

**CAMBRIDGESHIRE HORIZONS**

**Agenda Item No: 5**

**Major Development Sites Progress Report**

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

*Date:* **10 September 2008**

*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 for growth in the Cambridge Sub Region is at Appendix 1. This document is compiled from information provided by the partners, and is actively managed and updated monthly.
- 1.2** Conditions in the housing market have been affected by the worldwide credit crisis, but it is felt that the impact on the Cambridge sub-Region is less significant than in most areas. The changed circumstances are, however, bringing the Joint Planning Team under pressure from developers to review viability modelling previously undertaken, with a view to reopening elements of the planning obligation packages associated with many of the major developments in the area. As a consequence, the securing of firm planning permissions, the related section 106 agreements, and ultimately the delivery of new homes in the sub-region, has moved forward more slowly than planned.
- 1.3** Cambridgeshire Horizons has commenced exploration of alternative means of bridging viability gaps but large sums are needed, such as social bonds, more Rolling Fund, and Tax Increment Financing. Further reports on these items will be submitted to future meetings of the Committee.

## **2. Summary of Progress with Major Development Sites**

### **2.1 Cambridge Southern Fringe**

- 2.1.1** Meetings are taking place to conclude the section 106 for the Clay Farm development. An oral update will be given at JSGIC.
- 2.1.2** The section 106 agreement for Trumpington Meadows (1,200 dwellings) continues towards completion. Start on site was planned for early 2009, with first completions in the autumn. This timetable is looking unfeasible now and may slip 12 months or more: market conditions are expected to govern the commencement of development. A lot will depend upon who purchases the site from Grosvenor and their view on prevailing market conditions.
- 2.1.3** It is expected that the outline application for development at Glebe Farm (up to 300 dwellings) will come to the 2<sup>nd</sup> October meeting of the Joint Development Control Committee.
- 2.1.4** Work on the Addenbrooke's Access Road from Hauxton Road to the hospital continues as previously reported, with completion anticipated by September 2009.
- 2.1.5** Officers are preparing to take the planning application for the final part of the link road – the MRC Boulevard – to the City Council planning committee for a decision; the amended application is currently being subjected to a safety audit, which will determine the level of further work required ahead of committee.

## **2.2 North West Cambridge**

- 2.2.1** NIAB has permission for 187 dwellings on the frontage land and is stating that development will commence ‘soon’. The programme for sub-regional growth shows this site commencing in the autumn 2008.
- 2.2.2** The larger outline application for development of 1780 dwellings is progressing for consideration by the Joint Development Control Committee in November, although this date may not be achievable if there is insufficient progress with the Section 106 and amendments to the application. Discussions are taking place about secondary education provision for the whole of the North West quadrant, in the context of South Cambridgeshire’s reconsideration of objection sites.
- 2.2.3** The examination in public for the North West Area Action Plan will take place towards the end of November. A pre-hearing is scheduled for 9<sup>th</sup> September.

## **2.3 Cambridge East**

- 2.3.1** The next meeting of the Cambridge East Delivery Board is to be held on 1<sup>st</sup> October 2008 and will consider progress in bringing forward development proposals. Marshall Aerospace has begun discussions with the local authorities and Horizons on how best to consult on emerging masterplanning work. A member briefing took place in July 2008 and Marshall Aerospace will attend JSGIC on 10<sup>th</sup> September (see Agenda Item 1).

## **2.4 Northstowe**

- 2.4.1** To assist the Joint Promoters in amending the current outline planning application, a series of meetings have been held to address issues raised in South Cambridgeshire District Council’s response to the initial application submission. A meeting will be held in late September for the Joint Promoters to set out what amendments they are prepared to make to the outline planning application. This meeting will inform the development of an Infrastructure Plan and initiate discussion on viability modelling.
- 2.4.2** The draft Section 106 Heads of Terms has been shared with the Joint Promoters. Work on transport modelling is still to be finalised, within the remit of the Memorandum of Understanding, which has recently been reinforced by the Senior Transport Group and Delivery Board.
- 2.4.3** The Joint Promoters have indicated that they are prepared to consider the revised the phasing proposals although it will potentially bring £12m of infrastructure costs to the “front” of the scheme. Before committing to the new phasing the Joint Promoters

are seeking assurance that funding will be available to help bridge this gap. The need for additional funds is being pursued with Government by seeking additional Rolling Fund and ongoing support through the Programme of Development (POD).

**2.4.4** A Memorandum of Understanding has been drawn up to address the issues at Uttons Drove Waste Water Treatment Works. All parties have agreed to the principles. A project plan to deliver the Land Drainage Solution for Uttons Drove is being drawn up and will be presented to a senior stakeholder group on the 8<sup>th</sup> of October.

**2.4.5** Neil Stott has now been appointed as Consultant for the Northstowe Community Trust. It is intended that a draft business plan for the Trust will be produced by March 2009. Subject to this work, the Trust will have a key role in delivery of community infrastructure and community development in Northstowe. This work is being overseen by the Northstowe Trust and Governance Group, which has member, promoter and Cambridgeshire Partnerships representation. The Group is supported by a Shadow Officer Board (South Cambs, County, Cambridgeshire Horizons).

### **3. Resources and Funding**

**3.1** Confirmation of the Joint Planning Budget funds (£1.4m increased for inflation) available for 2008/9 has been received. The Senior Officer Board is currently finalising the budget; existing commitments to new posts and key studies make up a significant proportion of this fund. Any available monies will be allocated for priority projects through the Senior Officer Board.

### **4. Quality of Life and Strategic Infrastructure**

**4.1** The **Quality Charter** was launched on 21 May 2008 and has been shortlisted for an RTPI planning award (awards announced 5<sup>th</sup> February 2009). The steering group are developing the next phase of taking forward the charter.

**4.2** A **Quality Charter Growth Agenda Training Programme** is being developed to help take forward the vision set out in the charter. The training programme will be open to a wide audience of people working within the growth agenda and will consist of formal training sessions and further work looking at exemplar developments.

**4.3** The **Community Stadium Feasibility Study** was published on 1<sup>st</sup> August 2008. Media coverage was positive. The **Arts and Cultural Major Facility Feasibility Study** is due for completion by the end of September. Following a meeting with Chief Executive's of Horizons and the three Local Authorities, further work is underway to take the studies forward, which will include a briefing for lead members (including 'culture' members) and discussions with key stakeholders.

- 4.4** The **Faith Facilities Study** is due for completion in September 2008, with a launch date of 4<sup>th</sup> November.
- 4.5** Phase 1 of the **Water Cycle Strategy** is being finalised and a stakeholder workshop was held on 2<sup>nd</sup> June 2008. A consultant's brief is under preparation to commence the site-specific Phase 2.