



**CAMBRIDGESHIRE  
& PETERBOROUGH**  
COMBINED AUTHORITY

**JAMES PALMER**  
CAMBRIDGESHIRE &  
PETERBOROUGH MAYOR

Agenda Item No: 2.3

## Update Report on North East Cambridge Programme

To:	Housing and Communities Committee
Meeting Date:	15 March 2021
Public report:	Yes
Lead Member:	Councillor Mike Sargeant, Lead Member for Cambridge City Council
From:	Fiona Bryant Director, Cambridge City Council
Key decision:	No
Forward Plan ref:	N/A
Recommendations:	<p>The Housing and Communities Committee is recommended to:</p> <p>a) Note the report (approved by Executive Councillor following scrutiny at Strategy and Resources Committee, Cambridge City Council on February 8<sup>th</sup> 2021) and presentation as an update on the North East Cambridge Programme</p>
Voting arrangements:	A simple majority of all Members

# 1. Purpose

- 1.1 This report provides an update for the Housing and Communities Committee on the North East Cambridge programme and outlines progress against the three key projects associated with its strategic regeneration.
- 1.2 The report was approved by Cambridge City Council Executive Cllr Lewis Herbert, following scrutiny in public at City's Strategy and Resources Committee on February 8th 2021.
- 1.3 The programme is highly complex, but, in simple terms, comprises three key projects with a number of underlying workstreams:
  - The overarching planning framework (primarily through the North East Cambridge Area Action Plan (NECAAP or AAP)), led by the Greater Cambridge Shared Planning Service
  - The Cambridge Waste Water Treatment Plant Relocation Project (Relocation project or CWWTPR) -funded by c£227m of MHCLG's Housing Infrastructure Programme funding, administered by Homes England), led by Anglian Water
  - The Core Site development project, led by Cambridge 4 LLP, the joint venture (JV) between the City Council and Anglian Water, with U&I appointed as the Master Developer.
- 1.4 The JV partners and the Greater Cambridge Shared Planning Service are also working with other landowners within the NECAAP area to support the LPA to ensure a coherent master planning process for the district as a whole.
- 1.5 Whilst the NECAAP and the Relocation project have held public consultations in 2020, the progression on the Core Site development, of which the emerging baseline business plan is a key document going forward, has only just started this process following the final agreement on the Housing Infrastructure funding (HIF) in March 2020. At this stage the business plan is emerging as a series of high-level strategies, outlining the key purpose and objectives of each area of the future business plan.
- 1.6 The programme is subject to monthly monitoring and reporting for Homes England and MHCLG. The individual projects also have their own statutory and/or other governance and reporting lines e.g. NECAAP through the Local Planning Authority statutory and/or scrutiny and/ Exec Cllr decision making processes as appropriate. The Core Site development scheme operational management comes under the auspices of the Joint Venture LLP but reserved matters are decisions for the City Council decision processes and the Anglian Water Board.
- 1.7 General highlight and exceptions reporting have been established within the City Council's own Corporate Programme Office, with quarterly updates to Council Executive Members and the Senior Leadership team. Update reports for information are also made to the Cambridgeshire and Peterborough Housing and Communities Committee.

## 2. Background

- 2.1 The North East Cambridge Programme aims to deliver a brand new district in North East Cambridge. The new district will encompass around 8000 homes, set new standards of sustainability, enhance the quality of life of local people and support the economy of Greater Cambridge. It will help meet the pressing need for new homes in the Greater Cambridge housing market, in a highly sustainable location close to places of employment and well supported by amenities and infrastructure.
- 2.2 Located at the heart of the new district will be the Core Site – currently the location for Anglian Water's Cambridge Waste Water Treatment Plant and the adjacent Cambridge City Council owned Land. The Core Site will be central to delivering the Local Planning Authorities' vision for the wider North East Cambridge area as:

**“an inclusive, walkable, low-carbon new city district with a lively mix of homes, workplaces, services and social spaces, fully integrated with surrounding neighbourhoods”.**

- 2.3 The CPCA approved and prioritised an expression of interest into the Housing Infrastructure Fund in 2017. Cambridge City Council submitted a business case to the fund in 2018 which was approved in 2019. The Funding agreement was signed in 2020. The approved grant fund is for up to £227m to relocate Anglian Water's Waste Water Treatment Plant to enable the development of a new quarter in North East Cambridge.
- 2.4 The programme is a complex one, and the timescales are based around a key number of planning dependency milestones. These comprise some key milestones outlined within the Housing Infrastructure Fund (HIF) agreement.

Final development timescales are still evolving. Project interdependencies are key to this programme , and are under regular review, but the current estimated dates are as follows: NEC AAP Draft Consultation	2020 (completed)
Development Consent Order (DCO) Initial Consultation	2020 (completed)
<b>Emerging Core Site Baseline Business Plan</b>	2021
<b>Meanwhile Use Planning Application</b>	2021
DCO Submission	2022/3
DCO Determination	2023
AAP final submission	2024
AAP Adoption	2025
<b>Hybrid planning application submission</b>	2024
<b>Hybrid planning application determination</b>	2025
<b>Plot option agreements complete</b>	2026-2030
<b>Phased development starts on site</b>	2027 – 2043
<b>First Occupation of Housing on Core Site (can only happen when WWTP is fully decommissioned and commissioned at new site)</b>	2028

## Significant Implications

### 3. Financial Implications

- 3.1 None at present for CPCA.

### 4. Legal Implications

- 4.1 The recommendation accords with CPCA's powers under Part 4 Article 11 of the Cambridgeshire and Peterborough Combined Authority Order 2017 (SI 2017/251).
- 4.2 The meeting shall be conducted in accordance with Parts 2 and 3 of the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

### 5. Other Significant Implications

- 5.1 None

### 6. Appendices

- 6.1 Appendix 1 - Cambridge North East Report  
Appendix 2 - Cambridge North East Presentation with Images index

### 7. Background Papers

- 7.1 None