

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: **10 November 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) To identify how best to take forward the shared community facilities building in the Cambridge Southern Fringe.**

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MAJOR SITES UPDATE AND KEY ISSUES

1. OVERVIEW

- 1.1** Major progress has been made in the issue of planning approvals for up to nearly 4,000 new homes in Cambridge (Clay Farm and the NIAB site) with the expectation that construction may start on some of them in late 2010 or early 2011 (see details below).
- 1.2** Addenbrooke's Access Road opened on 27 October 2010. There has been no significant change to the status of the Cambridgeshire Guided Busway and negotiations continue. Chesterton Station has not been included in the Government's programme of schemes eligible for funding up to 2015, but work continues on alternative funding solutions. Detailed design of the bus interchange at Cambridge train station is nearing completion and work on site is programmed to start in late November 2010 for completion March 2011. The Government's decision not to proceed with the current A14 improvements has implications for a number of major development sites. This is the subject of a separate paper.

2. RISK MANAGEMENT

- 2.1** The Strategic Risk Register (SRR) was reviewed by the Audit & Risk Management Committee (ARM) on 21 September 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

- A Strategic Project Team is developing a programme for the likely conflicting highways works on Hauxton Road.
- The City Council is establishing a community forum to ensure that service planning across authority boundaries is joined-up to meet needs of residents and build community cohesion.
- The second part of this paper includes an update on sector-wide issues in the Cambridge Southern Fringe

3.3 Clay Farm, Cambridge Southern Fringe

- The Committee, and subsequently the Horizons Board, reviewed an outline of the equity investment proposal with Countryside Properties and the agreement was completed on 30 September 2010. See also Agenda Item 7.

- The S106 agreement has been completed and outline planning approval for the 2,300 home development has been granted. Countryside proposes to start on site in the autumn.
- The Joint Development Control Committee has granted full planning permission for the Clay Farm spine road. Detailed design issues around the spine road crossing over CGB have been resolved.
- Negotiations continue on the Design Code, a revised programme for which is being discussed with Countryside.
- Pre-application discussions continue on Phase 1A (southern gateway) with Countryside London & Thames Gateway with a view to submitting an application at end of November. The Cambridgeshire Quality Panel reviewed this first phase on 14th October.
- Pre-application discussions started with Bovis Homes on other parcels within Clay Farm (463 units approx).

3.4 Glebe Farm, Cambridge Southern Fringe

- Full planning permission granted and S106 completed in August 2010. Progressing discharges of conditions.
- Coordination of highways and utility works to be managed through Southern Fringe strategic infrastructure group – first meeting was held on 28 September (also applies to Clay Farm and Trumpington Meadows).

3.5 Trumpington Meadows, Cambridge Southern Fringe

- Design Code and Spine Road for Phase 1 approved by Joint Development Control Committee.
- Phase 1 residential (350 dwellings, Barratt Homes), is at pre-application stage. The target for submission of a reserved matters application is end November 2010.
- See agenda Item 5a relating to new primary school.

3.6 Bell School, Cambridge Southern Fringe

- S106 is being finalised – completion is still being negotiated.

3.7 NIAB, North West Cambridge

- Outline planning permission granted for the 'main' site (1,593 dwellings, Barratt Homes) subject to completion of S106 agreement. The S106 process is ongoing.
- Pre- application discussion on NIAB 2 commenced.

- Impact of the withdrawal of the A14 scheme remains to be determined.

3.8 Cambridge University Site, North West Cambridge

- Planning applications anticipated in early 2011.
- Impact of the withdrawal of the A14 scheme remains to be determined.

3.9 Northstowe

- Meetings held with Joint Promoters in July and August. Gallagher provided a 'Northstowe Delivery Paper' outlining a preferred approach to the Northstowe Delivery Board on 14 September.
- Award for Eco-Town demonstrator project and studies reduced to £0.75m that is being used to fund the two capital projects.
- See Agenda Item 5(a) relating to withdrawal of the A14 scheme.

3.10 Cambourne 950

- Formal amendment to planning application received in July, currently out for consultation. Negotiations continue on S106 agreement including level of affordable housing.
- Joint meetings are being held between Horizons, SCDC, Environment Agency, Anglian Water Services and the Cambourne developers to finalise agreement on the Uttons Drove land drainage solution. A technical briefing for South Cambs DC members took place last month and further work is being undertaken by the Environment Agency on cost implications.

3.11 Orchard Park

- Development continues at Orchard Park with over 600 of the planned 900 homes on the development now occupied.
- The North West Quadrant Retail study was considered by Cambridge City Council and South Cambridgeshire District Council in July 2010, and Orchard Park Design SPD will be subject to a public consultation and further council consideration in the Autumn.
- Pre-application discussions continue in respect of undeveloped land parcels.
- **RECOMMENDATIONS**

3.12 Board members are invited to note the content of this report.

SECTOR-WIDE ISSUES IN CAMBRIDGE SOUTHERN FRINGE

4. OVERVIEW

- 4.1** Major progress has been made on the Southern Fringe sites with the issue of planning approvals for up to 4,000 more new homes on Clay Farm (outline approval for up to 2,300 homes), Glebe Farm (full permission for 350) and Trumpington Meadows (outline approval for up to 1,200) with the expectation that construction of homes will commence in early 2011. Delivery of these sites is supported by the Horizons loan and equity investment agreements.
- 4.2** Now that we have entered the delivery phases, a range of challenges is emerging around these key points:
- Primary education
 - Secondary education
 - Community Facilities
 - Community engagement
 - Major infrastructure projects.
 - Resources and working together
- 4.3** The education issues are considered in Agenda Item 5a. The remainder of this paper focuses on community facilities and community engagement. Other issues will be addressed as necessary at the meeting.

5. COMMUNITY FACILITIES

- 5.1** The Clay Farm community facility building project has been the subject of a considerable amount of feasibility study in order to determine an approximate cost and plot size to build into the section 106 agreements for the Southern Fringe developments. The building may contain a *inter alia* library, medical centre, and accommodation for youth and community services. A flexible design is needed to ensure that the facility meets the emerging needs of the community.
- 5.2** The 106 agreement for Clay Farm requires Countryside to release a plot to the authorities at the appropriate time, but all of the Southern Fringe sites' 106 agreements provide capital contributions towards the construction of the building. The general thrust of the 106 agreements is to ensure that the community facility building is provided by the time that 1,200 homes are occupied on the site.
- 5.3** The equity investment agreement incentivises Countryside to complete the spine road, giving access to the site of the community facility building, by March 2013. It is considered possible that around 100 homes on each of Clay Farm and Trumpington Meadows could be completed by that time.

- 5.4** Experience in previous developments suggests that communities benefit from having facilities from a very early stage of development and the Committee is requested to consider whether the development of this building should be taken forward as a priority. It may be necessary to use prudential borrowing to finance it prior to payment of the 106 contributions, but this complex project depends on the timetable and the rate of development of the housing sites.
- 5.5** The Committee is asked to comment on the need to identify a project champion at both Member and chief officer level to take the project forward.

6. COMMUNITY ENGAGEMENT

- 6.1** The three local authorities have been working together on establishing a framework for implementing and managing community infrastructure and services for the Southern Fringe. The proposed structure has been subject to consultation with key services across the three local authorities, key Members and the local community.
- 6.2** There will be a **community forum** that will be responsible for overseeing and monitoring the delivery and development of community facilities and providing opportunities for community engagement.
- 6.3** Core members will include Trumpington ward councillors, a Haslingfield ward councillor and parish council representative; other invitees will include the police, health, Cambridgeshire Horizons, Cambridgeshire Partnerships and Trumpington Residents Association.
- 6.4** An initial meeting to launch the forum took place recently. A programme of events to facilitate and develop engagement with the local community and new growth site residents is being progressed currently.
- 6.5** The forum will be supported by a strategic inter-authority and key stakeholder group (Community Infrastructure and Implementation Group) and three task/working groups:
- Community Development, Health and Wellbeing Working Group
 - Children, Young People and Families Working Group
 - Community Infrastructure Task Group

7. RECOMMENDATIONS

- 7.1** The Committee is invited to note the sector-wide issues identified in delivering the southern fringe sites and specifically how best to take forward the shared community facilities building.

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

Major Growth Sites Summary Progress Report Cambridge Southern Fringe Strategic Issues		October 2010 Prepared by Cambridgeshire Horizons								
Key Outcomes: <ul style="list-style-type: none"> - 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: <table border="1" style="width: 100%;"> <thead> <tr> <th style="background-color: #ff0000; color: white;">Next steps:</th> <th style="background-color: #ff0000; color: white;">Date</th> </tr> </thead> <tbody> <tr> <td>Commence infrastructure on Clay Farm</td> <td>Nov 2010</td> </tr> <tr> <td>Satisfy preconditions for drawdown of Equity Investment funds</td> <td>Nov 2010</td> </tr> <tr> <td>Complete Clay Farm infrastructure</td> <td>Dec 2011</td> </tr> </tbody> </table>		Next steps:	Date	Commence infrastructure on Clay Farm	Nov 2010	Satisfy preconditions for drawdown of Equity Investment funds	Nov 2010	Complete Clay Farm infrastructure	Dec 2011
Next steps:	Date									
Commence infrastructure on Clay Farm	Nov 2010									
Satisfy preconditions for drawdown of Equity Investment funds	Nov 2010									
Complete Clay Farm infrastructure	Dec 2011									
Status: <ul style="list-style-type: none"> • Investment and loan deals completed on both major sites to bring forward housing during 2011. Work on infrastructure for TM and Clay Farm commenced. Addenbrooke's Access Road opened 27 October 2010. 										

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 site 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 community facility building	2014?	Strategic Project Team	Verify timescale for delivery and availability of funding; Set up project team at appropriate time.
Community public consultation and engagement			
Conflict of highways works on Hauxton Road.	Nov 2010	Strategic Project Team	Develop programme for next meeting
Staff resources	April 2011		Key announcement anticipated on Joint Planning Budget and LDV funding late 2010.
Plan development proposals for the City Council land in Clay Farm	tba	City Council internal resources	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.

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

**October 2010
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
Satisfy pre-conditions for draw down of equity investment funds	Nov 2010
Start infrastructure on site	Nov 2010
Start first homes	tba early 2011
Complete spine rd/CGB crossing	Mar 2011
Complete Clay Farm main infrastructure	Dec 2011

Status:

- **HGF equity investment and Section 106 complete and outline planning permission issued. Pre-commencement conditions being discharged; design code being prepared. Quality Panel reviewed Phase 1 on 14th October 2010.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Challenge of getting the required mix of houses and flats relative to density.	Sep 2010	City Council coordinating	Discussions ongoing between developer, councils, and BPHA (housing association) as part of design process
Agree and approve Design Code.	Jan 2011	Joint Development Control Committee	Dialogue continues.
Discharge pre-commencement conditions	Nov 2010	Joint Development Control Committee	Some may be discharged by authority delegated to officers, but many have to go to committee.
Pre- application discussions on Phase 1A – application anticipated.	End Nov 2010	City Council coordinating	Countryside will develop Phase 1A.
Pre-application discussions started on other Clay Farm sites.	tba		Bovis Homes in discussions; application submission tba.
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 services.

Major Growth Sites Summary Progress Report Glebe Farm	October 2010 Prepared by Cambridgeshire Horizons								
Key Outcomes: - 350 homes - 40% affordable - Affordable housing to meet Code Level 4 (CfSH)	Programme: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: red; color: white;"> <th style="text-align: left;">Next steps:</th> <th style="text-align: left;">Date</th> </tr> <tr> <td>Discharge pre-commencement conditions</td> <td>Nov 2010</td> </tr> <tr> <td>Start infrastructure on site</td> <td>tba autumn '10</td> </tr> <tr> <td>Start first homes</td> <td>tba</td> </tr> </table>	Next steps:	Date	Discharge pre-commencement conditions	Nov 2010	Start infrastructure on site	tba autumn '10	Start first homes	tba
Next steps:	Date								
Discharge pre-commencement conditions	Nov 2010								
Start infrastructure on site	tba autumn '10								
Start first homes	tba								
Status: <ul style="list-style-type: none"> Full planning permission issued upon completion of the 106 agreement in August 2010. Design Code approved by JDCC. Land regrading has commenced. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Discharge of pre-commencement planning conditions	Nov 2010	Negotiation with developer	S106 completed and permission granted Aug 2010.
Coordination of highways and utility works to be managed	Dec 2010	Southern Fringe strategic infrastructure group	
Impact of possible location of Householder Waste Recycling Centre	Feb 2012	County Council	Principles determined through the waste local development framework in late 2010.

**Major Growth Sites Summary Progress Report
Trumpington Meadows**

**October 2010
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
Commencement of infrastructure on site	Late summer '10
Application for primary school	Jan 2011
Start first homes	tba early 2011
First occupations	tba 2012
Complete primary school	Sep 2012

Status

- **Outline planning approval granted for whole site; section 106 and HGF loan agreements complete. Housing Growth Fund loan drawn down.**
- **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
Delivery of primary school with community facilities	Sep 2012	County application and procurement processes	See JSGIC agenda Item 5
Issues in relation to coordination of construction works associated with CGB and AAR in the locality need to be addressed in the context of the developer's intention to start works on site in September 2010	In time for the first occupants in 2012	Discussions between County Council, including CGB team and developers need to take place	Meeting to be organised with key stakeholders

Major Growth Sites Summary Progress Report Bell School, Cambridge	October 2010 Prepared by Cambridgeshire Horizons
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Key Outcomes: - 350 homes; 40% affordable - Affordable housing to meet Code Level 4 (CfSH) - Contributions to community and education facilities	Programme: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #ff0000; color: white;">Next steps:</th> <th style="background-color: #ff0000; color: white;">Date</th> </tr> <tr> <td>Complete planning permission and 106</td> <td>Nov 2010</td> </tr> <tr> <td>Start infrastructure on site</td> <td>tba</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Next steps:	Date	Complete planning permission and 106	Nov 2010	Start infrastructure on site	tba		
Next steps:	Date								
Complete planning permission and 106	Nov 2010								
Start infrastructure on site	tba								

Status:

- Joint Development Control Committee resolved to grant full planning permission subject to completion of the 106 agreement.**

Key Issue	Timescale for resolution	Method of resolution	Comments
Complete the outline planning permission and 106 agreement	Nov 2010	City Council leading	
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
Owners to sell on to housebuilder	To be determined by the owners		

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

**October 2010
 Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - 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 	<p>Programme:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr style="background-color: #ff0000; color: white;"> <th style="text-align: left;">Next steps:</th> <th style="text-align: left;">Date</th> </tr> <tr> <td>Complete section 106 agreement</td> <td>Dec 2010</td> </tr> <tr> <td>Resolution of A14 issue</td> <td>ASAP</td> </tr> <tr> <td>Start major infrastructure on site (main site)</td> <td>tba</td> </tr> <tr> <td>First occupations (frontage site)</td> <td>Summer 2011</td> </tr> <tr> <td>First occupations (main site)</td> <td>Summer 2012</td> </tr> </table>	Next steps:	Date	Complete section 106 agreement	Dec 2010	Resolution of A14 issue	ASAP	Start major infrastructure on site (main site)	tba	First occupations (frontage site)	Summer 2011	First occupations (main site)	Summer 2012
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Complete section 106 agreement	Dec 2010												
Resolution of A14 issue	ASAP												
Start major infrastructure on site (main site)	tba												
First occupations (frontage site)	Summer 2011												
First occupations (main site)	Summer 2012												
<p>Status:</p> <ul style="list-style-type: none"> • Commenced frontage development of 187 homes (30% affordable) supported by National Affordable Housing Programme. • Main application granted outline planning approval (1593 homes; 24 July 2010) subject to completion of section 106 agreement. • NIAB2 to be considered through joint planning arrangements. 													

Key Issue	Timescale for resolution	Method of resolution	Comments
S106 agreement to be completed and planning permission issued.	December 2010	City Council coordinating	Process has started following JDCC decision to approve outline in July 2010
Provision and procurement of community facility building.	(dependent on development programme)	Authorities and PCT to form a view	Barratt proposes to provide health facility on commercial basis; Library to be on peppercorn rent basis.
Retail provision for North-West Quadrant.	Early 2011	City Council and SCDC Member processes	City and SCDC agreed to consult on retail options in Sep/Oct; further Member review early 2011.
Service planning across authority boundaries must be joined-up (whole of North West).	Ongoing - in time for first occupants	Community Infrastructure and Services Group	Ultimately to include waste collection and management of public realm.
Funding for Secondary school, including cost of the site.	To be included in S106 agreement	City Council to coordinate with Horizons support.	
Withdrawal of funding for A14 widening/improvements scheme as published. Uncertainty regarding alternative solution(s).	Tba See JSGIC Agenda Item 5a	To be discussed	Highways Agency directive limits development of this site to 350 homes prior to A14 widening/improvements.

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

**October 2010
Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - 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 	<p>Programme:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <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>Resolution of A14 issue</td> <td>ASAP</td> </tr> <tr> <td>Outline planning applications submission</td> <td>Jan 2011</td> </tr> <tr> <td>Determination of outline planning application</td> <td>Mid-2011</td> </tr> </tbody> </table>	Next steps:	Date	Resolution of A14 issue	ASAP	Outline planning applications submission	Jan 2011	Determination of outline planning application	Mid-2011
Next steps:	Date								
Resolution of A14 issue	ASAP								
Outline planning applications submission	Jan 2011								
Determination of outline planning application	Mid-2011								
<p>Status:</p> <ul style="list-style-type: none"> • Masterplan being finalised, but received helpful and supportive review by Horizons Quality Panel in June 2010. Outline planning application being prepared. 									

Key Issue	Timescale for resolution	Method of resolution	Comments
Provision of secondary education.	When permission is issued for NIAB1	Project Planning Team.	
Retail and hotel provision for NW Quadrant	Early 2011	City Council and SCDC Member processes	City and SCDC agreed to consult on retail options in Sep/Oct; further Member review early 2011.
Service planning across authority boundaries must be joined-up (whole of NW quadrant).	Ongoing - in time for first occupants	Community Infrastructure and Services Group and NW Community Forum	Ultimately to include waste collection and management of public realm
Need to resolve detailed planning issues in North West corner of site, western edge.	Autumn 2010.	Project Planning Team. Member processes tbc.	Challenging area for residential uses.
Local transport impact and mitigations to be assessed	Dec 2010	Transport assessment; workshop	Assessment to include impact of additional cycles on city centre.
Withdrawal of funding for A14 widening/improvements scheme as published. Uncertainty regarding alternative solution(s).	tba See JSGIC Agenda Item 5a	To be discussed	Need to understand how the decision on the A14 affects the TA

**Major Growth Sites Summary Progress Report
Northstowe**

October 2010

Prepared by Cambridgeshire Horizons

Key Outcomes:

- 9500 homes, 40% affordable.
- 6 Primary Schools, Secondary School, Community Facilities.
- Sustainable modes of transport – CGB, Cycling and Walking
- 54,500 sqm Retail, 136,000sqm Employment and 22,800 sqm Hotel and leisure. Approx 5000 Jobs
- Eco Town status (potentially under review)

Programme:	
Next steps:	Date
Response to delivery paper	30 th Nov 2010
Discussions on A14	tba
Eco-Town demonstrator projects	ongoing

Status:

- **Homes & Communities Agency unable to make announcements until Government steer is given. Eco-town award reduced to £0.75m for demonstrator project. Both the Retrofit and Demonstrator projects have started and are making good progress.**

Key Issues	Timescale for resolution	Method of resolution	Comments
Local Authorities to respond to the Northstowe Delivery Paper.	Nov 2010	Letter from PS	Once LA's have responded to JP's a way forward will need to be discussed
Financial viability: ability of the project to absorb the costs of sustainable development.	tba	Agreement between Joint Promoters and LAs	High expectations re: sustainability, facilities, renewable energy, etc.
Determine approach to reduced scheme for the Uttons Drove land drainage proposed to facilitate the extension to Cambourne and a further 1000 homes elsewhere.	Dec 2010	Discuss and agree funding for the works; implement.	Northstowe Joint Promoters unable to commit to upfront costs to deliver the full Land Drainage Scheme.
Northstowe Parish Forum	Nov/Dec		
Northstowe to have a separate local investment plan	Tba	Horizons Board	Horizons funding for preparation of LIPs to be agreed
Major transport infrastructure deficit	Withdrawal of funding for A14 upgrade works . Discussions with HA on implications on-going. Handover date for Busway tba. See JSGIC Agenda Item 5(a)		

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

**September 2010
Prepared by Cambridgeshire Horizons**

<p>Key Outcomes:</p> <ul style="list-style-type: none"> - Planning permission granted and S106 completed to secure 950 units at 40% affordable housing - Community infrastructure delivered - 950 units integrated into Cambourne 	<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>Finalise inputs into viability model</td> <td>July 2010</td> </tr> <tr> <td>Finalise S106 Heads of Terms</td> <td>September 2010</td> </tr> <tr> <td>County & SCDC Cabinet to consider S106 planning obligations.</td> <td>September 2010</td> </tr> <tr> <td>Application considered by SCDC planning committee</td> <td>Late 2010 (November)</td> </tr> </tbody> </table>	Next steps:	Date	Finalise inputs into viability model	July 2010	Finalise S106 Heads of Terms	September 2010	County & SCDC Cabinet to consider S106 planning obligations.	September 2010	Application considered by SCDC planning committee	Late 2010 (November)
Next steps:	Date										
Finalise inputs into viability model	July 2010										
Finalise S106 Heads of Terms	September 2010										
County & SCDC Cabinet to consider S106 planning obligations.	September 2010										
Application considered by SCDC planning committee	Late 2010 (November)										
<p>Status:</p> <ul style="list-style-type: none"> • 2,883 units completed at Cambourne of original 3,300 permitted. New police station and church now open. Applications approved for fire station and BMW garage; Construction of sports centre will commence in November. • Application for additional 950 units submitted 2007; SCDC consulting on amendments to planning application recently submitted; anticipate bring to SCDC planning committee in late 2010. 											

Key Issue	Timescale for resolution	Method of resolution	Comments
Agree solution and funding for Uttons Drove works	Sep 2010	Horizons coordinating	Report to SCDC Cabinet November 2010.
Public sector infrastructure / community requirements (S106 requirements) finalised with coordinated public sector response to developers.	July 2010	Internal viability meetings Horizons structures and Single Conversation with HCA.	Education provision, health centre and library, affordable housing and drainage are key elements; Includes NHS Cambridgeshire, County Council, SCDC and HCA. Negotiations ongoing.
Member involvement in application and viability	Sep 2010	Member briefings (SCDC and County)	To obtain political steer on priorities and prepare Members for decision. Meeting 28/7 and 13/9/2010
Complete viability assessments to finalise S106	September 2010	Viability consultant instructed by SCDC.	Consultants liaising. Assessment includes 'phased' approach, scenario tests, challenge of assumptions.
Resolve outstanding planning issues on application.	September 2010	SCDC coordinating	Must be resolved in time to write committee report for November committee.