

## **CAMBRIDGESHIRE HORIZONS**

### **Agenda Item No: 4**

#### **Major Development Sites Progress Report**

*To:* **Joint Strategic Growth Implementation Committee**

*Date:* **5 March 2009**

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

*Purpose:* **To update the Committee on progress with the major growth area development sites in and around Cambridge and to consider key strategic risks.**

*Recommendation:* **The Committee is invited to comment on the matters raised in the report.**

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## 1. Overall Programme and Strategic Risks Register

- 1.1 The risk register is maintained by Cambridgeshire Horizons using information from the partners on a two-month cycle to meet the needs of the Member meetings cycle. The current 'work in progress' risk register is at Appendix 1.
- 1.2 The allocation of HGF (see agenda item 9) is to be considered further by the Growth Partnership Board meeting on 6 March and the Cambridgeshire Horizons Board meeting on 25 March 2009. Decisions may influence the bringing forward of one or more of the sites mentioned in Section 2 below.

## 2. Summary of Progress with Major Development Sites

### 2.1 Cambridge Southern Fringe

- 2.1.1 Negotiations continue on the section 106 package on Countryside's **Clay Farm/Glebe Farm** developments in parallel with considering the potential options for allocating HGF (see Agenda Item 9).
- 2.1.2 Early commencement on **Trumpington Meadows** is looking more likely as the developers require only a modest HGF loan to complete a viable development package retaining 40% affordable homes and the requisite infrastructure.
- 2.1.3 Agreement on the Addenbrooke's 2020 application is now very close as the triggers for the Section 106 have been re-phased to reduce the payments burden on the early phases of development. Completion of the Section 106 agreement will enable the Papworth PFI process to move to the next stage.
- 2.1.4 **MRC Boulevard** application decision is still awaited under delegated powers pending completion of the Section 106 agreement relating to landscape and traffic management measures. The developers are working with a view to securing completion of this element of infrastructure – and hence complete the link for the AAR – within 10 months of formal decision notices being issued for both the 2020 outline and the Boulevard.
- 2.1.5 Owners of the **Bell School** site have indicated that there is no intention to commence redevelopment of the site until the housing market has recovered sufficiently.

## 2.2 North West Cambridge

- 2.2.1** Barratt Strategic has indicated the intention to commence development of the 187-home **NIAB** frontage site in the Summer of 2009. Barratt is in dialogue with Cambridgeshire Partnerships Limited with a view to securing additional funding that would enable the level of affordable housing to be increased from 30% (as in the outline planning permission) to 40%.
- 2.2.2** Other than the above, Barratt has indicated that it is “extremely unlikely” that any other house construction will take place on the remainder of the NIAB site before the end of the current funding period, i.e., March 2011.
- 2.2.3** The Inspector is preparing a binding report on potential allocations of SCDC housing land to meet the LDF shortfall and has recently announced the intention to release a part report referring to potential allocation of land north of the current (City) application site in June 2009. The number of houses to be accommodated in this site will be somewhere between 920 and 1,300 depending on the outcome of the Inspector’s findings, but will also include a site for a further primary and for a larger secondary school.
- 2.2.4** The Examination in Public of the North West Area Action Plan for the **University** development site has been adjourned and the councils have been asked to consult on, and test, a footprint extending closer to the M11 and around the Madingley Road park & ride site, with capacity for up to 3,000 homes (of which 50% would be for University key users) and accommodation for 2,000 students. The implications of this change are still being assessed by Cambridge City and South Cambridgeshire District Councils. The full Inspector’s report is expected in May 2009.

## 2.3 Cambridge East

- 2.3.1** Strategic level meetings have taken place between Marshall, Defence Estates, and GO-East and a public announcement has been made that relocation of Marshall’s aviation facilities to Mildenhall will not be possible. Marshall is considering alternative options and has undertaken to produce a report within four months setting out the proposed way forward and the timescales involved.

## 2.4 Northstowe

- 2.4.1** The Joint Promoters had proposed to submit a revision to the current outline planning application in Spring 2009. It is now considered likely that the revision to the current outline planning application will be submitted in Summer 2009.

### 3. Resources and Funding

- 3.1 Agenda Item 9 deals with the allocation of Housing Growth Funds.
- 3.2 Appointments have recently been made to several posts funded by the Joint Planning Budget. The Community Facilities Manager, based at SCDC but working across the Cambridge area authorities, is working on a range of community facilities projects and options for procuring them. Staffing resources in the City Council's major growth team are being revised with a view to bringing in more project support within the existing funding allocation.
- 3.3 Senior officers are currently considering how best to address resource issues across the partnership for future years.

### 4. Quality of Life and Strategic Infrastructure

- 4.1 Cambridgeshire's **Quality Charter** was shortlisted in the Sustainable Communities category of the 2008 RTPi Planning Awards. The award was, however, taken by Adamstown, near Dublin, a large new settlement regarded as an exemplar of how things should be done.
- 4.2 The 'Quality Charter for Growth Agenda Training Programme' continues, running to mid 2009. It aims to equip people working within the growth agenda with key skills and knowledge required to take forward the vision set out in the Quality Charter.
- 4.3 A £130,000 contract has been awarded to Halcrow for Phase 2 of the **Water Cycle Strategy 2** that will provide solutions to the issues and constraints identified in the Phase 1 study. The study also include site specific work for the major growth areas. Work will starts immediately and a report is anticipated at the end of 2009.
- 4.4 The East of England Regional Assembly has recommended that the proposed **Chesterton Station** is funded by Regional Funding Allocation with a view to starting work in 2012.
- 4.5 The northern section of the **Cambridgeshire Guided Busway** between St Ives and Cambridge will open in late summer 2009. More detail on the Southern section timetable will follow.