

## **Additional Report on Northstowe from Councillor John Reynolds 13 Feb 2010**

Please find set out below a rather long report that was presented to the Northstowe Parish Forum.

I attend these meetings and the report was on the Housing Growth Fund (HGF) expenditure in support of the proposed Northstowe area development.

Most of the money comes from government Housing Growth Fund (HGF) and is supported by and in collaboration with Cambridgeshire Horizons, Cambridgeshire County Council and South Cambridgeshire District Council.

Yours

John

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### **Growth Area Funding 2004-12 (Northstowe)**

#### **What are Growth Areas?**

The provision of new homes has failed to keep pace with the numbers of new households. The Sustainable Communities Plan (published February 2003) was clear that we needed to take radical action. The current housing pressures in London, the South East and other regional hotspots are acute. Ambitious solutions are needed to avoid the urban sprawl of the past.

In July 2002 the Government said that there was potential to provide 200,000 homes, additional to current plans by 2016. Much of this growth would be contained in the four Growth Areas identified in regional planning guidance for London and the rest of the South East Regional Planning Guidance (RPG9) in 2001.

The following Growth Areas were already established: Thames Gateway and the three new Growth Areas of Milton Keynes and South Midlands, London-Stansted-Cambridge-Peterborough and Ashford.

#### **Infrastructure and Services**

The Government is committed to ensuring that housing growth is accompanied by the necessary infrastructure needed to deliver sustainable development at the local level. Delivering the necessary infrastructure - such as good schools, healthcare, transport and green spaces - is critical to delivering housing, not only for future residents, but to address the concerns of existing communities.

#### **Growth Fund allocations**

There have been now been three rounds of Growth Area Funding.

#### **Growth Area Delivery Grants GADG: 2004-6**

For the Cambridge Sub-region, the Infrastructure Partnership (IP) co-ordinated the first GADG bids and the County Council led the Green Infrastructure bids on behalf of Cambridgeshire local authorities in November 2003. The Infrastructure Partnership became Cambridgeshire Horizons during the GADG period in Oct 04.

The GADG funds were aimed at speeding housing provision and bringing forward sustainable development. A total £164m was made available, with £40m in 2003/04, £58m in 2004/05, and £66m in 2005/06. £11.5m was also made available for Greenspaces.

The Cambridge Sub-region was allocated a total £23.4m for 2004/5 and 2005/6 for the specific projects listed in the table below.

### **Growth Area Fund (GAF2): 2006-8**

The Office of the Deputy Prime Minister (ODPM) invited bids to the £235m Growth Areas Fund (GAF) for 2006-2008 in April 2005. This bidding process was coordinated by Cambridgeshire Horizons, working closely with each of the District Councils and the County Council.

We were successful with eleven projects in Cambridgeshire with a combined value of £21.89 million, which included additional resources for project management. Those projects were:

### **Housing Growth Fund (HGF)**

This Housing Growth Fund is providing £832m to support the delivery of infrastructure in the three newer Growth Areas and the Growth Points for 2008/09 - 2010/11.

This is part of the £1.7bn that Communities and Local Government will be investing across the Growth Areas, the Thames Gateway, Growth Points and Eco-towns during the CSR07 period.

The Housing Growth Fund builds on the experience of GADG and GAF2 to provide a new way in which to fund growth, which will better serve the needs of local areas.

Instead of funding individual projects from April 2008, the Growth Fund has provided unringfenced block funding to local authorities and partnerships based on an assessment of their Programmes of Development. The Programme of Development was put together by Cambridgeshire Horizons and is available on our website.

As an unringfenced grant, with the exception of reflecting the split between capital and revenue there will be no grant conditions about how or when it is spent.

It is for local authorities to prioritise how the funding is used in their area. Performance will be monitored through the indicators in the Local Government Performance Framework.

In this round of HGF funding the Capital and Revenue were split. 08/09 £14,235,324 Capital, £727,355 Revenue, 09/10 £13,749,178 Capital, £615,106 Revenue, 10/11 £13,772,524 Capital, £637,032 Revenue, Total award = £43,736,519. This was the highest secured award for any growth area. However subsequently Government have reduced our allocation by approx £6m in year 10/11 with the final figure being £7,794,623.

## Overview of Grant Awarded

Between 2004 and 2011 Cambridgeshire Horizons has secured approx £89.01m of

|              | 2 Yr Period | 2 Yr Period | 1 Yr Period | 1 Yr Period | 1 Yr Period    |
|--------------|-------------|-------------|-------------|-------------|----------------|
|              | 2004/06     | 2006/8      | 2008/9      | 2009/10     | 2010/11        |
| <b>GADG</b>  | £23.4m      |             |             |             |                |
| <b>GAF2</b>  |             | £21.89m     |             |             |                |
| <b>HGF</b>   |             |             | £14.96m     | £14.36m     | £14.40m        |
| <b>Total</b> |             |             |             |             | <b>£89.01m</b> |

Growth Area Funding. Horizons have also secured £8m in Rolling Fund, which has initially been invested in construction of the Addenbrookes Access Road. This will, in due course be re-couped from developers and re-invested in other developments.

## Conclusion

The Growth Area Funds have played an essential role in supporting the development of new homes and sustainable communities. It has helped Cambridgeshire continue to deliver homes through a major economic downturn as well as providing Cambridgeshire residents with improved green infrastructure and new facilities such as the Grafham Water Centre.

## Overview of Northstowe projects

### Northstowe (£4m Allocated)

#### Initial Allocations

| Milestone                       | Date of Completion | Amount   |
|---------------------------------|--------------------|----------|
| <i>Oakington Station Bridge</i> |                    |          |
| Feasibility                     | September 2004     | £10,000  |
| Approvals                       | September 2004     | £5,000   |
| Design                          | December 2004      | £15,000  |
|                                 | March 2005         | £20,000  |
| Construction                    | June 2005          | £60,000  |
|                                 | September 2005     | £150,000 |
|                                 | December 2005      | £100,000 |

|  |                |            |
|--|----------------|------------|
| <b>Cycleway works</b>                            |                |            |
| <b><i>Girton-Oakington phase 1</i></b>           |                |            |
| Feasibility                                      | September 2004 | £5,000     |
| Detailed design                                  | December 2004  | £7,000     |
| Construction                                     | March 2005     | £10,000    |
|  | June 2005      | £15,000    |
| <b><i>Girton-Oakington phase 2</i></b>           |                |            |
| Feasibility                                      | September 2004 | £5,000     |
| Detailed design                                  | December 2004  | £10,000    |
| Construction                                     | March 2005     | £20,000    |
|  | June 2005      | £30,000    |
| <b><i>Huntington Road</i></b>                    |                |            |
| Feasibility                                      | December 2004  | £5,000     |
| Detailed design                                  | March 2005     | £7,000     |
| Construction                                     | June 2005      | £10,000    |
|  | September 2005 | £15,000    |
| <b><i>Girton Road</i></b>                        |                |            |
| Feasibility                                      | December 2004  | £5,000     |
| Preliminary design                               | March 2005     | £11,000    |
| Detailed design                                  | June 2005      | £15,000    |
|  | September 2005 | £20,000    |
| Construction                                     | December 2005  | £80,000    |
|  | March 2006     | £80,000    |
| <b>Bus measures</b>                              |                |            |
| <b><i>Cambridge to Northstowe Guided Bus</i></b> |                |            |
| Preliminary design                               | September 2004 | £50,000    |
|  | December 2004  | £250,000   |
|  | March 2005     | £100,000   |
| <b><i>B1050 Hattons Road</i></b>                 |                |            |
| Preliminary Design                               | September 2004 | £30,000    |
| Detailed design                                  | December 2004  | £70,000    |
|  | March 2005     | £70,000    |
| <b><i>B1050 Western Bypass</i></b>               |                |            |
| Preliminary Design                               | September 2004 | £30,000    |
| Detailed design                                  | December 2004  | £70,000    |
|  | March 2005     | £70,000    |
| <b><i>A14 Bar Hill Junction</i></b>              |                |            |
| Feasibility                                      | December 2004  | £10,000    |
| Preliminary Design                               | March 2005     | £15,000    |
| Detailed design                                  | June 2005      | £20,000    |
|  | September 2005 | £15,000    |
| Site Access -Construction                        | June 2005      | £350,000   |
|  | September 2005 | £500,000   |
|  | December 2005  | £500,000   |
|  | March 2006     | £500,000   |
|  |                |            |
| <b>Total Road/bus measures</b>                   | March 2006     | £3,010,000 |

|  |                |            |
|--|----------------|------------|
| <b>Total Cycleway works</b>                | March 2006     | £350,000   |
| <i>Land Use and Transport - TranSURban</i> | March 2006     | £140,000   |
| <b>Project Management</b>                  | September 2004 | £20,000    |
|  | December 2004  | £90,000    |
|  | March 2005     | £90,000    |
|  | June 2005      | £75,000    |
|  | September 2005 | £75,000    |
|  | December 2005  | £75,000    |
|  | March 2006     | £75,000    |
| <b>Total Project Management</b>            | March 2006     | £500,000   |
| <b>Grand Total</b>                         | March 2006     | £4,000,000 |
|  |                |            |

*Oakington Bridge - £360,000 (1 on Map)*

Oakington Station Bridge improvement - rebuild to strengthen the bridge as the old one was insufficiently robust to take additional traffic loads e.g. from developments.

This paid for Feasibility, Design and Construction of work at Oakington Bridge.

*Cambridge Guided Bus £400,000 (5 on Map)*

- Specific outputs - Completed Topographical Survey,
- Geotechnical Survey completed.
- Reference Design completed and First Stage Tenders sought.
- Advance ecological mitigation works removed a significant constraint on the construction programme with consequent cost saving.

This Project significantly progressed the Guided Busway Scheme by delivering all the survey information necessary to produce the detailed design. In addition the Project produced a reference design and contract documents to allow tenders to be sought for the guided bus scheme. Finally by creating an ecological mitigation measure the project removed a potential time and cost risk to the guided bus scheme.

*TranSURban – (£140,000)*

To examine the development and operation of Urban Transit Systems in Small and Medium-sized Cities through innovative strategies towards sustainable development, cohesion and urban regeneration.

Specific Aims

- Planning of Northstowe and the Guided Bus Link to produce a set of options for interchange and intermodality
- Community planning and social cohesion for the new development

- Detailed design for the north and south spur, and interchanges, including a consideration of partners' experience.
- Promote sustainability and sustainable travel behaviors.

*Girton to Oakington village - £355,000(2 on map)*

Off road, cycle path along the route marked, Listed on the presentation as two separate projects but actually one project (Completed in two phases)

*B1050 Hattons Road Junction Improvements (3 on map) (£170,000)*

This scheme encompassed design work but land could not be released, so has not resulted in any physical changes. The intention was to realign the road in the location marked, including adding an off-road cycleway. We are not expecting the developers of Park Farm or Northstowe to pay this money back.

*A14 Bar Hill Junction Improvements (4 on map) (£924,000)*

Design and construction of a roundabout at the B1050/A14, to the north of the A14 at Bar Hill. Previously this was a normal road junction.

*Cycleway link to CGB - off road path (5 on map) (£5,000)*

This contributed toward an off road path from the road in-between Girton and Oakington to the CGB.

*Girton Traffic Calming and Cycle Provision (£256,000)*

Traffic Calming in Girton and cycle way provision in Girton and on Huntingdon Road.

*Oakington Traffic Calming and Cycle Provision (£300,000)*

Traffic Calming and Cycleway provision in Oakington.

*Willingham Traffic Calming and Cycle Provision*

GADG funding has also been obtained to enable a shared use footway/cycleway to be constructed along the eastern verge of the B1050 between Willingham and Longstanton Level Crossing. As well as traffic calming measures within the village. Including the provision of a zebra crossing, Kerb build outs on High Street, Two traffic islands on Earith Rd. Improved gateways at entrance to village and to extend 30mph zone on Over Rd

£4,074,861.39 was the amount of grant claimed at the end of the funding period.

**GAF 2 (Round 2 HGF Funding)**

**Northstowe Area Footpath and Cycleway Network Project (£800,000 allocated)**

This work has been built on foundations laid by the Cambridgeshire Rights of Way Improvement Plan and the Cambridgeshire Green Infrastructure Strategy. Extensive consultation with local parish councils was undertaken, though a key lesson learned was the importance of coordinating landowner negotiations with community liaison.

New public rights created included a roadside cycleway, formalisation of a footpath crossing the river Great Ouse, four new bridleways and two bridleways upgraded from footpaths. New rights were created by Creation Agreement, with compensation paid to landowners. One permissive footpath was also created to link two existing permissive access areas. Works associated with new paths included drainage, fencing, hedging, surfacing, bridges and access gates and horse-stiles. Road verges linking paths were improved in three locations. These routes link to a new bridleway being provided along the route of the Cambridgeshire Guided Busway between St Ives and Cambridge, past the proposed development of Northstowe. Improvements to existing paths and access areas included drainage, surfacing, new gates, new and improved bridges, replaced steps, improved fencing and vegetation cutting. A new seasonal Traffic Regulation Order helps protect improvements on some of the byways. New destination / distance signage and waymarking help the new user to follow the paths

#### Northstowe and Oakington Community Projects (£1,450,000 Initial Allocation)

This project was made up of a number of work streams, the main project being the Oakington community project. This aim of this project was to provide a new community facility, to provide immediate community, social and recreation facilities for early residents of Northstowe. The facility also met a clearly identified need for the community of Oakington, thus providing a focal point to help integrate the established and new community. £609,895 of GAF 2 was allocated to this project with additional funding coming from SCDC, Oakington Parish council and a number of community and sports clubs (Total £128,200).

The Community Pavilion Project incorporated:

- Community hall, meeting room and storage
- Changing accommodation for indoor and outdoor sports
- Office space, kitchen and other ancillary facilities
- A floodlit multi use games area
- Car park improvements and extension

Other projects delivered within this subheading were, the development of an Extranet for Northstowe, work on the proposed Development Trust, other project management and consultancy work on the Northstowe application. Work around the first phase of development. Total spend £1,262,285

#### **RSPB Fen Drayton Lakes project (£1,190,000 Allocated)**

The Fen Drayton Lakes project provided 391 ha of accessible greenspace at Fen Drayton Lakes. GAF2 funding contributed to the purchase from a private landowner of 391ha of lakes and meadows within the Ouse Valley adjacent to the A14, and subsequent management for wildlife and improved 'in perpetuity' public access,

promotion and interpretation. Previously public access and management as a nature reserve was only secured on 108ha until 2008 when a S106 agreement expired. Sustainable public access will be enhanced by the addition of the Cambridge Guided Busway, which will have a dedicated request stop within the complex of lakes. This land will also link to the new wetlands being developed by the RSPB and Hanson at Needingworth Quarry, together creating a new Cambridgeshire Wetland Nature Park. Overall, this will provide over 1200 hectares with 50 km of public access including cycleways, bridleways and footpaths – between the villages of Fenstanton, Fen Drayton, Swavesey, Needingworth, Earith, Over and Willingham and close to the growing populations of Cambridge, Huntingdon and the new settlement of Northstowe.

Provided:

- Acquired 391ha of former gravel pits and grassland at Fen Drayton to provide 391ha of publicly accessible green Infrastructure in the heart of the Cambridgeshire growth area.
- Enhancement of landscape and natural heritage – management and creation of new habitats for special wildlife all accessible or viewable by the public - Habitat creation work completed Mar 2008, habitats to mature naturally over following 10 years.
- Fen Drayton Lakes has provided a gateway into the proposed RSPB Cambridgeshire Wetland Nature Park, which will provide at least 1200 hectares of green space and criss-crossed by 50 km of public footpaths and bridleways.
- Improvements to 16km of existing byway/bridleways/footpaths/permissive paths and the creation of a further 3km of public ROW– New pathways created by Mar 2008.
- Promotion and interpretation to encourage visits and to enhance the visitor experience, through building awareness of the existence of Fen Drayton Lakes and confidence in the access provided – Guided walks ran from autumn 2006.
- Encouraging involvement of the local community – Volunteers were recruited to assist with habitat management and guided walks autumn 2006 and work face-to-face with visitors from spring 2008.

The total cost of the project during 2006-08 was £1.99 million of which Growth Area Funding provided £1.12 million. EEDA provided £350k in additional funding over the 2 years. Aggregates Levy Sustainability Fund (ALSF), English Nature and Countryside Agency provided £150k over the first year (2006/7).

### **Housing growth Fund HGF (Round 3)**

#### **Northstowe**

#### **Northstowe Renewable Energy Project (08/09 allocated £500,000)**

The aim of the Northstowe BioEnergy project is to use a new development model to bring forward a large scale biomass combined heat and power project to serve the Northstowe prototype Ecotown. It is anticipated that the project will reduce the new town's CO<sub>2</sub> emissions by 50% - around 20,000

tonnes CO2 per annum. It is proposed to establish a Special Purpose Vehicle primed with public money to underwrite the Bioenergy project risk and enable private sector investment. The SPV will bridge the gap between the public sector authorities, the Northstowe scheme promoters, the renewable energy industry and financial sector. The SPV will provide focus and drive to the realisation of the Bioenergy project. Building on the partners' expertise and relationships, the SPV will have to navigate a development path through a complex market structure, managing relationships and executing key agreements and contracts.

A further £1,000,000 has been allocated to this project, which will evolve during 09/10 into the Low Carbon Development Initiative project. All new developments are now required to deliver low carbon solutions. Those of the scale of Northstowe will need to deliver interventions and models that simply haven't been delivered on this scale in the UK. This presents significant technology, investment and phasing risks to deliver low carbon but also to the development itself. Without viable solutions the progress will be slow and costly. The aim of the Low Carbon Development Initiative (LCDI) is to attract private investment and experience to deliver the low carbon infrastructure requirements for Northstowe (and other developments in Cambridgeshire such as St.Neots as they are identified). A relatively small investment by the public sector in de-risking development projects in this early transition stage of the economy to a low carbon future, will help bring forward private investment (e.g. £30 million to build a Biomass CCHP plant) plus a return on the original HGF investment that can then be invested in further de-risking of projects as well as or can be directly benefiting the local community e.g. through shares in the ESCO (Energy Services Company) being held, as a revenue stream.

This project has attracted other funding, ERDF £900,000, voluntary sector funding of £50,000 and £300,000 from Dacorum DC.

Phase 1 08/09 spent £500,000 and has delivered consultancy reports on Fuel Supply, Technology, Viability, Air Quality, Market Testing and Social Testing.

### **Initial Design work for Community Centre 1 and Civic Hub to ensure early delivery (initial allocation £200,000)**

The purpose of this project is the early delivery of key community facilities in the first phase for the development of Northstowe. This project has delivered an initial brief for both Community Centre 1 and the Civic Hub. Once a programme for the development of Northstowe has been confirmed these documents will support early delivery. A further £200,000 has been earmarked to continue this work should the development programme speed up. Early delivery will mean that first residents will have community facilities to use and so will not need to travel to use the facilities of surrounding villages.

The project 08/09 delivered the initial brief for the Interim Civic Hub and the Civic Hub. The cost of this work was approx £60,000

### **RSPB Fen Drayton Lakes (08/09 £49,900)**

This project builds on previous work in GAF2 and will support housing growth in the delivery of strategic green infrastructure that will provide an enhanced environment for the new community of Northstowe and the wider Growth Area. The amount of growth that can be successfully delivered in Cambridgeshire, without comprising the quality of life of existing and new communities, is limited unless infrastructure, including green infrastructure, can be enhanced to support the increased numbers of people using the same resource.

Fen Drayton Lakes has been identified as a key green infrastructure site for use by the residents of the new settlement of Northstowe, including during the Northstowe AAP Examination in Public and subsequent Inspector's Report. Fen Drayton Lakes is within 5 miles of Northstowe and will be easily accessible by sustainable modes of transport through the Cambridgeshire Guided Busway (request stop at Fen Drayton Lakes and the parallel bridleway).

Delivering:

- Improved visitor infrastructure – facilitating physical and intellectual development (especially for new residents at Northstowe)
- Habitat enhancement – improvements to the wildlife habitat, creating a good quality nature reserve
- Engaging with audiences – raising awareness and building community ownership and pride in Fen Drayton Lakes
- Improving access to Fen Drayton Lakes - encouraging visits using the Guided Busway, enabling people to access greenspace in a sustainable way (especially for new residents at Northstowe), and improving road access onto the site
- Continue to develop an RSPB presence at Fen Drayton Lakes – fostering a sense of confidence and trust in this new nature reserve.

It was anticipated that a further £234,726 would be allocated to this project in 09/11.

### **Northstowe I.T Project – look at innovative I.T provision (08/09 -£160,000)**

The purpose of this project is to investigate the opportunity to provide, and if appropriate design and deliver, a sustainable open digital network infrastructure for Northstowe. The objectives of this project are:

- Work proactively to highlight the opportunities and potential benefits associated with providing and utilising a digital infrastructure in Northstowe, to gain interest, support and engagement from internal stakeholders, Members and partners
- To establish a steering group, including interested parties and specialists, to explore and develop services to utilise the proposed digital infrastructure
- Work with key stakeholders and technical consultants to further investigate, highlight potential risks, cost and define a detailed specification for the proposed solution. This will include ensuring an awareness of the wider Northstowe Programme milestones and how they may impact on the delivery of the digital infrastructure
- To investigate, and if appropriate establish, a Local Interest Company (LINC) as a public/private partnership, which will own the proposed digital infrastructure for the benefit of the community.

Only approx £30,000 of this allocation was spent in 08/09. Further money (Approx £60,000, moving it to revenue) has been allocated to this project in 09/11, which will allow the project to respond to any advancement in the Northstowe programme.

### **Northstowe Countryside Access (08/09 £250,800, Further £400,000)**

The funding will bring forward necessary improvements to countryside access networks around Northstowe. Significant improvements are already being delivered by the GAF 2 Northstowe Area Footpath and Cycleway Network Project, but this has necessarily been limited by delays in the planning process for Northstowe and also in the Highways Agency A14 improvements, with consequent uncertainty in the location of development and supporting infrastructure. Though some further countryside access improvements have been written into the S106 Heads of Terms, funding delays risk losing momentum from the current programme.

The full allocation was spent in 08/09 and a further £400,000 has been allocated for 09/11 to complete the programme. Although proposed cuts in funding may affect this programme.

### **CGB, Northstowe- Cambridge Cycleway (£890,000 initially in 08/09 delayed until 09/10)**

This project will deliver a hard topped cycle path alongside the CGB from Northstowe to Cambridge. This is necessary infrastructure to link Northstowe to the town centre and to ensure modal shift to more sustainable transport.

The work has been delayed from 08/09 and is now anticipated to be completed in 09/10.

### **Cycle Routes around Northstowe (08/09 £850,000 09/11 - £850,000)**

This work has already started with the construction of the (Northstowe) Oakington, Histon, Girton, to Cambridge and the Willingham to Northstowe cycle routes supported by GADG and GAF funded in the past 4 years and the cycle route alongside the guided bus way. These four projects now proposed will continue that programme by completing more vital missing links in the network.

#### **Proposed Cycle Routes**

- Northstowe – Rampton – Cottenham – Histon
- Over – Willingham
- Swavesey – Buckinghamway Business Park
- Fen Drayton – CGB – Northstowe

These were the proposed routes for the three year project. This project attracts Cycling Demonstration Town match funding. There are currently delays on individual projects whilst CCC negotiates with landowners.

This project attracts match funding of £850,000 from the CDT. Spend on the 08/09 allocation is ongoing with approx £400k rolled over into 09/10 with an additional £850,000 allocated for the 09/11 period.

Currently work on the Swavesey Buckway Business Park cycle route has slowed due to land purchase issues. The Histon to Cottenham cycle way is on track. The remaining two cycle routes are still at feasibility stage.

### **2009-11 HGF programme**

The government has confirmed that it is cutting the programme for 10/11 from the original allocation of £13,772,524 to £7,794,623. This has meant that we have had to re-prioritise the programme. Northstowe is currently on-hold whilst the Joint Promoters decide how the site will be taken forward. This has meant that the green infrastructure projects can be deferred to further rounds of funding.

Low Carbon Development Initiative (Was the Northstowe Renewable Energy Project)  
Allocated £1,000,000 for 09/11 (Unchanged)

**Uttons Drove** – To pay for up-front improvements to Uttons Drove and the Swavesey Drain which will be the receiving watercourse for additional flows from Uttons Drove Waste Water Treatment Works once Northstowe is developed.  
£570,000 (Loan) (Unchanged)

**RSPB Fen Drayton Lakes** (Original allocation £234,996, post government cuts £73,268) This will pay for further improvements to RSPB Fen Drayton Lakes.

**Northstowe Countryside Access** (Original Allocation £400,000, post government cuts £115,377 to continue work improving countryside access around Northstowe.

**Cycle Routes around Northstowe** (Allocation £400,000, unchanged)

As above.

**Yours**

**John Reynolds**

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