgeshire County Council  
Alex Plant, Cambridgeshire Horizons  
Cllr Sian Reid, Cambridge City Council  
Cllr John Reynolds, Cambridgeshire County Council

**Also in attendance:**

Graham Hughes, Cambridgeshire County Council  
Sally Hutchinson, Cambridgeshire Horizons (Minutes)  
Gareth Jones, South Cambridgeshire District Council  
Paul Mumford, Cambridgeshire Horizons (Minutes)  
Simon Payne, Cambridge City Council  
Brian Smith, Cambridgeshire County Council  
Peter Studdert, Director for Joint Planning (Cambridge Growth Areas and Northstowe)

*Hazel Belchamber, Cambridgeshire County Council - presenting Item No. 4*  
*Tom Dutton, Cambridgeshire Primary Care Trust – presenting item*  
*No. 9*

**Apologies:**

Steve Hampson, South Cambridgeshire District Council

**PART 1 (Public)**

**Item 1 – Welcome and Apologies**

- 1.1 The Chairman welcomed everyone to the meeting of the Joint Strategic Growth Implementation Committee.
- 1.2 Apologies were received from Steve Hampson, South Cambridgeshire District Council.

**Item 2 – Minutes of the Joint Strategic Growth Implementation Committee – 6 February 2008**

- 2.1 The Minutes were agreed as an accurate record of the meeting of Wednesday, 6 February 2008

**Item 3 – Matters Arising**

- 3.1 There were no matters arising.

**Item 3a – Proposed Eco-Town - Hanley Grange**

- 3a.1 The Government announced this week that Hanley Grange was part of the Eco-town proposals from Government.
- 3a.2 The Chairman opened up discussions by saying that the proposed Eco-town at Hanley Grange was a distraction to the growth agenda. Partners in Cambridgeshire have positively engaged in providing many thousands of additional homes and the necessary associated infrastructure in a sustainable way. He went on to say that a 12-week consultation period is now running, after this time the Government will decrease the 15 proposed Eco-towns up to 10 and the Chairman hoped that Hanley Grange would be in this 'fall out'. A meeting is scheduled at 5 pm today which will be chaired by Alex Plant to begin the campaign to respond to the consultation.
- 3a.3 The Chairman confirmed that it is his understanding that it is not the intention of Government to give UDC powers or New Town powers to Eco-towns.
- 3a.4 The Chairman disagreed with the rumours that Hanley Grange could possibly replace Cambridge East. Cambridge East is committed in the Structure Plan, Government has made it very clear that Eco-towns are in addition to existing planned development.
- 3a.5 The Chairman confirmed with Committee Members that it was agreed that we should proceed with a robust response. This was confirmed.
- 3a.6 Cllr Reid suggested that carbon and transport should spearhead the response as cannot see how Hanley Grange could deliver on

this.

- 3a.7 Cllr Harrison asked for confirmation from all Committee Members that there was a united response. A discussion took place between Cllr Harrison and Cllr Herbert on this matter and on the idea that Hanley Grange could replace Cambridge East.
- 3a.8 The Chairman asked Cllr Herbert if he could confirm that the Labour Group would join in a united response irrespective of Cambridge East. Did the Labour Group on the City Council disagree with Hanley Grange? Cllr Herbert responded by saying that he would be happy to meet the Chairman outside of the meeting to explain the position. He confirmed that he personally had not made a statement on Hanley Grange.
- 3a.9 Cllr Harrison suggested employing a consultant to streamline approach to respond to Government so as to avoid duplicating effort.
- 3a.10 Cllr Dr Bard said that Hanley Grange would not serve the Cambridge Sub-region as all transport links go to the South of Hanley Grange. Cllr Bard suggested the following points when leading in the consultation process.
- General principle of Eco-towns process (eg LGA considering legal challenge)
  - Regional/Sub-regional proposal centering on capacity.
  - Site specific. Plus long history of site selection going back to Northstowe site selection.
- 3a.11 Cllr Reynolds felt that a common sense approach was required. Need to address local, regional and national issues slightly differently. Need to understand what the decision-making process on Eco-towns are. Assemble all the evidence on sites coming forward to planning permission in the Cambridge Sub-region. Cllr Reynolds went on to say that we are still awaiting the final Regional Spatial Strategy (RSS) and that the Regional Development Agency (RDA) would also be taking responsibility for regional planning in the future. Finally, Cllr Reynolds felt that we must be clear what the proposals are and must be united in the response.
- 3a.12 Cllr Reynolds then went on to stress the importance of making Northstowe an exemplar Eco-town. The public want to see Northstowe bringing forward zero carbon housing.
- 3a.13 The Chairman informed Committee Members that as Barbara Follett has agreed to Chair the Northstowe Government Liaison Group, this could be a link to Government.
- 3a.14 The Chief Executive confirmed that Barbara Follett had made clear her personal commitment to bringing Northstowe forward as an exemplary sustainable development and we would therefore engage with her on a means of communicating our concerns to Government.

3a.15 Cllr Kindersley agreed with the points already made. Cllr Kindersley went on to say that whilst he had upmost respect for Cambridgeshire Horizons and the relationship they had with Ministers, we should have not too high hopes. Cllr Kindersley also respects the LGA but we should also consider a separate challenge. He went on to ask if the promoters of Northstowe have commented on Hanley Grange? The Chief Executive responded by saying that the situation had been raised with a representative of Gallaghers, the promoters of Northstowe, who would take back specific local points to a higher level within the organisation and with English Partnerships who are constrained by being a Government Agency.

3a.16 The Chief Executive referred to a letter, which he sent to Henry Cleary, Deputy Director at Communities & Local Government on the 8 February which was previously circulated. Chief Executive agreed to circulate again for those members who had not received it.

**Chief Executive**

3a.17 Further discussions were made regarding the proposed Eco-town at Elsenham.

3a.18 Peter Studdert mentioned that we are now awaiting the final RSS and all parties had committed to do an early review of the RSS, which would be a better route to consider further developments.

3a.19 Cllr John Reynolds said we could not start the review of the RSS to 2031 until the current draft RSS has been finalised.

3a.20 Cllr Reid asked if Cambridgeshire Horizons could pull together a list of responsibilities for pulling the consultation together. This was agreed.

**Chief Executive**

#### **Item 4 – Planning and Delivery Educational Provision in Response to Planned Housing Development – Progress Report**

4.1 The Chairman welcomed Hazel Belchamber, Head of Infrastructure at Cambridgeshire County Council to the meeting.

4.2 Hazel Belchamber presented the paper and asked the Committee to note progress to date with the planning and delivery of education provision. She also wanted to advise Committee members on the key issues and challenges which the Local Authority faces in securing the effective timely delivery of new educational facilities. Hazel went on to say that the appointment of 2 posts funded by the additional funding Horizons had secured from Government has been an enormous help.

4.3 Cllr Dr Bard asked if extra land north of Station Road at Northstowe is developed, what is the implication for education provision? Hazel responded by saying that it has been decided in conjunction with South Cambridgeshire District Council (SCDC) to address the site as it is currently known, but have requested a slightly larger site so as to be flexible. The upper limit of 1650 for the secondary school has been removed. The design and organisation of the school is key. Hazel went on to say that discussions with the LSC for Post 16

provision is pointing to a smaller facility rather than larger as the LSC are concerned it could face over provision.

- 4.4 Cllr Dr Bard referred to 8.5 and 8.6 of the report and the unfortunate position we are in.
- 4.5 Hazel confirmed that Cambridgeshire County council (CCC) are looking at secondary school provision in Cambourne due to the planning application for an additional 950 dwellings.
- 4.6 Discussion took place regarding new settlements growing beyond initial design levels, not just in education but community cohesion.
- 4.7 Cllr Reid commented on the following issues relating to partnership working.
- Community facilities – have good co-ordinated working arrangements.
  - Sustainability Standards – need to develop a consistent standard.
  - Urban Design – keen to come up with some common principles on urban design and schools should be at the heart of new communities.

Cllr Reid asked that a report come back to JSGIC on Sustainability Standards and Urban Design in public buildings. The Chairman agreed to this.

**Hazel  
Belchamber**

- 4.8 Cllr Reid referred to 7.2 of the report and asked if the competition is for managing or building the schools? Hazel responded by saying it would be for the managing of the school. There would be at least one public meeting on how the promoter will deliver the school and offered to involve City and SCDC officers involved with Northstowe and Cambridge Southern Fringe.
- 4.9 Cllr Nimmo-Smith asked if the new projections for Cambourne are now being built in and is Compulsory Purchase Order (CPO) being considered for land at Cambourne. Cllr Nimmo-Smith went on to ask if efforts are being made to try to improve sustainability access to where Post-16 services are located. Hazel replied by saying that they are looking at future modelling in Cambourne and CPO is being considered. The planning for Post-16 facilities rests with Learning and Skills Council (LSC).
- 4.10 Cllr Reynolds commented that Cambourne could grow further, and if it does, this will have an implication for Post-16 education. Gareth Jones replied by saying that there is no definitive answer, Cambourne could possibly continue to grow and we should have an eye to the future.
- 4.11 Cllr Dr Bard commented that any further development at Cambourne would require a quantum change.

- 4.12 Cllr Pegram asked from conception to implementation what are the timescales for building primary and secondary schools. Hazel responded by saying that it was 3 years for a primary school and 5 years for a secondary school.

**Item 5 – Long Term Delivery Plan and Sustainability Appraisal and Climate Change**

- 5.1 The Chief Executive presented the paper and briefed Committee members on some of the key points from the draft report received from ESD Ltd, who were commissioned in December 2007 to evaluate the carbon impact of the growth plans for the Cambridge Sub-region. The Chief Executive went on to say that he felt the report was a good start to the issues that need addressing but does require further work.
- 5.2 Cllr Kindersley referred to the last bullet point in 2.2 of the report “*Without TIF, things would look even worse*”. How do we know this? TIF relates strongly to the City and have not taken into account South Cambridgeshire. Maybe a worse picture, but would welcome further work on this. The Chief Executive responded by saying the report assumes that TIF goes forward as envisaged if TIF contribution were not there, the situation would worsen, but the overall contribution of TIF to reducing CO2 emissions was not huge.
- 5.3 Brian Smith confirmed that the comments relating to TIF were fair.
- 5.4 Cllr Herbert suggested there were some very big issues which would benefit discussion with Members at a half-day workshop/seminar. Members could look at guidance we could give to developers to achieve zero carbon and a broader issue on energy efficiency of existing dwellings. The Chief Executive responded by saying there is some consideration in the report of how we can use the growth agenda to achieve goals and broader benefits for existing housing. Agreed that further time with Members would be a good idea.
- 5.5 Cllr Sian Reid agreed that it would be an excellent idea for JSGIC Members to meet for a half-day seminar to discuss the issues further. Cllr Reid requested that the report be circulated and asked that the numbers mentioned in the report be confirmed.
- 5.6 Cllr Sian Reid and Brian Smith both made the comment that local authorities are required to achieve reduction in CO2 emissions.
- 5.7 Cllr Dr Bard agreed that work is ongoing and more needs to be done. Emphasis on TIF, but needs to site alongside strategy for rural areas. Cambridgeshire Guided Busway and Park and Ride seen as a solution but need to be cautious that they may affect local bus services.
- 5.8 Cllr Harrison welcomed the work that had been done so far and said it underscores the need to place development near to existing infrastructure provision. Hopes that the report in its final form will be published.

**Chief Executive**

**Chief Executive**

- 5.9 Cllr Reid confirmed that analysis had been completed in comparing the carbon footprint for Northstowe to Cambridge East. Cllr Reid will circulate the results.
- 5.10 Chairman confirmed that the invitations for the half-day seminar would be extended to all District Councils and the County Council.

**Cllr Reid**

**Item 6 – Posts Engaged in the Growth Agenda**

- 6.1 The Director for Development presented the paper and asked if any further information was required.
- 6.2 Cllr Dr David Bard asked if we had sufficient capacity to commission a consultant to head up the response to the possibility of Hanley Grange becoming an Eco-Town. The Chairman confirmed that this was something that Cambridgeshire Horizons can help with.
- 6.3 No further comments were made by Committee Members.

**Chief Executive**

**Item 7 – Major Development Sites Progress**

- 7.1 The Director for Development presented the paper, which had been written before the Eco-town announcement, and asked Committee Members to note the progress that had been made with the major growth area development sites in and around Cambridge and to consider the key strategic risks. The Director went on to say that the Red Risks had been reduced but more analysis is required on the Amber Risks detailed in the Strategic Risk Register. The Director informed Committee members that the Strategic Housing Market Assessment (SHMA) is nearing completion and a report will be presented to the next JSGIC meeting scheduled in June. Phase I of the Water Cycle Strategy is nearing completion and is now moving into Phase 2. A Member/Stakeholder briefing is to be arranged.
- 7.2 The Director for Joint Planning gave an oral update on Northstowe. The consultation period on the submitted Planning application has now closed and responses are now being assessed. The Director went onto say that an informal meeting of the Joint Development Control Committee will be meeting to look at Transport, Flooding, Phasing, Quality of the Submission/ Masterplan and the Management and Governance. The Committee will specifically look at the current phasing strategy which begins at the North and South of the development near existing roads and the Cambridgeshire Guided Busway, however, would like to work with developers to see if the development could start nearer to the middle of the development and the secondary school. The Director will need to come back to Members with a view to the application. Governance is receiving objection from the promoters on the Community Trust. The Director is aiming for the application to go to Committee in this calendar year.
- 7.3 The Director for Joint Planning then gave an oral update on Cambridge Southern Fringe. The Development Control Committee meeting scheduled in April will discuss the location of the allotments on Clay Farm and will also brief Members on the North West Transport Strategy ahead of 2 NIAB applications in May. Bell School

**Agenda Plan Director for Development**

planning application will go to Committee in June.

- 7.4 Cllr Dr Bard acknowledged the importance of the Phasing of Northstowe. He went on to say that the site administration for Northstowe will be huge and will need to be co-ordinated.
- 7.5 Cllr Kindersley suggested that Eco-towns should now be a 'red risk' following the recent announcement. Cllr Kindersley went on to say that if we are not to deliver at the expected rate due to the market slow down, how is this to be addressed and how will the Government address this? Should we be putting national economic indicators on the risk register. The Chairman responded by saying that Cambridgeshire could not escape such a downturn in the market, but would have a slower rate of decline, perhaps the lowest in the country.
- 7.6 Cllr Harrison is pleased to see that Cambridge East is now progressing, but asked what is the Member involvement? The Chief Executive responded by saying that the Delivery Board as for other developments, will consist of Officers and Developers but agreed that there must also be an effective Members process. The Chairman suggested that JSGIC be the forum for Member involvement for Cambridge East delivery.
- 7.7 Cllr Harrison asked for a report to the next JSGIC on housing numbers and phasing, as South Cambridgeshire District Council are now facing a shortfall on numbers and this will assist in having a commonality of understanding. The Chairman and Director for Development agreed to look at this.
- 7.8 Cllr Reid acknowledged the progress on Cambridge East and welcomed the move to make this real and see visible progress. Cllr Reid also acknowledged that the North West Area Action Plan has gone through both Councils and expects this to now move forward. Cllr Reid went on to say that the transport issues do need an open discussion, it is a very heavy campaign against TIF and is important to address this co-operatively. Finally, Cllr Reid thanked the Chief Executive for his work in taking the Quality Charter forward.
- 7.9 Cllr Reid requested that the North West Transport Strategy going to the Development Control Committee be circulated to Ward Councillors as soon as possible.

**Chairman/  
Director for  
Development  
/Agenda Plan**

**Director for  
Joint  
Planning**

### **Item 8 – A428 Update**

- 8.1 The Director for Development presented the paper and informed Committee Members that the key findings from the report concluded that the economic benefits greatly outweigh the costs. The Director went onto say that the City Council had now been invited to future Steering Group meetings. The Steering Group needed to be clear about the links in terms of public transport options and the East-West Rail Consortium. Cambridgeshire Horizons are now represented on the East-West Rail Consortium.
- 8.2 Cllr Kindersley thanked the Director for the report which is very

helpful and positive, Cllr Kindersley went onto ask if the environment costs had been included in the analysis and how does this scheme compare with other competitor schemes in terms of the ratio benefits/ costs. The Director responded by saying that the Highways Agency will be conducting a refresh of appraisal of scheme under the New Approach to Transport Appraisal (NATA) and will address environment benefits/costs. He went on to say that the economic case is very strong.

- 8.3 Cllr Bard supported the findings of the report. Cllr Bard was perplexed by East-West Rail; freight route does not follow the A428. The Director responded by saying that there were a number of key transport issues that were relevant to the growth agenda across Cambridgeshire and that Network Rail had been invited to the next Board meeting to contribute to a discussion. The Director will feedback to this Committee the outcome of the discussions.

**Director for  
Development**

- 8.4 Cllr Reid expressed concern to the Committee that the methodology used for the report only applies to economic benefits and should environmental issues also need to be included. Should perhaps be more sceptical, Cllr Reid is happy to get critique to JSGIC. Cllr Reid went on to say that she felt uncomfortable with endorsing investment for transport schemes before completing some factual information on where the priorities are.

- 8.5 Cllr Kindersley responded to Cllr Reid by saying that the upgrading of the A428 Cambridge to Caxton was already a delivered transport scheme. This is the missing link.

- 8.6 Cllr Reid responded to Cllr Kindersley by saying that there are many 'missing links' so should be taking a strategic view before supporting one particular proposal.

- 8.7 Simon Payne felt that it was important to consider in the context of the overall strategy. Need to be consistent at looking at schemes and the review of the Regional Spatial Strategy.

- 8.8 The Chairman acknowledged that further work was needed and Cambridge City's involvement on the Steering Group would be beneficial.

**Agenda Plan**

**Item 9 – Agencies Update  
(a) Primary Care Trust**

- 9.1 The Chairman welcomed Tom Dutton, Assistant Director Strategic Planning of the Cambridgeshire Primary Care Trust to the meeting.
- 9.2 Tom Dutton presented the report and invited Committee Members to ask questions and to comment on the matters raised in the report.
- 9.3 Cllr Harrison thanked Tom Dutton for the report and asked if anything further could be done to press for a combined Environmental Impact Assessment (EIA) and Health Impact Assessment (HIA) for Northstowe. Tom replied by saying that he did not think a joined up

approach would now be possible for Northstowe. Cllr Harrison responded by saying that the process has not worked and needs to be addressed. The Chief Executive added that we need to build on this and address the issue at source with the joint promoters. Suggested that Tom encapsulate the information to advise Peter Studdert in his role on the Joint Development Control Committee. Tom agreed to do this.

**Tom Dutton**

9.4 Cllr John Reynolds found the report very useful and informative. As the health provision landscape may change, suggested that a progress report come back to the Committee in an agreed time period. The Chairman agreed to this and suggested update reports to JSGIC every 6 months. This was agreed by Tom Dutton.

**Tom Dutton**

9.5 Cllr Dr Bard asked if the PCT was involved enough in the detailed master planning process? Tom Dutton responded by saying that the PCT had good access to the process but unfortunately this has not been reflected in the application.

#### **Item 10 – Funding (Tariff/Community Infrastructure Levy, Rolling Fund, Regional Infrastructure Fund)**

10.1 The Chief Executive presented the paper and asked the Committee to note the report, and consider in particular the recommendations for expressions of interest for the Community Infrastructure Fund (CIF).

10.2 Cllr Harrison asked what are the prospects of achieving a similar level of funding from the Regional Infrastructure Funding (RIF) as the South West Regional development Agency referred to in 4.4 of this paper. The Chief Executive replied by saying that it is the East of England Development Agency's (EEDA) anticipation of a much bigger fund to be able to address the larger infrastructure constraints in the region. EEDA would also like to explore public/private schemes.

10.3 Cllr Harrison also expressed her surprise in seeing Local Transport Plan measures listed as possible schemes in the Community Infrastructure Fund (CIF). The Director for Development responded by saying that the timescale is key, in effect CIF has to be for schemes that are ready to go. Possible schemes need to meet 3 objectives, deliverability, sustainability and links to housing growth.

10.4 Cllr Harrison then went on to ask for a better understanding on Tax Increment Financing and asked if the Chief Executive would provide a short paper for JSGIC Members for the next meeting. This was agreed.

**Chief  
Executive /  
Agenda Plan**

- 10.5 Cllr Nimmo-Smith accepted the timing for the schemes included within CIF. Cllr Nimmo-Smith asked if it would be more beneficial to have a Sub-regional Infrastructure Fund and would this allow a better opportunity for private financing, although this may mean that EEDA would not be able to promote the scheme. The Chairman responded by saying that those private sector companies who have expressed an interest in private financing of infrastructure would only be interested in schemes across the region and not be confined to one sub-region.

**Item 11 – Agenda Plan and Any Other Business**

- 11.1 The Chairman was delighted to inform Committee Members that Sir Robert Kerslake, Chief Executive Designate of the newly formed Homes and Communities Agency will be the keynote speaker at the Cambridgeshire Horizons Conference on Friday, 13 June 2008.
- 11.2 The next JSGIC meeting is scheduled on Wednesday, 4 June 2008 at 10 am in the KV Room, Shire Hall, Cambridgeshire County Council.

**PART II (CLOSED)**

**Item 12 - Cambridge Southern Fringe Update**

- 12.1 This item was covered under agenda item number 7.