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1 September 2015

To: Councillor Nick Wright, Portfolio Holder

Philippa Hart

Tumi Hawkins

Bridget Smith

Scrutiny Monitor and Opposition  
Spokesman  
Opposition Spokesman  
Opposition Spokesman

Dear Sir / Madam

You are invited to attend the next meeting of **ECONOMIC DEVELOPMENT PORTFOLIO HOLDER'S MEETING**, which will be held in **MONKFIELD ROOM, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 9 SEPTEMBER 2015 at 2.00 p.m.**

Yours faithfully  
**JEAN HUNTER**  
Chief Executive

**Requests for a large print agenda must be received at least 48 hours before the meeting.**

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<b>AGENDA</b>		<b>PAGES</b>
<b>PROCEDURAL ITEMS</b>		
<b>1.</b>	<b>Declarations of Interest</b>	
<b>2.</b>	<b>Minutes of Previous Meeting</b> The Portfolio Holder is asked to sign the minutes of the meeting held on 11 June 2015 as a correct record.	<b>1 - 4</b>
<b>DECISION ITEMS</b>		
<b>3.</b>	<b>Heritage Guardianship Sites: Landbeach Tithe Barn, East Hatley Church and Sawston Tannery Drying Shed</b>	<b>5 - 14</b>
<b>INFORMATION ITEMS</b>		
<b>4.</b>	<b>Economic Development Update and Future Delivery</b> The report includes Appendix 2	<b>15 - 44</b>
<b>STANDING ITEMS</b>		
<b>5.</b>	<b>Work Programme</b> The Portfolio Holder will maintain, for agreement at each meeting, a Work Programme identifying all matters relevant to the Portfolio which it is believed are likely to be the subject of consideration and / or decision by the Portfolio Holder, or recommendation to, or referral by, the Portfolio	<b>45 - 46</b>

Holder to Cabinet, Council, or any other constituent part of the Council.  
The Programme will be updated as necessary. The Portfolio Holder will be responsible for the content and accuracy of the Work Programme.

**6. Date of Next Meeting**  
9 December 2015, 2pm

**OUR LONG-TERM VISION**

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

**OUR VALUES**

We will demonstrate our corporate values in all our actions. These are:

- Working Together
- Integrity
- Dynamism
- Innovation

## **GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL**

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# Agenda Item 2

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of the Economic Development Portfolio Holder's Meeting held on  
Thursday, 11 June 2015 at 10.00 a.m.

Portfolio Holder: Nick Wright

### **Councillors in attendance:**

Scrutiny and Overview Committee monitors: Philippa Hart

Opposition spokesmen: Tumi Hawkins and Bridget Smith

Also in attendance: Lynda Harford

### **Officers:**

Gemma Barron	Sustainable Communities & Partnerships Manager
Kathryn Hawkes	Partnerships Officer
Mike Hill	Health and Environmental Services Director
Nicole Kritzinger	Development Officer
Ian Senior	Democratic Services Officer
Susan Walford	Health Protection Team Leader

### **1. DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **2. MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 26 March 2015 were agreed as a correct record.

### **3. TOURISM: A NEW MODEL FOR TOURISM THROUGH THE FORMATION OF THE DESTINATION MANAGEMENT ORGANISATION (DMO)**

The Economic Development Portfolio Holder considered a report setting out progress in the **development** of a new tourism model for Cambridge, South Cambridgeshire and the surrounding area through the formation of a Destination Management Organisation (DMO).

The Portfolio Holder noted that the document was consistent with government guidelines, and was intended to reduce costs while ensuring positive and sustainable progress. The Development Officer (Principal Lead: Economic Development and Tourism) said that the principal objective was to develop a financially sustainable model for tourism, safeguarding the tourism sector as an important contributor to the local economy. The Officer said that it is also key to ensuring that a tourism service is equipped to respond to the challenges and opportunities from growth, including that of leisure- and business tourism. In terms of leisure, for instance, it would be to locally maximise the number of people visiting South Cambridgeshire, and the length of their stay, by concentrating on the quality and value of visitor attractions, as opposed to the volume. The Portfolio Holder agreed and stressed the importance of catering for so-called business tourism, arising from conferencing and businesses invested in the area. He welcomed an idea from Councillor Bridget Smith that he consider options for staging a workshop promoting bed-and-breakfast establishments along the lines of the recent, successful promotion of village pubs. It was highlighted that members of 'Visit Cambridge' (including those who are pubs) automatically receive this training from the Tourism Service. The Economic Development Portfolio Holder

- (a) **approved** the continued participation in 'Visit Cambridge and Beyond', moving from a Service Level Agreement (SLA) to that of a strategic partner in the forming Destination Management Organisation (DMO); and
- (b) **noted** the expenditure in paragraph 24 of the report from the Planning and New Communities Director, resulting in future savings for South Cambridgeshire District Council.

#### 4. **ECONOMIC DEVELOPMENT UPDATE AND FUTURE SERVICE DELIVERY**

The Economic Development Portfolio Holder **received and noted** a report updating him about Economic Development Service delivery during the past six months, and highlighting future planned economic activity for the 2015-16 service period.

With regard to the "Connecting Cambridgeshire" programme for rolling out super-fast broadband, Councillor Dr. Tumi Hawkins highlighted a number of anomalies where only part of a village had access to such infrastructure. The Portfolio Holder agreed to investigate, and asked officers to contact Parishes in the first instance in an effort to establish the extent of the anomaly. Local Members should then be consulted in case they could provide any more relevant information. Councillor Dr. Hawkins was very keen not to see areas disadvantaged simply because they were "hard to reach".

The Principal Lead Economic Development and Tourism gave feedback on the Business Support workshop programme, which had been successful and well received and contained both face to face workshops and workshops and webinars. A discussion took place comparing and contrasting which mode was used. Those delivered were done so following a detailed survey of businesses about format.

The Director of Health and Environmental Services informed those present that the Authority was now able to provide regulatory business advice to anyone in the United Kingdom on a cost recovery basis.

Councillor Smith raised the following issues to be carried forward, namely

- Affordable business space
- The issue of key worker housing, and whether such accommodation was subject to the Right To Buy

Councillor Smith welcomed the fact that Economic Development was now embedded in the planning process and the need for an Economic Development Strategy or Action Plan beyond 2015.

#### 5. **ASSETS OF COMMUNITY VALUE: PROTOCOL & COMPENSATION**

The Economic Development Portfolio Holder received and noted a report introducing a protocol for the administration of Assets of Community Value, including the Council's statutory duties and responsibilities.

The Development Officer responsible for Community Right to Bid said that the legislation sought to save the community *value* of the asset but not necessarily the original service or benefit of the asset itself. Nevertheless, it gave the community the opportunity to bid for the original asset.

The Sustainable Communities and Partnerships Manager updated those present about progress with Article 4 Directions, now to be covered by Secondary Legislation. The effect

will be to remove Permitted Development Rights for five years from any Drinking Establishments that are listed on the Council's register of ACVs.

#### **6. GYPSY & TRAVELLER ISSUES UPDATE**

The Economic Development Portfolio Holder **received and noted** a report updating him about a range of issues and actions surrounding the Council's services in relation to Gypsy and Traveller community in the District.

Those present spent some time discussing progress in filling the two new officer posts responsible for Gypsy and Traveller issues. The overall message was concern that the funds allocated by the Finance and Staffing Portfolio Holder should be used as originally intended, and that the extra resource promised to Planning and New Communities should not be diminished in any way.

Those present discussed the nature of the Co-ordinating Group. They noted that this was an officer group, but asked that Members be given a monitoring role and that advantage be taken of local Members' knowledge and expertise.

#### **7. WORK PROGRAMME**

The Economic Development Portfolio Holder requested that reports be presented to his next meeting on the subjects of Heritage sites and the Business Support Programme.

#### **8. DATE OF NEXT MEETING**

The next scheduled Economic Development Portfolio Holder meeting would take place on Wednesday 9 September 2015, starting at 2.00pm.

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**The Meeting ended at 11.55 a.m.**

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# Agenda Item 3



South  
Cambridgeshire  
District Council

**Report To:** Economic Development Portfolio Holder  
**Lead Officer:** Director of Planning & New Communities

9 September 2015

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## Heritage Guardianship Sites: Landbeach Tithe Barn, East Hatley Church and Sawston Tannery Drying Shed

### Purpose

1. To present Heads of Terms for a lease to let the Landbeach Tithe Barn to a local trust, and to provide an update on other heritage sites.
2. This is not a key decision because the recommendations are for approval 'in principle'.

### Recommendations

3. It is recommended that the Portfolio Holder:
  - (a) Agrees the draft Heads of Terms in Appendix 1, to form the basis of a lease with the Landbeach Tithe Barn Trust, subject to acceptable terms and conditions, and also gives approval for a Letter of Intent to be sent to the Shadow Trust
  - (b) Notes the grant offered by Historic England for works to Sawston Tannery Drying Shed, and endorses enforcement action subject to identification of the required funding
  - (c) Notes that legal work is continuing for the transfer of St Denis Church East Hatley to the Friends of Friendless Churches.

### Reasons for Recommendations

4. To keep the Portfolio Holder informed regarding Heritage sites, and enable related activities to continue.

### Background

#### *Landbeach Tithe Barn*

5. Landbeach Tithe Barn is a Grade II Listed Building owned by the council since 1986. It had been leased to the Landbeach Society in 1975.
6. In 2014, Cllr James Hockney with input from Cambridge Past Present and Future commenced work to establish a Trust to take on responsibility for the barn and the lease was surrendered by the Landbeach Society.

7. In 2015, a shadow Landbeach Tithe Barn Trust has been created, and several community events have been organised at the barn. A structural survey report has been provided to the Council. The structural survey estimated the costs of urgent works at £80, 000 and a further £40,000 of other works were recommended. The survey confirmed that the barn is not watertight, and there is some water damage to timbers. Therefore, the council is arranging works to safeguard the barn from further deterioration, through use of tarpaulin.
8. In March 2015, the Portfolio Holder gave approval, in principle, for:
  - The Tithe Barn Trust to take on the responsibility for the Landbeach Tithe Barn, subject to acceptable terms and conditions
  - A partnership agreement to fund and manage the repairs programme, subject to acceptable terms and conditions
  - Urgent works to safeguard the barn from further deterioration, including tarpaulin covers.

### ***Sawston Tannery Drying Shed***

9. A tannery has existed continuously on the site in Sawston for nearly 400 years. The Drying Shed was constructed during a period of rapid expansion of the tannery complex and survives relatively unaltered. The drying shed is an exceptional example of a tannery drying shed on account of its extraordinary scale. This is recognised with its Grade II\* listing status. It has regional and national importance because it is the only 19<sup>th</sup> century tannery drying shed known to be built on three floors and was also the largest shed identified in the search by Pre-Construct Archaeology. It was constructed with an arcaded brick ground floor, and three timber framed upper floors with louvred external walls below a hipped slate roof. The ground floor would have housed steeping tanks, with the upper floors used for skin drying. It is currently on the Historic England heritage at risk register and has been given a category 'A' rating, which means 'it is at immediate risk of further rapid deterioration or loss of fabric: no solution agreed'. Historic England has asked the Council to work in partnership to protect the Drying Shed and also to find a long-term future use.
10. The drying shed sits to the rear of the still active tanning site and is no longer in use as it does not meet the current needs of the business. There are other listed buildings on the tannery site.
11. The Council has previously received applications for the shed's demolition and large areas of the slate roof have been removed without the benefit of listed building consent. The owner has made little attempt to make sure that the building stays in a good condition.
12. The drying shed suffers from a weakness in the timber frame where a combination of decay and loss of bracing members has reduced the lateral strength. There are existing temporary supports comprising of timber raking, shores and steel ties bolted to channels, roof slates, and timbered louvers are missing. The shed is extremely vulnerable to collapse and may not survive another heavy winter.

## Considerations

- **Landbeach Tithe Barn**

13. A draft Heads of Terms for the lease to the Tithe Barn Trust have been produced and is currently being reviewed by the shadow trust. The shadow trust has requested a Letter of Intent in order to progress an application to become a Charitable Incorporated Organisation (CIO). This status would enable the trust to apply to apply to more organisations for grant funding.
14. A contractor has been appointed to carry out the urgent works to safeguard the barn from further deterioration including tarpaulin covers and a provisional date of 3 October has been agreed for works to commence. It is expected that the contractor will be able to carry out the works with access from the Council's land.

- **Sawston Tannery Drying Shed**

15. The proposal to carry out enforcement under Section 54 was approved by Planning Committee on 5 August 2015. Section 54 of the Planning (Listed Building and Conservation Areas) Act 1990 enables local authorities to execute any works that appear to them to be urgently necessary for the preservation of a listed building in their area. An Urgent Works Notice outlines to the owner the minimal necessary work needed to be carried out on the building. The owner is given a limited time during which to begin carrying out the works. The owner may appeal an Urgent Works Notice on the following grounds:
  - (a) Some or all of the works were unnecessary
  - (b) Temporary works have continued for an unreasonable length of time
  - (c) The amounts are unreasonable
  - (d) Recovery would cause hardship.
16. In approximately 60% of cases, the Notice is enough to encourage the owner to carry out the necessary work. If it is not carried out then the Council will be required to carry out the works on behalf of the owner. The Council has written to the owner to give notice that it intends to issue an Urgent Works Notice. The next step is to visit the owner again to seek a mutually acceptable approach to safeguard the drying shed.
17. Historic England has approved a grant of £191,124 to allow the Council to carry out the urgent works to the building under Section 54, if necessary. The grant from Historic England covers 80% of the cost of the project. The necessary works include scaffolding to protect the building and sufficient repairs to stabilise it. Options to fund the balance of the cost are being explored, and the Urgent Works Notice will not be issued until funding has been identified to cover the full cost.
18. The costs incurred can be reclaimed from the owner under Section 55 of the Listed Building Act 1990. Using Section 55 of the Act may result in the need to place a local land charge on the property. In some cases, councils have taken possession or compulsorily purchased sites. In this case, it is hoped that the Council can work with the owner to find a viable plan for the future of the Drying Shed. The building could

have a separate access which could facilitate an alternative use. For instance, an architectural firm has expressed interest in converting the drying shed for its office or there may be a community use.

19. It is intended that a project team will be formulated to develop proposals to secure the long term future for the building. Heritage England has committed to work with the Council, and the owner, local members and Parish Council will be asked to get involved.

- **St. Denis Church,, East Hatley**

20. South Cambridgeshire District Council's Legal Officer continues to work with the Friends of Friendless Churches in order to secure the transfer.

### **Options**

21. The recommended option for the Landbeach Tithe Barn is to issue a Letter of Intent to lease the barn to the Landbeach Tithe Barn Trust in order that the shadow trust may apply to become a Charitable Incorporated Organisation and then apply for grant aid.
22. An alternative option is for the barn to be sold with residential planning consent.
23. The recommended option for the Sawston Drying Shed is to serve the owner with an urgent works notice to carry out the necessary works, outlined in the schedule. If the owner does not respond then the Council would carry out the work on their behalf under section 54 Listed Building Act 1990 and claim the cost of the work under Section 55. This is seen as a short-term solution, in order to slow down the deterioration of the condition of the building. This will allow more time to work with the owner or third party to find a medium / long-term solution for the heritage asset. This option is subject to identification of the balance of funding.
24. The alternative option is to not proceed and risk the complete loss of this heritage asset within the near future.

### **Implications**

25. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered: -

### **Financial**

26. The cost of safeguarding works for the Tithe Barn is approximately £5000. The cost will be covered within existing budgets.
27. External tax advice is being sought in order to test whether the VAT is recoverable for the substantive works to the barn and the Sawston Drying Shed.

28. The drafting of the proposed lease for the barn would take account of the tax advice. As reported to the last meeting, the estimated cost of recommended repairs to the barn is £120,000, including urgent repairs estimated at £80,000. There is no budgetary provision for these works. The shadow trust has secured various funding commitments from local people, and intends to apply for additional grant aid once it has achieved CIO status.
29. The estimated cost of urgent works for the Sawston Drying Shed is around £200,000 including contingency of £46,000, and exclusive of VAT. Heritage England has agreed to grant 80% of the estimated costs, and to continue to provide financial support.

#### ***Legal***

30. Legal officers are advising on the lease structure and the enforcement action. Heritage England has offered legal advice regarding action to safeguard the Sawston Drying Shed.

#### ***Staffing***

31. None

#### ***Risk Management***

32. The Landbeach Tithe Barn is covered by the Council's Insurance Policy in order to mitigate financial risk arising from the damage to the Barn.
33. For the Sawston Drying Shed, there are potential financial risks arising from enforcement action and potential risks regarding the future of the building if enforcement action is not taken. No action will be taken until the full potential costs to the Council are understood, and funding has been agreed.

#### ***Equality and Diversity***

34. None

#### ***Climate Change***

35. None

#### **Consultation responses (including from the Youth Council)**

36. The District Councillors for Sawston have been made aware of the proposal to serve an urgent works notice on the building to secure it for the future. They have asked to be involved in discussions about the future use of the building, and its preservation.

#### **Effect on Strategic Aims**

##### **Aim 1 – We will listen to and engage with residents, parishes and businesses to ensure we deliver first class services and value for money.**

37. This report is following discussions with owner and Historic England regarding the future management of the heritage asset in Sawston, and further work with the shadow Landbeach Tithe Barn Trust.

**Aim 2 – We will make sure that South Cambridgeshire continues to offer an outstanding quality of life for our residents**

38. This report outlines proposals to secure the future of historic assets, thereby contributing to the quality of life of residents.

**Aim 3: Work with partners to create opportunities for employment, enterprise, education and world-leading innovation.**

39. This report outlines works with partners to secure the long-term future of listed buildings.

**Background Papers**

Heritage and Guardianship Sites and Closed Churchyards – reports to Planning and Economic Development Portfolio Holder on 26 March 2015, 10 September 2014, 20<sup>th</sup> March 2014, 22 October 2013, 28<sup>th</sup> May 2013 and 18 December 2012.

**Appendix 1**

Proposed Draft Heads of Terms - Lease of the Tithe Barn Landbeach to Tithe Barn Trust

**Report Author:** Juliette Wilson – Historic Buildings Consultancy Officer  
Telephone: (01954) 712907

Trovine Monteiro – Team Leader (Consultancy Unit)

**Proposed Draft Heads of Terms  
Lease of the Tithe Barn Landbeach to Tithe Barn Trust**

**1. LANDLORD**

South Cambridgeshire District Council

**2. TENANT**

Tithe Barn Trust

Country of incorporation/registration:

Charity/Company number

Registered office address:

**3. PROPERTY**

3.1 Land on the north side of Waterbeach Road Landbeach together with the Tithe Barn shown edged red on the attached plan.

3.2 The tenant will have the benefit of a right of way over the designated driveway from the public highway over the former rectory for the sole and exclusive purpose of repair and maintenance of the Tithe Barn

3.3 The tenant will be granted a right of way in the Lease over the accessway leading from the Tithe Barn to and from the public highway (to the extent that this right can be granted by the Council).

**4. TERM**

4.1 The lease will be for a term of 25 years beginning on the date of the lease.

4.2 The lease will exclude the security of tenure provisions of Part II of the Landlord and Tenant Act 1954 (i.e. no automatic right to a renewal of the lease)

4.3 There will be a right to terminate the Lease by either party within the 25 year term – parties to discuss specific details of the break clause i.e. when and how often can the break be exercised and upon what terms e.g. specific reasons or generally and how much notice to be served.

**5. RENT AND OUTGOINGS**

5.1 Nil rent.

5.2 The tenant must also pay all other outgoings including any VAT in connection with the property.

**6. INSURANCE**

6.1 The Tenant will insure the property.

**7. USE**

7.1 The Tenant is to restore and maintain the Tithe Barn for use for community purposes and the advancement of education and interest in the history of the area – wording to be discussed/agreed

**8. ASSIGNMENTS AND UNDERLEASES**

8.1 The tenant cannot assign the lease (on the basis that it is a lease for nil rent/no premium and also there will be a right to terminate the lease earlier if needed).

8.2 The tenant cannot underlet the whole or any part of the property

8.3 The tenant cannot share occupation of the property

save that the tenant may grant short term licences to third parties to use the Tithe Barn for events provided that no tenancy is created and provided that the use complies with the permitted use

8.4 Any restrictions on the type of use/activities that the tenant may hire out the Tithe Barn for – private/commercial/profit or non profit making?

**9. REPAIR**

9.1 The lease will be a full repairing lease with the tenant responsible for all repairs



**10. ALTERATIONS**

- 10.1 The tenant cannot make any alterations to the property without the Landlord's consent (as landowner) as a separate consent from obtaining planning permission/building regulation approval.
- 10.2 The tenant cannot put up any signs on the outside of the property or that would be visible from the outside of the property without the consent of the Landlord

**11. INITIAL REPAIR WORKS**

- 11.1 The tenant must carry out restoration repair and maintenance works to restore the Tithe Barn in accordance with the following phases:-

Phase 1 - the necessary repairs to the thatch and fabric of the barn within [ ] months of the commencement date of the lease

Phase 2 - ?

All in accordance with the drawings and specifications showing the proposed works to be agreed between the parties and attached to the Lease.

- 11.2 The tenant's works will be paid for by the tenant and carried out as an obligation to the Landlord

**OR**

The landlord will make a contribution of £[AMOUNT] (exclusive of VAT) to the cost of the tenant's works

**AND/OR**

**12. LANDLORD'S WORKS**

The landlord will carry out the following works to the property prior to the grant of the lease: [DETAILS OF ANY LANDLORD'S WORKS].]

**13. COSTS**

Each party is responsible for its own legal costs in connection with this transaction.

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# Agenda Item 4



South  
Cambridgeshire  
District Council

**Report To:** Economic Development Portfolio Holder 9 September 2015  
**Lead Officer:** Director for Planning and New Communities/  
Director Health and Environmental Services

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## **Economic Development Update and Future Delivery**

### **Purpose**

1. The purpose of the paper is to provide an update on Economic Development delivery in the past six months and to note future planned economic activity for the 2015/16 service period.
2. This is not a key decision but is brought to the Portfolio holder meeting for information.

### **Recommendations**

3. It is recommended that the Portfolio holder notes progress to date on economic development actions.

### **Reasons for Recommendations**

4. The report seeks to bring attention to the economic actions achieved and future delivery activities as agreed in the Portfolio holder meeting of December 2013, the Economic Strategy (2010 - 2015) and relevant service plans.

### **Background and Considerations**

#### ***Strategic Partnerships***

5. The Council has continued to participate in strategic partnerships such as the Greater Cambridge Greater Peterborough Local Enterprise Partnership (LEP) and the London Stansted Cambridge Consortium (LSCC).

#### ***LEP: Enterprise Zone Wave 2 application***

6. South Cambridgeshire District Council has submitted an Expression of Interest for the LEP to consider for inclusion in an application to central government for the Enterprise Zone Wave 2 - programme.
7. The background to this is that the Government, in July 2015, invited LEPs in England to submit a single, multi-sited application for each LEP area. The aim of this round is to focus on rural areas and smaller towns.
8. The incentives offered include the LEP retaining 100% of the business rate growth, with a business rate discount for occupiers. LEPs will be required to lead delivery with Local Authorities and demonstrate a strong commitment to simplified planning approaches through Local Development Orders or Planning Performance Agreements. The guidance suggests that Enterprise Zones focussed on supporting start-ups, inward investment or companies moving to an area would get competitive advantage, and also that proposals need to be able to demonstrate an uplift in value.

9. The Council wishes to take forward the vision to accelerate employment in the north and areas of the District, which has been slower to realise commercial potential in areas such as Cambourne and Orchard Park. Enterprise zone status could enable accelerated delivery of jobs alongside homes, delivering sustainable communities and supporting the economic strategy for areas such as Northstowe. For this reason we put forward four sites to the Enterprise Zone Expression of Interest, being:
- **Northstowe**, as a new town, with clear deliverable economic objectives demonstrated in its own Economic Strategy
  - **Cambourne** the 14,56ha west site with 5.66ha for employment as well as an extension to the current business park; adding value to the existing village and business park;
  - **Cambridge Research Park: Waterbeach**, forming a catalyst for the success delivery of the new town (of 8,000 – 9,000 homes) - a national priority, through employment opportunities in the Research park; and
  - **Smaller Local sites** able to support a step change in economic delivery. These include business sites in Gamlingay; Iconix Park, Pampisford; and Buckingham Business Park.

Refer to Appendix 1, (Wave 2 Enterprise Zone application, 7 August 2015) for further details of the Expression of Interest.

10. Since submitting the Expression of Interest, SCDC officers have been working with GC\_GPEP to develop a robust multi-site bid as part of the final LEP application. Other areas in the GC\_GPEP geography have also submitted areas for consideration for Enterprise zone status, as a single application. To this extent the bids will need to be consistent in approach. The GC\_GP LEP will decide sites to be finally submitted based on the Enterprise Zone criteria and evaluation for the GC\_GP area, submitting a bid to Government by the 18 September 2015 deadline. In September/October, Government will test the application, which will be competitive against other areas, needing to demonstrate commercial viability and deliverability by 31 March 2022. Successful applications are expected to be announced in November 2015.

#### ***London Stansted Cambridge Consortium (LSCC)***

11. South Cambridgeshire District Council continues to play a strong role in the LSCC. In June 2015, the Council participated in the 3<sup>rd</sup> Annual LSCC conference, focusing on innovation & growth, suggesting how we participate as a partner in the growth agenda and how we attract international investment. Speaking to the former extent, officers have also been participating in developing the proposition for the Life Sciences across the corridor, as well as the 30-year growth strategy.

#### ***Improved Broadband and Digital Connectivity***

12. The Council continues to participate in the 'Connecting Cambridgeshire' rural broadband delivery programme. At the time of the time of this report (August 2015), over 84,000 properties had been enabled so far, with a target of 97,000 premises by the end of 2015. South Cambridgeshire has achieved 27% or 27,600 interventions, leading the way in terms of the roll-out in Cambridgeshire. (Please refer to Appendix 2 for further information.)
13. Connecting Cambridgeshire is on track to exceed its original target (above) by bringing high speed fibre broadband to almost 100,000 premises by the end of 2015. However, there are challenges and planning is now underway to extend the roll-out using additional Government funding and BT investment to improve broadband coverage for harder to reach areas in

2016-2017. The programme is working with BT 'Openreach', local councils and broadband champions to find the best solutions to connect as many places as possible.

14. In terms of liaison with parishes in the District (raised at the previous portfolio meeting), SCDC works closely with Connecting Cambridgeshire, as the lead partner delivering the Superfast Broadband programme in the County, to keep Parishes, Members and local broadband champions informed and up to date. Connecting Cambridgeshire has an established communications system to keep the aforementioned parties informed. For example, an email letter (refer to Appendix 2D) is sent to each Parish when superfast fibre broadband goes live in their area offering a generic article for newsletters and /or website, postcards and posters and inviting them to feedback. This communications protocol includes regularly responding to queries and proactively contacting parishes where there are coverage issues to manage expectations on timescales and so forth. The team are also available to speak at meetings to explain the situation and answer arising queries.
15. Take-up of fibre broadband is above average across the county at over 24% (refer to appendix 2C) and rising rapidly, showing the high demand for faster Internet access so that people can work from home, shop, socialise and find services online. The higher than expected take-up of the high speed technology (over 20%) means £5.3million is being made available by BT via Broadband Delivery UK for Connecting Cambridgeshire to reinvest in extending high speed broadband to even more premises.
16. One hundred South Cambridgeshire businesses have received Destination Digital grants for equipment and training and 126 have been awarded connection vouchers up to £3,000 to install superfast broadband.
17. In addition, Connecting Cambridgeshire has been awarded a further £49,300 'Women and Broadband Challenge' funding from the Government Equalities Office to continue providing practical help for women-led businesses to make the most of technology through its Destination Digital project. The award will be used to launch a county-wide roadshow this autumn offering drop-in clinics with digital advice and training for women who want to run their own businesses or to work more flexibly. It will also help businesswomen get better broadband connections to support their work. South Cambridgeshire is working to promote this take up by promoting this information through the website and bi-monthly newsletter.
18. The Council will continue to work in close partnership with 'Connecting Cambridgeshire' both at senior and officer level to achieve the best superfast broadband delivery for the District.

### ***Business Support***

#### ***Business Support Workshops and Webinars***

19. SCDC continues to work proactively to executed a suite of Business Support measures aimed to help business in District.
20. Following the success of the previous workshop series and the need for further support, the Council is looking to commission a business support workshop programme across adjoining Local Authority boundaries. Huntingdonshire District Council has expressed interest in a collaborative approach and the process of joint procurement is being agreed, which South Cambridgeshire District Council will lead. The workshops are intended to be similar in style to the current SCDC workshop/webinar programme with an even split of locations across the two local authority areas and the possibility of webinar training, pending the tender.
21. Workshop topics proposed are:
  - (a) Business planning – a stepped approach with a workshop on a basic session and a more advanced session

- (b) Social media – basic and advanced
  - (c) Improving Profit
  - (d) Finding customers
  - (e) Finance – including raising funding, costing & pricing
  - (f) Staying ahead of competitors
22. A budget of £15,000 has been allocated from each Local Authority, with the aim of delivering 10 – 12 workshops/webinars. Following the imminent tender process, appointment of a contractor and allowing for lead time for induction and marketing, it is expected that the programme will commence in the Winter and complete by April 2016.
23. ***Support to the Rural Economy***
24. Following the successful, final pilot village area workshop delivered in Watebeach earlier in 2015, activity has commenced in Gamlingay. These actions seek to assist in the development of the economic element of the Neighbourhood Plan. This links to Planning and New Communities Service Plan focus on economic strategies of new settlements and villages in the District.
25. To date, the locality work in Gamlingay has commenced with a meeting to discuss implications of a planning proposal affecting employment; as well as consideration and attendance of a Neighbourhood Plan parish meeting. Furthermore, to kick-start business engagement, a meeting with developer businesses, who operate in the village, took place in July 2015. The local member led meeting explored business needs in the village, particularly relating to development sites, infrastructure (e.g. broadband, roads) and skills. Priorities and challenges for businesses were identified with key actions going forward to support businesses, employment and the economic needs of the village (e.g. a business and development site directories and a business support planning guide (update)). This information will be used to develop actions (e.g. facilitated workshops with a business specialist) within the next 6 months+. Gamlingay's Locality work involves the Planning Policy and Communities & Partnerships teams. Such village workshop programmes will also be held in Histon & Impington and Sawston Parishes thereafter.
26. The 'BikeBus Explorer' pilot has been extended with funding from the SCDC Communities & Partnerships team budget and additional funding from the Local Sustainable Transport Fund. The service requires longer to consolidate ridership but has shown an increase in ridership over the course of the summer. However, it must rise still further if the service is to become sustainable in the longer term. A joint promotional campaign is now underway with the National Trust's Wimpole Estate during August and in September, they are offering a £1 discount on a hot drink at the Wimpole Estate's Old Rectory or Stable Block café to visitors arriving by BikeBus. Co-promotions with other key partners are now coming forward, most recently with Cambridge Health at Work (Cambridge University Hospitals Trust's Occupational Health Service) and further opportunities are being sought from businesses along the route. The BikeBus service is now supported by its own facebook page, "BikeBus Explorer Cambridgeshire".

## **Tourism**

27. "Visit Cambridge and Beyond", the official tourism service for Cambridge City, South Cambridgeshire and the surrounding area, currently led by Cambridge City Council is transforming into a Destination Management Organisation (DMO). This will be a public/private partnership aimed at securing a stable model able to maximise the benefits of business and leisure tourism to the area. The Council has been involved in these plans and the first shadow board meeting took place in August 2015, attended by the Portfolio holder. The Council will continue to attend the board meeting and work to achieve the successful delivery of the new tourism delivery structure, due to launch in early 2016.

## **Implications**

28. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered: -

### ***Financial***

29. The Economic Development Budget has a budget of £30,600 for business support and related activity. The tourism budget, currently £25,000 is due to decrease to £17,500 in 2016/17 and then further to between £8,000 - £12,000 p.a. (refer to the separate paper on this item). The cost of the business support workshops (c. £15,000, pending tender) is within the current budget.

### **Consultation responses (including from the Youth Council)**

30. No formal consultation has taken place.

### **Effect on Strategic Aims**

31. Economic Development has a central place within the Council's Vision that says, 'Our District will demonstrate impressive and sustainable economic growth'. One of the Corporate Plan's 12 objectives is to 'Make the district an even more attractive place to do business'.

## **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

### **South Cambridgeshire District Council Enterprise Zone wave 2, Expression of Interest, 7 August 2015**

#### **Northstowe Economic Strategy**

([https://www.scambs.gov.uk/sites/default/files/documents/Economic%20Development%20Strategy\\_0.pdf](https://www.scambs.gov.uk/sites/default/files/documents/Economic%20Development%20Strategy_0.pdf))

#### **Economic Development Strategy (2010 – 2015)**

<https://www.scambs.gov.uk/sites/default/files/documents/Economic%20Development%20Strategy.pdf>

### **Planning and Economic Development Portfolio holder Meetings, 11 December 2013, 24 July, 2013 and 10 December 2014.**

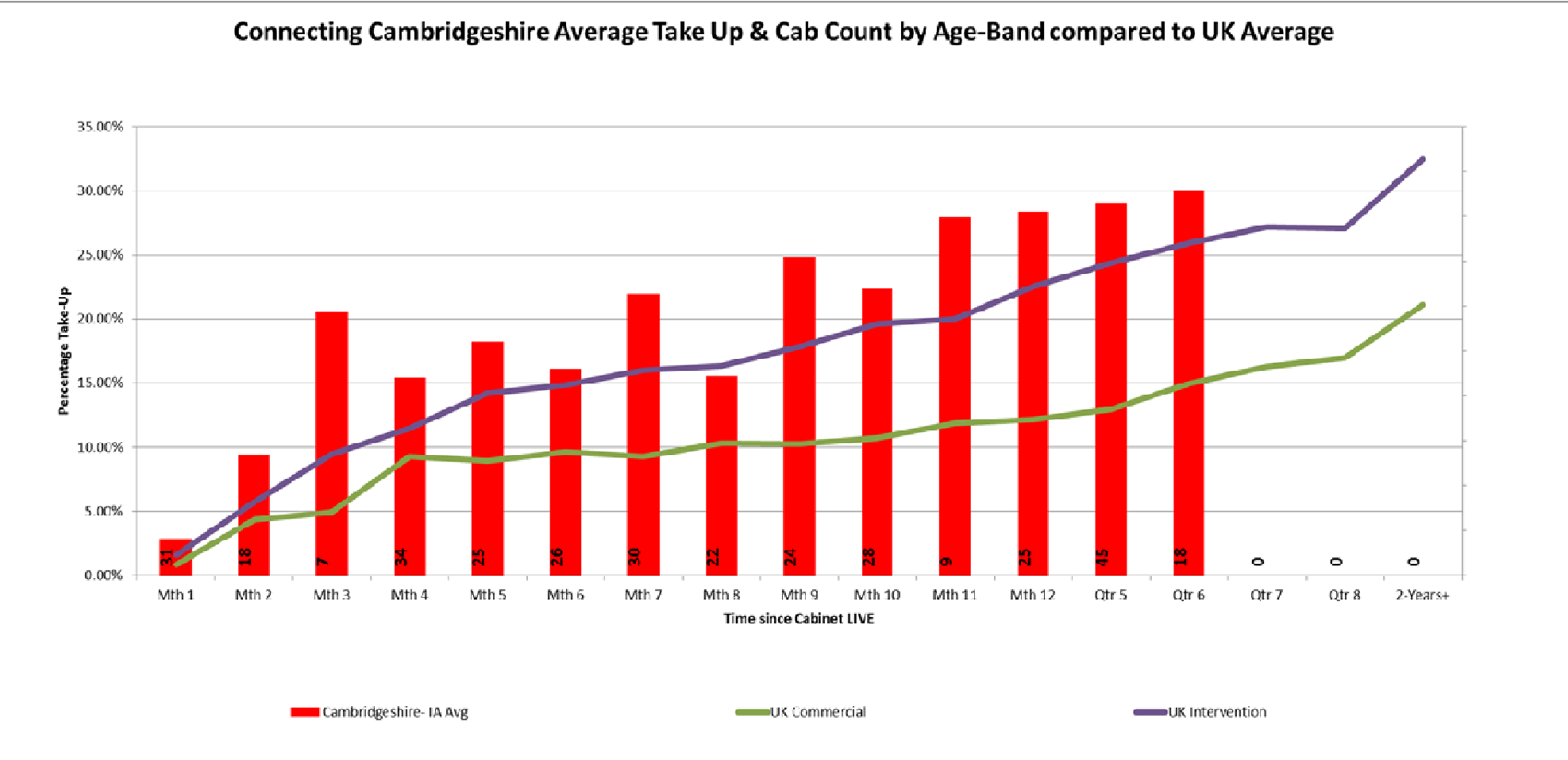
**Report Author:** Nicole Kritzinger  
Principal Lead: Economic Development and Tourism  
Telephone: (01954) 713454



Appendix 2A – Take-up of fibre services across all live Connecting Cambridgeshire cabinets

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Connecting Cambridgeshire Average Take Up & Cab Count by Age-Band compared to UK Average





## Appendix2B Roll-out progress by area.

**Green** = Roll-out complete **Yellow** = Roll-out in progress White = to be done in later phases

Districts	Parish
<b>Cambridge</b>	Cam - Abbey
	Cam - Arbury
	Cam - Castle
	Cam - Coleridge
	Cam - East Chesterton
	Cam - King's Hedges
	Cam - Market
	Cam - Newnham
	Cam - Petersfield
	Cam - Queen Edith's
	Cam - Trumpington
	Cam - West Chesterton
	<b>East Cambridgeshire</b>
Bottisham	
Brinkley	
Burrough Green	
Burwell	
Cheveley	
Chippenham	
Coveney	
Downham	
Dullingham	
Ely	
Fordham	
Haddenham	
Isleham	
Kennett	
Kirtling	
Littleport	
Lode	
Mepal	
Prickwillow	
Reach	
Snailwell	
Soham	
Stetchworth	
Stretham	
Sutton	
Swaffham Bulbeck	
Swaffham Prior	
Thetford	
Wentworth	
Westley Waterless	
Wicken	
Wilburton	
Witcham	
Witchford	
Woodditton	
<b>Fenland</b>	March
	Benwick
	Chatteris
	Christchurch

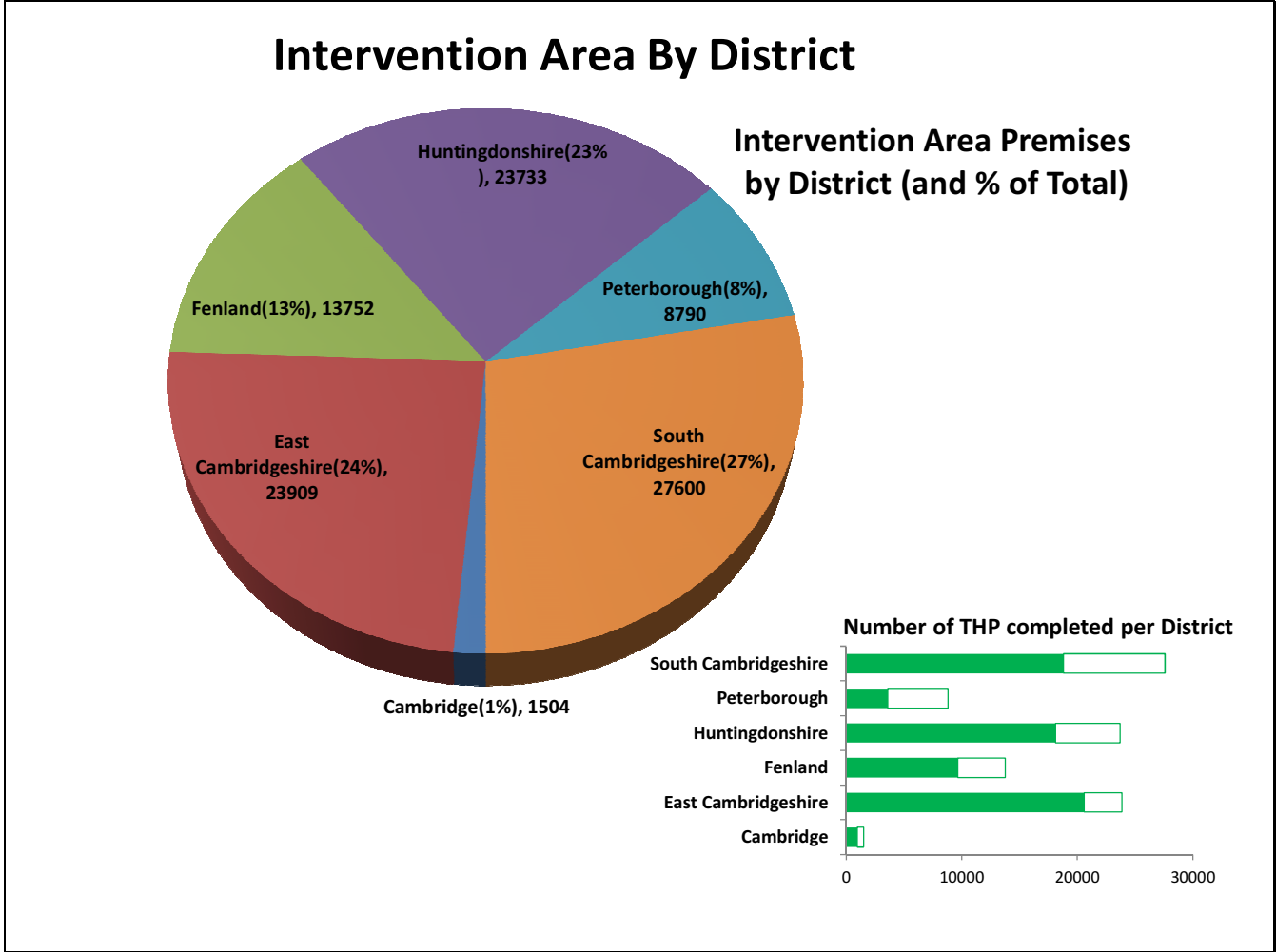
	Doddington
	Elm
	Gorefield
	Leverington
	Manea
	Newton (F)
	Parson Drove
	Tydd St Giles
	Whittlesey
	Wimblington
	Wisbech
	Wisbech St Mary
<b>Huntingdonshire</b>	Abbots Ripton
	Abbotsley
	Alconbury
	Alconbury Weston
	Barham and Woolley
	Bluntisham
	Brampton
	Brington and Molesworth
	Broughton
	Buckden
	Buckworth
	Bury
	Bythorn and Keyston
	Catworth
	Colne
	Conington (H)
	Covington
	Diddington
	Easton
	Ellington
	Elton
	Farcet
	Folksworth and Washingley
	Glatton
	Godmanchester
	Grafham
	Great Gidding
	Great Gransden
	Great Staughton
	Haddon
	Hail Weston
	Hamerton and Steeple Gidding
	Hemingford Abbots
	Hilton
	Holme
	Holywell
	Houghton and Wyton
	Huntingdon
	Kimbolton
	Kings Ripton
	Leighton
	Little Gidding
	Little Paxton
	Morborne
	Needingworth

	Offord Cluny and Offord D'Arcy
	Old Hurst
	Old Weston
	Orton Waterville
	Perry
	Pidley cum Fenton
	Ramsey
	Sawtry
	Sibson-cum-Stibbington
	Somersham
	Southoe and Midloe
	Spaldwick
	St Ives
	St Neots
	Stow Longa
	The Stukeleys
	Tilbrook
	Toseland
	Upton and Coppingford
	Upwood and the Raveleys
	Warboys
	Waresley-cum-Tetworth
	Winwick
	Wistow
	Wood Walton
	Woodhurst
	Wyton-on-the-Hill
	Yaxley
	Yelling
<b>Peterborough</b>	Ailsworth
	Bainton
	Barnack
	Borough Fen
	Bretton
	Castor
	Deeping Gate
	Etton
	Eye
	Fengate
	Glington
	Hampton Hargate and Vale
	Helpston
	Marholm
	Maxey
	Newborough
	Non Parished - Peterborough
	Northborough
	Orton Longueville
	Peakirk
	Southorpe
	Sutton(P'boro)
	Thorney
	Thornhaugh
	Ufford
	Upton
	Wansford
	Wittering

<b>South Cambridgeshire</b>	Abington Pigotts
	Arrington
	Babraham
	Balsham
	Bar Hill
	Barrington
	Bartlow
	Barton
	Bassingbourn cum Kneesworth
	Boxworth
	Carlton
	Castle Camps
	Caxton
	Comberton
	Cottenham
	Croxton
	Croydon
	Dry Drayton
	Duxford
	Elsworth
	Eltisley
	Fen Ditton
	Fen Drayton
	Fowlmere
	Foxton
	Fulbourn
	Gamlingay
	Girton
	Grantchester
	Graveley
	Great Abington
	Great and Little Chishill
	Great Eversden
	Great Shelford
	Great Wilbraham
	Guilden Morden
	Hardwick
	Harlton
	Harston
	Haslingfield
	Hatley
	Hauxton
	Heydon
	Hildersham
	Hinxton
	Histon
	Horningsea
	Horseheath
	Ickleton
	Kingston
	Landbeach
	Linton
	Litlington
	Little Abington
	Little Eversden
	Little Gransden
	Little Shelford

	Little Wilbraham
	Lolworth
	Longstanton
	Melbourn
	Meldreth
	Milton
	Newton (S)
	Oakington and Westwick
	Orchard Park
	Orwell
	Over
	Pampisford
	Papworth Everard
	Papworth St Agnes
	Sawston
	Shepreth
	Shingay cum Wendy
	Shudy Camps
	Stapleford
	Steeple Morden
	Stow cum Quy
	Swavesey
	Tadlow
	Teversham
	Thriplow
	Toft
	Waterbeach
	West Wickham
	West Wratting
	Weston Colville
	Whaddon
	Whittlesford
	Willingham
	Wimpole

**Appendix 2C: Intervention Area By District**





## Appendix 2D

Dear Parish/Town Council Clerk,

Connecting Cambridgeshire is pleased to confirm that fibre broadband has gone live in your area, which means residents can upgrade to get faster Internet access. We would be grateful if you could raise the following information at your next meeting.

A coverage map can be seen on the Connecting Cambridgeshire website at [www.connectingcambridgeshire.co.uk](http://www.connectingcambridgeshire.co.uk) with useful advice on how to get superfast broadband and answers to common queries.

The best way for people to check if their premises are connected to a better broadband service is to try to order a fibre broadband package through an Internet Service Provider.

The broadband speed delivered depends on a number of factors including the length of the line from the cabinet, the line quality, and the equipment and internal wiring within premises. There may be some premises connected to an upgraded cabinet that are simply too far away to receive a fibre service and some residents may have to wait a little longer to get improved broadband in areas that are harder to reach.

We hope you can help us to inform local residents and businesses where fibre is now available and how they can upgrade to superfast broadband.

To support this, we enclose a taster pack of posters and postcards. We can also supply generic articles, which may be useful for your village newsletter, community website or Facebook pages to spread the word. Do let us know what you need.

We hope you can also help us to make businesses in your district aware that they can apply for Government connection vouchers up to £3000 towards the cost of installing superfast broadband through our Destination Digital business support scheme. The funding is available on a first-come, first-served basis, so businesses should apply as soon as possible at [www.destinationdigital.info](http://www.destinationdigital.info)

We are happy to support local meetings or events to promote take up of fibre broadband and are also looking for good stories to share on the website about how better broadband is benefiting communities and businesses across Cambridgeshire.

You can contact the Connecting Cambridgeshire team by email, or call 01223 703293 if you need further information.

Kind regards

Connecting Cambridgeshire team

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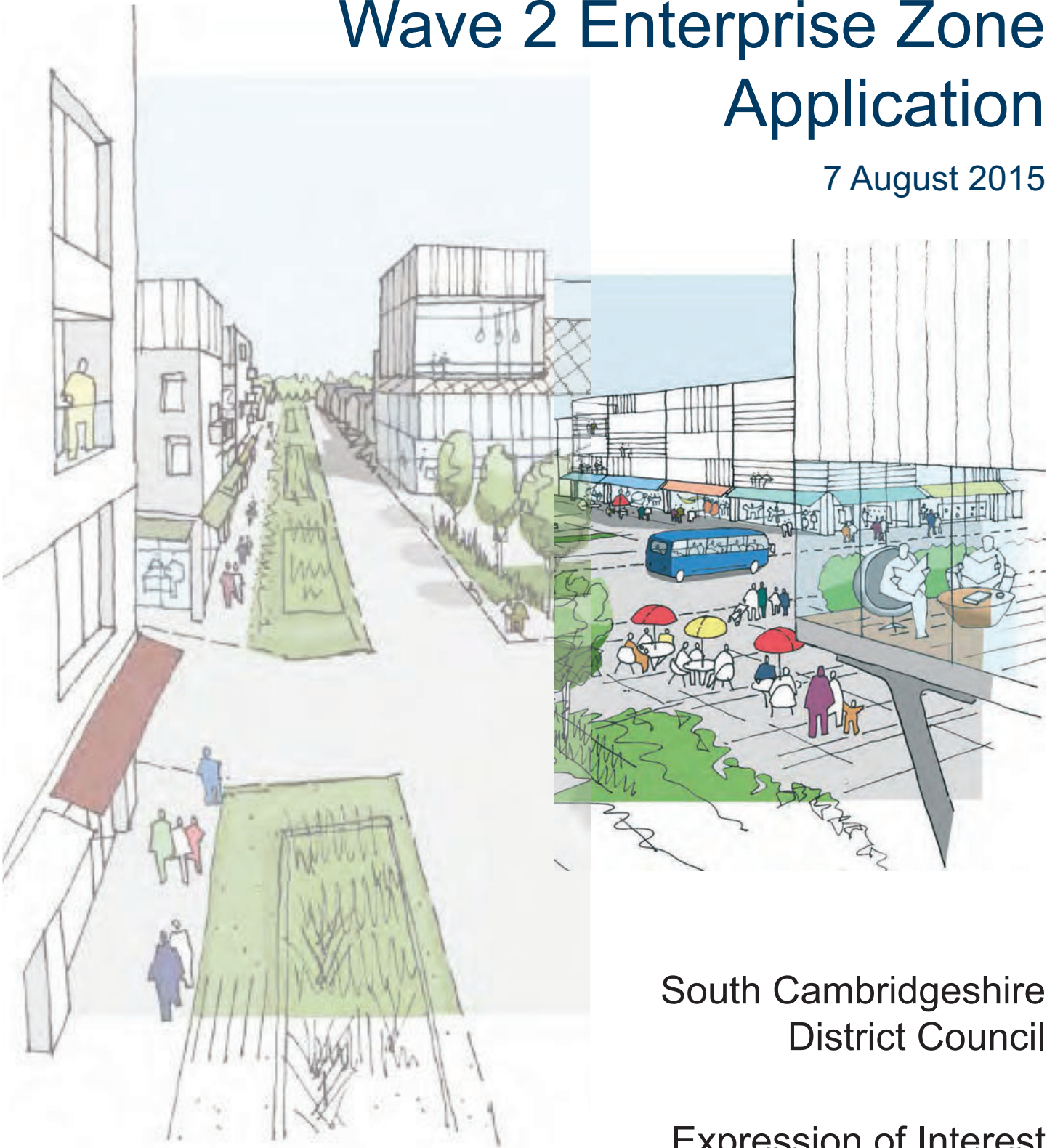




South  
Cambridgeshire  
District Council

# Wave 2 Enterprise Zone Application

7 August 2015



South Cambridgeshire  
District Council

Expression of Interest

[www.scambs.gov.uk](http://www.scambs.gov.uk)

Page 29

## Wave 2 Enterprise Zone Applications; Expression of Interest to GCGP by South Cambridgeshire District Council 7 August 2015

- Overview and Executive Summary
- Nothstowe, Cambourne, Waterbeach
- Overview map
- Supplementary opportunities

South Cambridgeshire has three new settlements to the north of Cambridge, where commercial investment is generally slower. These sites are the focus of this submission. New investment is traditionally drawn to the city of Cambridge and the science parks in the south of the district. Inclusion of our northern sites in an Enterprise Zone will act as a catalyst for commercial investment helping to accelerate delivery of sustainable and balanced new communities.

We meet the criteria for this wave of Enterprise Zones as a rural district offering multi-site opportunities.

South Cambridgeshire is in a position to meet and deliver against the Enterprise Zone, Wave 2 objectives allowing substantial economic benefits. With an excellent track record of delivery, South Cambridgeshire is set to deliver 19,000 homes and 22,000 jobs in the next 20 years. Together with the City of Cambridge, the area is set to 33,000 new homes and 44,000 jobs.

A designation of “Enterprise Zone” status will encourage private sector investment and the delivery of jobs alongside homes adding value to the economy.

For this reason we put forward in this Expression of Interest for following sites:

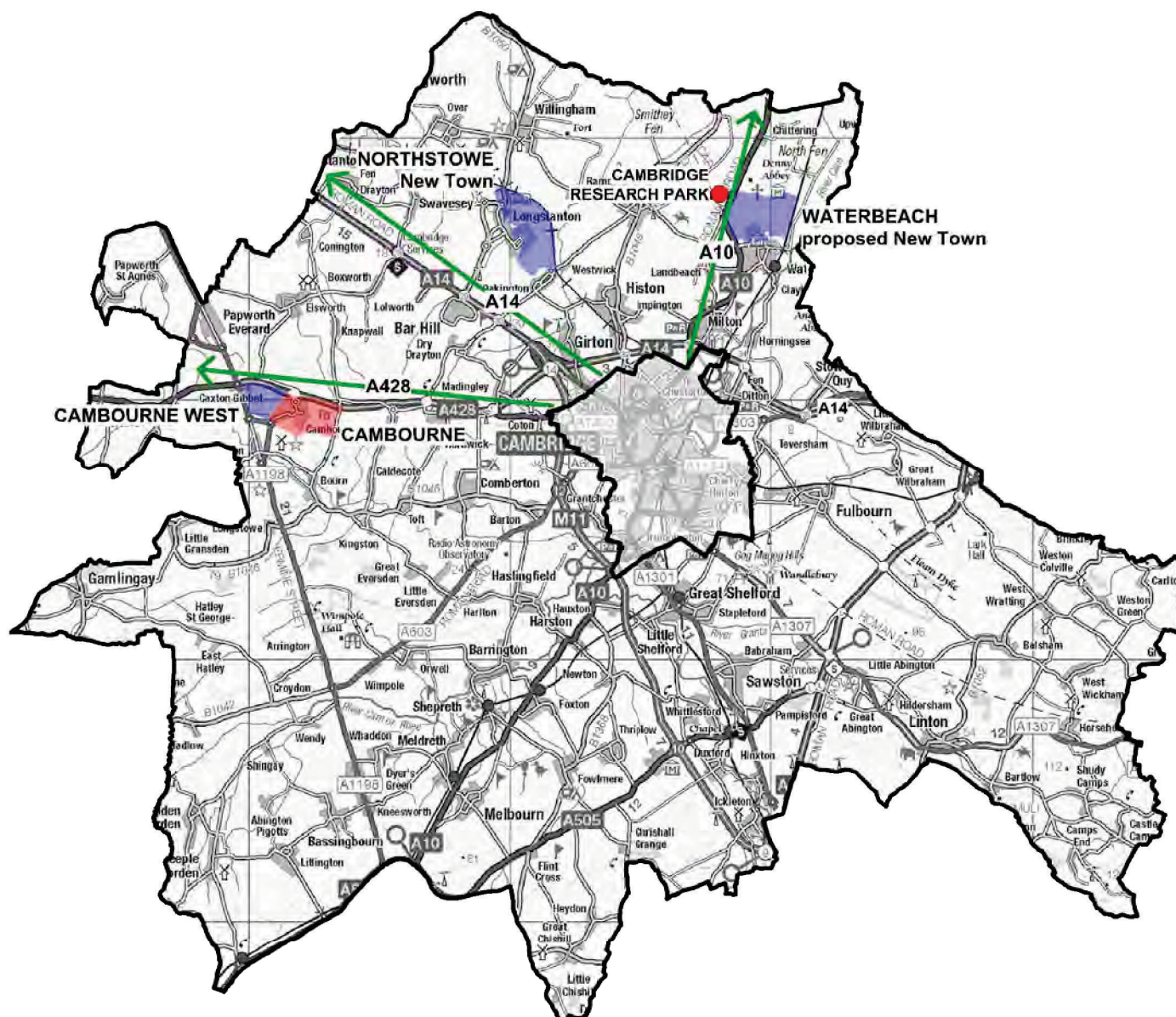
- **Northstowe**, a new town which will deliver 10,000 homes along with employment and services, with clear economic objectives outlined in its own Economic Strategy ([https://www.scamb.gov.uk/sites/default/files/documents/Economic%20Development%20Strategy\\_0.pdf](https://www.scamb.gov.uk/sites/default/files/documents/Economic%20Development%20Strategy_0.pdf))
- **Cambourne West**, an extension of the new village which will incorporate new employment sites, and the Cambourne Business Park.
- **Cambridge Research Park/ Waterbeach New Town/** The Research Park adjoins the site identified in the submitted South Cambridgeshire Local Plan for a new town (including 8,000 – 9,000 homes), and will act as a catalyst for jobs to accompany early development. The Research park has the capacity to deliver up to 2,500 jobs. Waterbeach New Town is has government support and is also development on a brownfield site. In addition, there are a number of smaller local sites which could be included to support a step change in economic delivery in the rural area.

Delivering such growth is not without its challenges. Enterprise Zone status could facilitate growth through encouraging the embedding of businesses in newer areas, particularly during the early development of these new communities. The incentive of business rate relief, coupled with the Council (SCDC) already having planning performance agreements in place will accelerate delivery.

The landowners and developers for Northstowe, Cambourne and Waterbeach Research Park have all indicated support for their sites to be included.



# South Cambridgeshire District Council: Enterprise Zone Wave 2 2015 - Initial Site identification proposals



## KEY: GCGP Criteria

- GCGP needs to prioritise the bids (and ideally submit only one);
- Preference given to smaller towns/places/rural areas;
- Encouraged (in context of above) to have multi-site EZ;
- Proposed sites should be 'clear' with no existing businesses in place;
- Infrastructure costs must be funded locally or via the rates incentive - do not submit sites that will rely on other, as yet unidentified, funding;
- Align with SEP and economic priorities (e.g. planned improvements to roads/rail/energy supplies);
- Extensions to EZs will be considered (and conversion of Food EZ and University EZ);
- Demonstrate a strategic fit with areas' plans for devolved powers and improved governance arrangements;
- Retention of business rates by GCGP – expectation that this is used to fund development required on the EZ;
- The financial model of the EZ must be worked through, showing BCR and any financial instruments;
- GCGP expected to lead delivery working closely with local partners;
- Encouragement of planning offer eg LDOs or Planning Performance Agreement.

## Key

✓ = Meets GCGP/EZ criteria – comments to Page 32

# Cambourne

Employment opportunities like Cambourne are an important part of the future of the Cambridge area economy. They will compliment growth taking place in the City and to the South of Cambridge, and spread the benefits to other parts of the Cambridge area.

Cambourne village is planned for significant growth. The Cambourne West site is identified in the Council's emerging Local Plan, and a planning application is currently being considered for 2350 dwellings. The existing undeveloped part of the Cambourne Business Park is anticipated to now be developed as a mixed use site, with new employment sites forming part of the Cambourne West development. The existing Cambourne Business Park has been slow to come forward in the early life of the new village. The village is now growing, and supporting employment development will help create a sustainable and vibrant new community.

The Greater Cambridge City Deal is a game changer, delivering High Quality Public Transport links to key destinations in Cambridge. The A428 / A1303 is earmarked for public transport and cycling improvements in the first tranche of funding, which will significantly reduce journey time and increase frequency and reliability on the corridor. This reflects the City Deal priority of investing to achieve efficient and convenient movement between new developments and employment sites. Public consultation will take place in September on options.

The A428 corridor has been identified for dualling between Caxton Gibbet (adjoining the Cambourne West site), and the A1 (DfT Road Investment Strategy December 2014). This would form part of wider plans to invest in the route as part of an Oxford – Cambridge Expressway. Routes are also being explored for East West Rail, between Oxford to Cambridge. Both road and rail investment in the corridor reflect the LEP Strategic Economic Plan.

Infrastructure costs are being funded locally, through developer funding, the City Deal, and a range of other sources. Enterprise zone status would compliment this and focus particularly on supporting employment development in the early life of new communities.

An Enterprise Zone at Cambourne would therefore align perfectly with strategic investment in transport, and would support social and environmental benefits by helping to develop new communities. Enterprise Zone status will help bring forward employment development by investing in the site, help it to develop a commercial identity, and promote the area as an employment destination. Further locations to support the development of the Cambridge cluster, reflecting the aim of the LEP Strategic Economic Plan to encourage the expansion beyond Cambridge of technology businesses.

The Cambridge area is experiencing rapid growth, with 33,000 new homes and 44,000 jobs planned between 2011 and 2031. New settlements like Cambourne are an important element towards accommodating this growth. There are opportunities to support firms which locate in the Cambridge area, particularly in the high technology research and development sectors.



Site Name GCGP criteria	Description	
<b>Cambourne West and Cambourne Business Park</b>	<p><b>Planning status:</b> Outline planning application received from MCA (Taylor Wimpey and Bovis Homes), with amendments to the masterplan and further information pending. Planning consent expected early 2016. Cambourne Business Park has full consent.</p> <p><b>Employment and Land area:</b> Outline application proposes 5.66ha of B1 employment land, with amended plans expected to increase to 6.25ha. Economic Study produced to inform Cambourne West and further build-out of Cambourne Business Park.</p> <p><b>Timetable and Delivery trajectory:</b> Cambourne Business Park inclusion enables immediate delivery, with potential for the clear site of Cambourne West to begin implementation in 2016.</p>	
<b>b. Small/rural/</b>	✓	
<b>c. Multi-sited</b>	✓	
<b>d. Clear site (comments on non-clear sites)</b>	✓	Cambourne West is clear.
<b>e. Infrastructure costs (Locally or rates)</b>	✓	Cambourne is easily deliverable as extension to existing new settlement. Improvements to the A428 are a City Deal priority, and enhanced public transport route is currently under consultation. Further work on costs to be developed over coming weeks.
<b>f. SEP and economic Priorities met</b>	✓	<p>GCGP SEP:</p> <ul style="list-style-type: none"> <li>i) Delivery of the EZ at Alconbury - Supportive economic role</li> <li>ii) Infrastructure/Transport – A14, A428, M11 junction, E-W rail</li> <li>iii) Business-led skills provision – Support iv), and opportunities to link to other skills programmes. Cambourne has its own secondary school offering partnership potential.</li> <li>iv) Enterprise and Innovation – Supports High Tech Clusters, including links to Oxford</li> </ul>
<b>g. Extensions to EZ?</b>	N/A	
<b>h. Fit with areas plans for devolved powers</b>	✓	SCDC participating in devolution proposals.
<b>i. Business rates used for development powers</b>	✓	Yes, affordable business space and ultra-fast broadband (FTTP) have been identified as potential requirements, with further work to be conducted over coming weeks.
<b>j. Financial model showing instruments &amp; BCR</b>	✓	SCDC, TW/BH and the County Council have a strong record of delivery and partnership working. Much of the infrastructure is identified, including developer contributions. Business rates used on site will be for developing the economic offer for Cambourne, with wider sub-regional and national benefits. The facilities that are required to deliver the economic vision can confidently be achieved, demonstrating a positive BCR and VfM
<b>I. Use of LDO's/PPAs</b>	✓	PPAs with BH and TW



# Northstowe

Northstowe is England's largest new planned town since Milton Keynes. It forms a key element of the growth strategy for the Cambridge area, delivering up to 10,000 homes on a former military barracks site.

Following agreement of a development framework plan in 2012, planning permission was granted for the first phase of development in 2014. This is now under construction, with work underway on road infrastructure, and a new primary school to support the first 1500 dwellings. The second phase, incorporating the town centre and a further 3500 dwellings was granted committee approval in 2015. The new town is subject to a Planning Performance Agreement.

The Northstowe Area Action Plan (2007) required the equivalent of 20 hectares of employment land. The Development Framework Document developed the concept further, identifying 3 employment areas. Phase 1 includes 5 hectares of employment land (focused on industrial development, Phase 2 includes town centre incorporating 21,200 sq m of employment floorspace. Phase 3 will include additional employment development.

There has already been significant investment in the area to enable the development of Northstowe. The Government is investing in the site to bring forward homes, via the Home and Communities Agency, seeking to fast track delivery. The Cambridge Guided Busway, completed in 2011, provides high quality public transport between the site and Cambridge. Government funding, as well as local contributions, have been identified for the A14 Cambridge to Huntingdon Improvement Scheme, a £1.5 billion upgrade to this congestion route, which will enable later phases of Northstowe to be developed.

A Northstowe Economic Development Strategy was commissioned and developed by Gallagher Estates, the Homes and Communities Agency, Cambridgeshire County Council and South Cambridgeshire District Council to create an economic vision for the new town. The town has the potential to perform a distinctive economic role, not only supporting and adding value to these clusters, but also developing and sustaining its own economic specialisms based on its unique status as a new town.

Northstowe offers the scope to provide new sites and premises for growing businesses experiencing growth constraints. This can support the sub-region in retaining and growing key sectors, including specialisms in R&D and technology related activities.

Northstowe can offer the scale and range of economic infrastructure to enhance growth and diversity in the sub-regional economy, creating an alternative growth pole and contributing to a more sustainable outcome in terms of travel to work patterns / carbon footprint, while adding capacity to attract both high value and job dense activities to the area. There are opportunities to address particular growth needs and types of business spaces where there is a shortage in the Cambridge area.

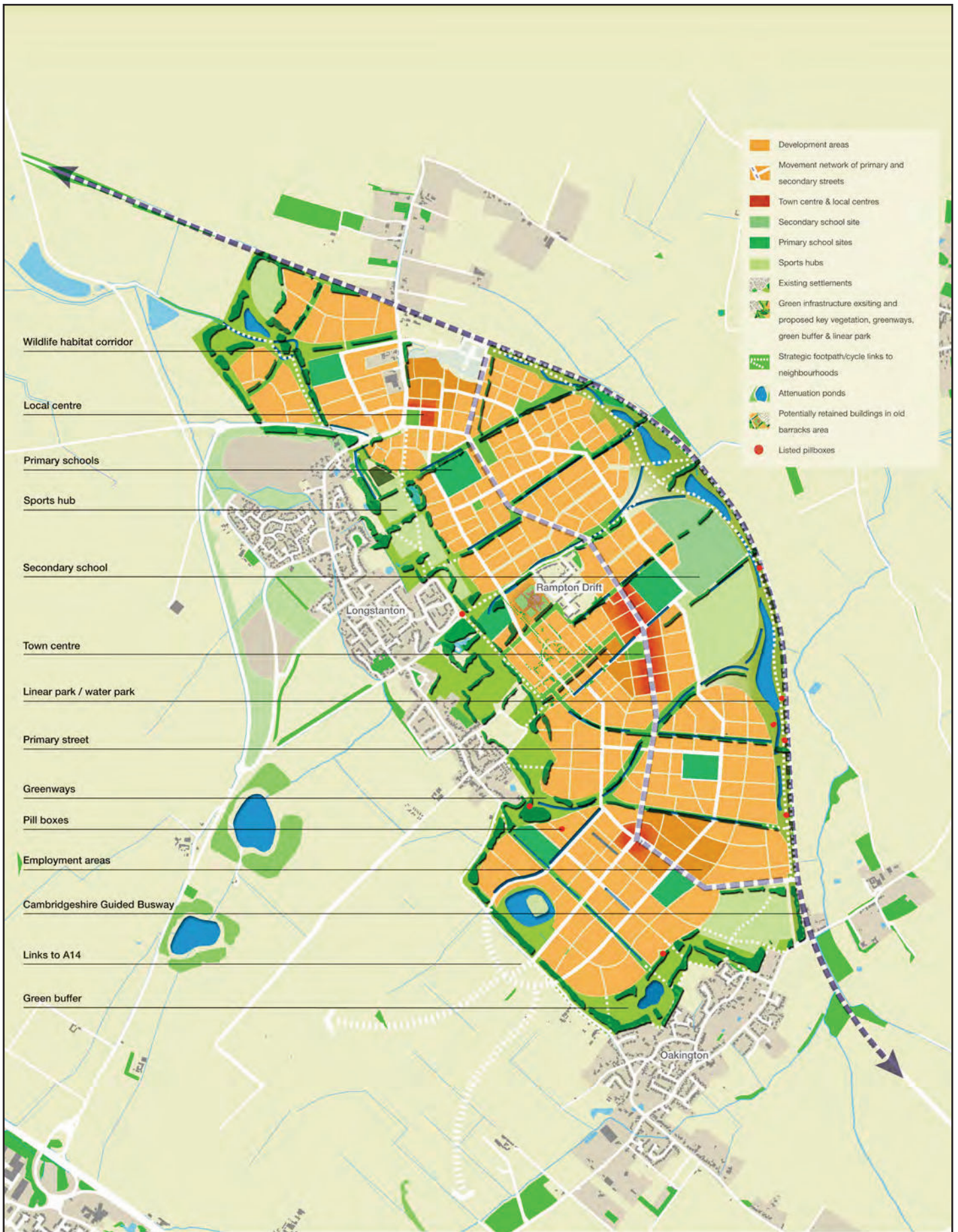
Northstowe is a blank canvas, and the Enterprise Zone Status can help to shape it and grow it quickly alongside the development of the town as a whole. This will help to create a vibrant new town, and support the development of this new community.





Site Name	Description	
Northstowe	<p><b>Planning status:</b> Outline planning permission was granted April 2014 to Gallagher Estates for Phase1 of Northstowe: 1,500 homes with mixed use local centre. Phase 2 outline planning application by the Homes and Communities Agency (HCA) was approved by the Northstowe Joint Development Committee (NJDCC) on 29 July 2015 3,500 homes with town centre and employment area. Phase 3 will include additional employment provision. Northstowe is supported by the Cambridgeshire Guided Busway and the A14 upgrade.</p> <p><b>Employment:</b> Northstowe Economic Strategy commissioned by HCA, and developed in collaboration with all partners including the LEP and County Council, has a clear action plan to support economic and social vibrancy of the new town. Northstowe is identified as a site in LSCC Life Sciences work.</p> <p><b>Land area:</b> Phase1 has 5ha of employment land designated as B1, B2 and B8 employment. Phase 2 will deliver 21,200 sq m of employment, comprising 16,200 sq m of office, 5,000 sq m of light industrial space; as well as 10,000 sq m of retail, 25,000 sq m of comparison/service retail, 3,500 sq m of food and drink. Phase 3 will deliver a further 15 ha or employment and increase housing delivery.</p> <p><b>Timetable and Delivery trajectory:</b> Road improvements and Phase 1 primary school are under construction. Housing trajectory of 97 units 2016/17, 228 units in 2017/18, 260 units in each 2018 to 202, 245 units in 2021/22 and final150 units in 2022/23,with Phase 2 due to commence 2018/19.</p>	
<b>GCGP Criteria</b>		Comments/Clarification
b. Small/rural	✓	
c. Multi-sited	✓	
d. Clear site	✓	
e. Infrastructure costs (Locally or rates)	✓	<p>Support for early construction of the access road for the commercial area in Phase 1 is requested, with further requirements to be identified. Northstowe benefits from substantial prior and committed infrastructure investment,including:</p> <ul style="list-style-type: none"> <li>• Guided busway with new route to be provided through the development</li> <li>• Southern access road full planning permission approved by NJDCC 29 July 2015</li> <li>• £1.5billion upgrade to A14 enabling later phases of Northstowe’s development, at public examination stage, with work scheduled to start September 2016</li> </ul>

<b>f. SEP and Economic Priorities met</b>	✓	<b>GCGP SEP:</b> <ul style="list-style-type: none"> <li>i) Delivery of the EZ at Alconbury - Synergies with Northstowe</li> <li>ii) Infrastructure/Transport - A14, City Deal, Guided busway, etc</li> <li>iii) Business-led skills provision - Potential identified by Northstowe Economic Strategy including high-tech and life sciences, and opportunities to link to City Deal and other skills programmes.</li> <li>iv) Enterprise and Innovation - 21st century opportunities at largest new town since Milton Keynes</li> <li>v) Improve International Promotion - Opportunities to promote through LSCC and the new Cambridge Inward Investment team, as well as UKTI</li> </ul> <b>Northstowe ED strategy</b> <ul style="list-style-type: none"> <li>• a new kind of enterprise community business to do new things</li> <li>• to be an incubator of talent and new ideas</li> <li>• a champion of clean technologies reflects the potential for businesses operating in the low carbon economy</li> <li>• collaborative and flexible business environment responds to the new ways of working</li> </ul>
<b>g. Extensions to EZ?</b>	N/A	
<b>h. Fit with areas plans for devolved powers</b>	✓	SCDC participating in proposals for devolution.
<b>i. Business rates used for development</b>	✓	EZ model to be developed over coming weeks, but retained business rates could be used to help deliver the Economic Strategy.
<b>j. Financial model showing instruments &amp; BCR</b>	✓	Scheme viability was expertly assessed for the planning consents. Business case for EZ to be developed.
<b>l. Encouragement of Planning Offer</b>	✓	PPAs in place.



# Cambridge Research Park - Waterbeach

Cambridge Research Park is a 30 hectare site located on the A10 north of Cambridge, between the villages of Waterbeach and Landbeach.

Whilst this is an existing Business Park, only one third of the site has been developed, primarily on the A10 frontage. Planning permission has been granted for a further 43,000 sq m of B1,B2 and B8.

The Cambridge Research Park adjoins the Waterbeach New Town site. The Waterbeach Barracks and adjoining area have been identified in the Submitted South Cambridgeshire Local Plan for a new town of 8-9000 new dwellings. The new town will contribute significantly to the long-term development needs of the Cambridge area, and deliver an example of excellence in sustainable development. The Submitted Local Plan anticipates development will take place from 2026 onwards. However, the developers are exploring the potential for earlier phases, particularly on the Barracks area of the site, and intend to submit an application in 2016.

The new town will be supported by significant investment in infrastructure, including transport infrastructure. The Transport Strategy for Cambridge and South Cambridgeshire identifies relocation of the Waterbeach Railway Station to serve the village and the new town, a segregated Busway link to Cambridge and additional Park & Ride, high quality cycle links, and highway improvements. The A10 corridor has been identified through the Greater Cambridge City Deal, and work is underway to support its potential inclusion in tranche 2 or 3 spending priorities.

Whilst the new town will be required to include employment opportunities as part of the creation of a sustainable new settlement, the presence of a large employment area adjoining the site within easy walking and cycling distance offers significant opportunities, particularly to provide nearby employment opportunities for early phases of the development.

Enterprise Zone status could provide a boost to the site, to provide jobs to accompany the early phases of the new town, and help the early development of a new community.

Site Name	Description	
<b>Cambridge Research Park: Waterbeach</b>	<p><b>Planning status:</b> Planning permission was granted in February 2014.</p> <p><b>Employment and Land Area:</b> 30ha site of B1, B2 and B8 uses to accommodate high tech, mid tech and companies requiring office space with the flexibility to operate a range of uses from a single building. The Research Park is located in proximity to the Waterbeach new town site. The town itself will significantly contribute to the long term needs of Cambridge and the surrounding area.</p> <p><b>Timetable and Delivery trajectory:</b> Planning permission for the site has been granted and 1/3 of the park has been built out fronting the A10. Inclusion in EZ would provide additional incentives, and complement the new town offer opposite. The Waterbeach new town promoters intend to submit Development Framework Document and planning application in 2016.</p>	
<b>GCGP Criteria</b>		Comments/Clarification
<b>b. Small/rural</b>	✓	
<b>c. Multi-sited</b>	✓	
<b>d. Clear site</b>	✗	Existing business park. Only 1/3 of the site is developed. Full permission exists to develop the site.

<p><b>e. Infrastructure costs (Locally or rates)</b></p>	<p>✓</p>	<p>Waterbeach New Town and Cambridge Northern Fringe East (CNFE) require large transport study for the A10. This is about to be commissioned to support the Local Plan requirements as well as the CNFE Area Action Plan. Improvements to the A10 are a City Deal priority, and require input from Highways England.</p> <ul style="list-style-type: none"> <li>• Highway capacity improvements on the A10 (City Deal Scheme CD3a)</li> <li>• Highways capacity at Milton interchange) (City Deal Scheme CD3b)</li> <li>• Rail improvements to service frequencies</li> <li>• Relocate Waterbeach station (City Deal Scheme CD4)</li> <li>• Segregated bus and cycle route (City Deal Scheme CD5a)</li> <li>• Additional Park and Ride to north of new town (City Deal Scheme CD5b)</li> <li>• Segregated cycling / pedestrian route Cambridge to Cambridge Research Park &amp; Ely &amp; surrounding villages (City Deal Scheme CD6)</li> </ul>
<p><b>f. SEP and Economic Priorities met</b></p>	<p>✓</p>	<p><b>GCGP SEP:</b></p> <ul style="list-style-type: none"> <li>i) Delivery of the EZ at Alconbury - Synergies with North Cambridge area</li> <li>ii) Infrastructure/Transport - A14, A10, City Deal</li> <li>iii) Business-led skills provision – Hi-tech and life sciences. Opportunities to link with City Deal and other skills programmes.</li> <li>iv) Enterprise and Innovation - Opportunities for Hubs, Workshops, etc</li> <li>v) Improve International Promotion - opportunity to work with new Inward Investment Agency</li> </ul>
<p><b>g. Extensions to EZ?</b></p>	<p>N/A</p>	
<p><b>h. Fit with areas plans for devolved powers</b></p>	<p>✓</p>	<p>SCDC actively participating in devolution proposals.</p>
<p><b>i. Business rates used for development on the EZ</b></p>	<p>✓</p>	<p>Business rates retained could be used to deliver the park, such as incubator space or higher speed broadband connection, spring boarding from the national broadband delivery programme. Investment on the park will facilitate development of Waterbeach new town.</p>
<p><b>j. Financial model showing instruments &amp; BCR</b></p>	<p>✓</p>	<p>Work to be completed over coming weeks.</p>
<p><b>l. Encouragement of Planning offer</b></p>		<p>PPA will be used for Waterbeach new town.</p>

## Other sites

There is potential for other smaller sites to be included. The sites below have planning permission with potential for speedy delivery. The need for affordable business space is clear from the SCDC economic assessment. Gaps in broadband delivery can also be enabled through the rates retained. Rebates in an Enterprise zone could also enable sites that have been slower to develop. For this reason we put forward in this Expression of Interest the sites listed below:

		Iconix, Pampisford Park, London Road	Gamlingay: Station Road and Green End Road	Swavesey: Buckingham Business Park, Anderson Road (S/0141/11/F)
Floorspace (sqm)	B1	3,199	3,270	
	B1a			1,600
	B1b			
	B1c			4,400
	B2			4,400
	B8			4,400
<b>Land Supply (ha)</b>		1.11	1.13	
<b>Comments and Constraints</b>		New office units on expanding Business Park.	Mixed residential and employment development site. The proposed new employment adjoins existing Station Road Industrial Estate. This would form part of the Economic Chapter to the neighbourhood plan that is underway. Strong commitment from businesses, including developers exist, with the need for space to expand and to keep employment opportunities in the village	Business park with a range of industrial and office buildings. One unit remaining on phase 1, Phase 2 land available.



South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Content: Jo Mills  
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Susan Walford  
Jonathan Dixon  
Dan Ashman

Design: Katie Rea



## Economic Development Portfolio Holder – Work Programme 2015-16

Date of meeting	Reports to be signed off and sent to Democratic Services by 5.00pm on	Title of Report	Key or Non-Key?	Reason Key Specify no(s) listed below	Purpose of Report, ie For Recommendation / Decision / Monitoring	Lead Officer / Report Author
9 December 2015	Monday 30 November 2015	Mid-Year Performance Report	Non-key		Monitoring	Jo Mills / Nicole Kritzinger
		Dates of meetings 2016-17	Non-key		Decision	Ian Senior
9 March 2016	Monday 29 February 2016					
8 June 2016	Friday 27 May 2016					

14 September 2016						
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**Key Decisions**

1. it is likely to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates, or
2. it is likely to be significant in terms of its effects on communities living or working in an area of the District comprising two or more wards.  
In determining the meaning of 'significant' for the purposes of the above, the Council must have regard to any guidance for the time being issued by the Secretary of State in accordance with section 9Q of the 2000 Act (guidance)).