



## South Cambridgeshire District Council

**Council Meeting**  
**Thursday, 21 July 2022**

**Agenda and Reports**

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

## **Exclusion Of Press And Public**

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) ..... of Part 1 of Schedule 12A of the Act (as amended)."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

## South Cambridgeshire District Council

TO: The Chair and Members of the  
South Cambridgeshire District Council

**Notice Is Hereby Given** that the next meeting of the **Council** will be held in the **Council Chamber - South Cambs Hall** at **2.00 P.M.** on

**Thursday, 21 July 2022**

and I therefore summon you to attend accordingly for the transaction of the business specified below.

**Dated** this date

**Liz Watts**  
Chief Executive

**The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.**

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### Agenda

1. **Apologies**  
To receive Apologies for Absence from Members.
2. **Declaration of Interest**  
To receive from Members any declarations of interest in items on this agenda.
3. **Register of Interests**  
Members are requested to inform Democratic Services of any changes in their Register of Members' Financial and Other Interests form.
4. **Minutes**  
To authorise the Chair to sign the Minutes of the Annual General Meeting held on 26 May 2022 as a correct record.  

**(Pages 1 - 14)**
5. **Announcements**  
To receive any announcements from the Chair, Leader, the Executive or the Head of Paid Service.
6. **Questions From the Public**

To answer any questions asked by the public.

The deadline for receipt of public questions is midnight on Friday 15 July 2022.

The Council's scheme for public speaking at remote meetings may be inspected here:

[Public Questions at physical Meetings](#)

**6 (a) From Cambridge City Councillor Hannah Copley**

a) Following Royal Assent of the Police, Crime, Sentencing and Courts Bill (now the Police, Crime, Sentencing and Courts Act 2022), what specific steps will South Cambridge District Council take to counteract, and prevent contributing to, the systemic racism that this act represents?

b) How many evictions of the members of the Gypsy, Roma or Traveller communities have taken place since July 2021 that South Cambridge District Council has been aware of (whether the eviction has been carried out by South Cambridge District Council, a Parish Council, the County Council, a private landowner or any other body), and could you provide the total number of known evictions based on who carried out the eviction?

**7. Petitions**

To note all petitions received since the last Council meeting.

**8. To Consider the Following Recommendation:**

**Exclusion of Press and Public**

The following report contains confidential information in its appendices. If Council wishes to discuss this information the press and public are likely to be excluded from the meeting during consideration of this item of business in accordance with the provisions of Section 100(A)(4) of the Local Government Act 1972 (exempt information as defined in paragraph 3 of Schedule 12A (as amended) of the Act).

Paragraph 3 refers to information relating to the financial or business affairs of any particular person (including the authority holding that information).

**8 (a) Northstowe - Update and Recommendations (Cabinet, 11 July 2022)  
(Pages 15 - 66)**

**9. Cambridgeshire and Peterborough Combined Authority**

To discuss the work of the Cambridgeshire and Peterborough Combined Authority.

**10. Members of Committees and Outside Bodies**

The purpose of this item is:

- To note and endorse any changes in the membership of Committees which have been made in accordance with the wishes of the Leader of the political group to which the seat concerned has been allocated.
- To agree any changes required in the membership of outside bodies.

Council is asked to note that Councillor Aidan Van de Weyer has replaced Councillor Sarah Cheung Johnson as substitute on the Employment and Staffing Committee.

Council is asked to appoint Councillor Richard Stobart as the Council's Board Member on South Cambs Investment Partnership

Council is asked to appoint 1 Liberal Democrat and 1 Conservative to the Housing Engagement Board.

Council is asked to appoint a Liberal Democrat Substitute Member to the Police Crime Panel.

**11. Questions From Councillors**

A period of 30 minutes will be allocated for this item to include those questions where notice has been provided (as set out on the agenda below) and questions which may be asked without notice.

Members wishing to ask a question without notice should indicate this intention to the Interim Democratic Services Team Manager prior to the commencement of the item. Members' names will be drawn at random by the Chair until there are no further questions or until the expiration of the time period.

**11 (a) From Councillor Helene Leeming**

What is the council currently doing to support Ukrainian refugees?

**11 (b) From Councillor Stephen Drew**

In what ways is South Cambridgeshire District Council promoting local markets across the district?

**11 (c) From Councillor Dr Richard Williams**

Can the Leader explain, to the residents and communities who would be severely and detrimentally impacted by the proposed new line, her decision to sign a letter backing East West Rail?

**11 (d) From Councillor Dr Lisa Redrup**

What are the revised savings from greening South Cambridgeshire Hall?

**11 (e) From Councillor Daniel Lentell**

What can my constituents in Over & Willingham expect in terms of tangible benefits following the appointment of a new, interim chief executive of the Cambridgeshire & Peterborough Combined Authority?

**11 (f) From Councillor Richard Stobart**

Could the Leader please comment on the Council Tax collection rates for 2021-22, bearing in mind the very difficult economic circumstances?

**12. Notices of Motion**

A period of 30 minutes will be allowed for each Motion to be moved, seconded and debated, including dealing with any amendments. At the expiry of the 30 minute period, debate shall cease immediately, the mover of the original Motion, or if the original Motion has been amended, the mover of that amendment now forming part of the substantive motion, will have the right of reply before it is put to the vote.

**12 (a) Standing in the name of Councillor Heather Williams**

South Cambs is a major growth area. We know that many of these new homes will attract young families and the number of young people in the District will rise. It is therefore hugely important that the voice of young people is heard in the development of the Council’s policies for the future of the District. This Council encourages youth engagement in local politics and supports the greater involvement of young people in decision-making at the Council and requests Cabinet to establish a cross-party Members’ Task & Finish Group to consider options for delivering this.

**13. Chair's Engagements**

To note the Chair’s engagements since the last Council meeting:

24.05.22	USAF Civic Leaders Information Day	RAF Molesworth Cambridge	Chair or Vice Chair TBD	10.30 to 16.00	RAF Molesworth	Declined - Chair and Vice Chair did not attend
23.06.22	Cambridgeshire County Day   23 June 2022   Garden Party	July Course Newmarket	Chair	9.30 to 4pm	Julie Spence Her Majesty's Lord-Lieutenant of Cambridgeshire	Declined by Chair and Vice Chair (existing meetings)
01.07.22	Annual Independence Day Festivities RAF Alconbury	RAF Alconbury	Chair or Vice Chair	8pm	Sent on behalf of Colonel Martin	Declined – Chair and Vice Chair unable to attend -
09.07.22	Speaking at Queen’s Baton	Genome Campus	Chair		Email request from Linda	Accepted

	Relay Stage at the Wellcome Campus				Prior Genome Campus	
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- 14. Date of Next Meeting**  
Thursday 22 September at 2 pm.

## **Guidance For Visitors to South Cambridgeshire Hall**

### **Notes to help those people visiting the South Cambridgeshire District Council offices**

While we try to make sure that you stay safe when visiting South Cambridgeshire Hall, you also have a responsibility for your own safety, and that of others.

#### **Security**

When attending meetings in non-public areas of the Council offices you must report to Reception, sign in, and at all times wear the Visitor badge issued. Before leaving the building, please sign out and return the Visitor badge to Reception.

Public seating in meeting rooms is limited. For further details contact Democratic Services on 03450 450 500 or e-mail [democratic.services@scambs.gov.uk](mailto:democratic.services@scambs.gov.uk)

#### **Emergency and Evacuation**

In the event of a fire, a continuous alarm will sound. Leave the building using the nearest escape route; from the Council Chamber or Mezzanine viewing gallery this would be via the staircase just outside the door. Go to the assembly point at the far side of the staff car park opposite the staff entrance

- **Do not** use the lifts to leave the building. If you are unable to use stairs by yourself, the emergency staircase landings have fire refuge areas, which give protection for a minimum of 1.5 hours. Press the alarm button and wait for help from Council fire wardens or the fire brigade.
- **Do not** re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

#### **First Aid**

If you feel unwell or need first aid, please alert a member of staff.

#### **Access for People with Disabilities**

We are committed to improving, for all members of the community, access to our agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you. All meeting rooms are accessible to wheelchair users. There are disabled toilet facilities on each floor of the building. Infra-red hearing assistance systems are available in the Council Chamber and viewing gallery. To use these, you must sit in sight of the infra-red transmitter and wear a 'neck loop', which can be used with a hearing aid switched to the 'T' position. If your hearing aid does not have the 'T' position facility then earphones are also available and can be used independently. You can get both neck loops and earphones from Reception.

#### **Other Facilities**

Facilities are available for nursing mothers. Please ask a member of staff for more information.

#### **Toilets**

Public toilets are available on each floor of the building next to the lifts.

#### **Recording of Business and Use of Mobile Phones**

We are open and transparent about how we make decisions. We allow recording, filming and photography at Council, Cabinet and other meetings, which members of the public can attend, so long as proceedings at the meeting are not disrupted. We also allow the use of social media during meetings to bring Council issues to the attention of a wider audience. To minimise disturbance to others attending the meeting, please switch your phone or other mobile device to silent / vibrate mode.

#### **Banners, Placards and similar items**

You are not allowed to bring into, or display at, any public meeting any banner, placard, poster or other similar item. Failure to do so, will result in the Chairman suspending the meeting until such items are removed.

#### **Disturbance by Public**

If a member of the public interrupts proceedings at a meeting, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chairman may call for that part to be cleared. The meeting will be suspended until order has been restored.

#### **Smoking**

Since 1 July 2008, South Cambridgeshire District Council has operated a Smoke Free Policy. No one is allowed to smoke at any time within the Council offices, or in the car park or other grounds forming part of those offices.



**Food and Drink**

Vending machines and a water dispenser are available on the ground floor near the lifts at the front of the building. You are not allowed to bring food or drink into the meeting room.

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# Agenda Item 4

## South Cambridgeshire District Council

Minutes of a meeting of the Council held on  
Thursday, 26 May 2022 at 2.00 p.m.

PRESENT: Councillor Anna Bradnam – Chair  
Councillor Peter Fane – Vice-Chair

Councillors: Henry Batchelor, John Batchelor, Paul Bearpark,  
Dr. Shrobona Bhattacharya, Ariel Cahn, Dr. Martin Cahn,  
Sarah Cheung Johnson, Graham Cone, Stephen Drew, Libby Earle,  
Sue Ellington, Jose Hales, Bill Handley, Sunita Hansraj, Sally Ann Hart,  
Geoff Harvey, Dr. Tumi Hawkins, Pippa Heylings, James Hobro,  
Carla Hofman, Mark Howell, Helene Leeming, Daniel Lentell,  
Peter McDonald, Brian Milnes, Lina Nieto, Annika Osborne,  
Dr Lisa Redrup, Judith Rippeth, Peter Sandford, Bridget Smith,  
Richard Stobart, Susan van de Ven, Dr. Aidan Van de Weyer,  
Bunty Waters, Heather Williams, John Williams and Dr. Richard Williams

Councillor Cllr John Loveluck was in attendance remotely.

Officers: Rebecca Dobson Democratic Services Manager  
Rory McKenna Monitoring Officer  
Liz Watts Chief Executive

### 1. Election of Chair of the Council for 2022-23

The Chief Executive asked for nominations for the Chair of Council.

Councillor Bridget Smith proposed and Councillor Judith Rippeth seconded  
Councillor Anna Bradnam.

There being no other nominations Councillor Anna Bradnam was elected  
unopposed as Chair of Council by secret ballot. Councillor Bradnam read out and  
signed her declaration of acceptance of office form.

Council resolved by affirmation to suspend Standing Order 21.2, which required  
Councillors to stand when speaking at Council.

### 2. Appointment of Vice Chair of the Council for 2022-23

Councillor Bridget Smith nominated and Councillor Judith Rippeth seconded  
Councillor Peter Fane as Vice of Council.

There being no other nominations Councillor Peter Fane was elected unopposed  
as Vice Chair of Council by secret ballot. Councillor Fane read out and signed his  
declaration of acceptance of office form.

### 3. Apologies

Apologies for Absence were received from Councillors Michael Atkins, Corinne

Garvie, William Jackson-Wood and Alex Malyon.

**4. Declaration of Interest**

None.

**5. Register of Interests**

Members were reminded to inform Democratic Services of any changes in their Register of Members' Financial and Other interests from.

**6. Minutes**

The minutes of the meeting held on 23 March 2022 were agreed as a correct record.

**7. Returning Officer's Return of Councillors Elected**

The Chief Executive presented the return of Councillors elected in the elections held on 5 May 2022, as set out on the agenda.

**8. Election of the Leader of the Council 2022-26**

Councillor Tumi Hawkins nominated and Councillor Bill Handley seconded Councillor Bridget Smith as Leader from 2022 to 2026. There were no other nominations. A vote was taken and were cast as follows:

**In favour (35):**

Councillors Henry Batchelor, Paul Bearpark, Dr Shrobona Bhattacharya, Anna Bradnam, Ariel Cahn, Dr Martin Cahn, Sarah Cheung-Johnson, Graham Cone, Stephen Drew, Libby Earle, Sue Ellington, Peter Fane, Jose Hales, Bill Handley, Sunita Hansraj, Sally Ann Hart, Geoff Harvey, Dr Tumi Hawkins, Pippa Heylings, James Hobro, Carla Hofman, Mark Howell, Helene Leeming, Daniel Lentell, Peter McDonald, Brian Milnes, Lina Nieto, Dr Lisa Redrup, Judith Rippeth, Peter Sandford, Richard Stobart, Susan van de Ven, Buntly Waters, Heather Williams and John Williams.

**Against (0)**

**Abstain (1):**

Councillor Dr Richard Williams.

Council **resolved** that Councillor Bridget Smith be elected as Leader of the Council for 2022 to 2026.

**9. Announcements**

The Chair announced that £1,016.22 had been raised for Centre 33 the Chair's nominated charity for 2021/22. A cheque was presented to Seamus Connolly, Director of Partnerships and Development at Centre 33. The Chair stated that

she would be announcing her nominated charity for 2022/23 shortly.

The Chair explained that in the future some Council meetings would be preceded by a period of reflection. Future details would be provided in due course.

The Chair stated that this year the country celebrated the 70<sup>th</sup> anniversary of the Queen's accession to the throne and Platinum Jubilee celebrations were being held in villages throughout the District.

The Leader congratulated all those elected and re-elected in the recent elections. She urged that they all worked together in the best interests of the District's residents.

The Leader praised the work of the members and officers which had resulted in the authority being recognised as an exemplar District Council. The organisation's response to the crisis in Ukraine exemplified this and she stated that this authority had issued more visas than any other District Council in the Country. She had spoken to Lord Richard Harrington the minister for refugees to ensure that the Council's experience could help to drive the national agenda. She thanked the 50 officers involved in this work and praised the Communications and Sustainable Communities Service Manager for co-ordinating this authority's efforts.

**10. Notification by Leader of the Council of the Membership of the Cabinet for 2022-23**

Council **noted** the Leader's appointment of the following councillors to Cabinet for 2022-23:

Leader: Councillor Bridget Smith

Deputy Leader: Councillor Judith Rippeth

Lead Cabinet Member for Housing: Councillor John Batchelor

Lead Cabinet Member for Communities: Councillor Bill Handley

Lead Cabinet Member for Planning: Councillor Dr Tumi Hawkins

Lead Cabinet Member for Environmental: Councillor Brian Milnes

Lead Cabinet Member for Economic Development: Councillor Peter McDonald

Lead Cabinet Member for Resources: Councillor John Williams

**11. Political Proportionality, Allocation of Seats on Committees and Other Appointments - 2022-23**

The Democratic Service Manager presented this report on political proportionality, allocation of seats on committees and other appointments. Council was also asked to ratify the reappointment of Grant Osborne and Gillian Holmes as the Council's Independent and Deputy Independent persons for a further year.

Councillor Bridget Smith proposed an amendment to increase the size of the Climate Change and Environment Advisory Committee from seven to ten. She proposed the recommendations in the report, with this amendment. Councillor Judith Rippeth seconded this recommendation and by affirmation

Council **agreed** the following allocation of seats on committees:

<b>Committee</b>	<b>Number of seats</b>	<b>Liberal Democrat</b>	<b>Conservative</b>
Audit and Corporate Governance Committee	7	<b>6</b> (5.756)	<b>1</b> (1.244)
Civic Affairs Committee	9	<b>7</b> (7.400)	<b>2</b> (1.600)
Employment and Staffing Committee	7	<b>6</b> (5.756)	<b>1</b> (1.244)
Licensing Committee	14	<b>12</b> (11.511)	<b>2</b> (2.489)
Planning Committee	11	<b>9</b> (9.044)	<b>2</b> (1.956)
Scrutiny and Overview Committee	14	<b>12</b> (11.511)	<b>2</b> (2.489)

<b>Committee</b>	<b>Number of seats</b>	<b>Liberal Democrat</b>	<b>Conservative</b>
Joint Development Control Committee	6	<b>5</b> (4.933)	<b>1</b> (1.067)
Climate Change and Environment Advisory Committee	7	<b>6</b> (5.756)	<b>1</b> (1.244)
Grants Advisory Committee	5	<b>4</b> (4.111)	<b>1</b> (0.889)

Council **received** the Group Leaders' nominations to seats on Committees  
**Ordinary committees**

#### **Audit and Corporate Governance Committee**

<b>Notes</b>	<b>Liberal Democrat</b>	<b>Conservative</b>
<b>7 members</b>  Cabinet members <b>may not</b> serve as committee members. Scrutiny and Overview Committee Chair may be a member but may	1. Michael Atkins 2. Peter Sandford 3. Jose Hales 4. Helene Leeming 5. Geoff Harvey 6. Richard Stobart	1. Heather Williams

not be Chair.		
	<b>Substitutes</b> 1. James Hobro 2. Lisa Redrup 3. Pippa Heylings 4. Stephen Drew	<b>Substitutes</b> 1. Mark Howell 2. Graham Cone 3. Sue Ellington 4. Richard Williams 5. Bunty Waters

### Civic Affairs Committee

Notes	Liberal Democrat	Conservative
<b>9 members</b>  Including the Chair of Council, as an ex officio member.  (Note that the Council will be appointing an Independent Person and deputy who are not on the Committee)	1. Anna Bradnam 2. Paul Bearpark 3. Bridget Smith 4. Aidan Van de Weyer 5. Henry Batchelor 6. Martin Cahn 7. Susan van de Ven	1. Heather Williams 2. Mark Howell
	<b>Substitutes</b> 1. Tumi Hawkins 2. Brian Milnes 3. Judith Rippeth 4. Michael Atkins	<b>Substitutes</b> 1. Graham Cone 2. Richard Williams 3. Sue Ellington 4. Bunty Waters 5. Lina Nieto

### Employment and Staffing Committee

Notes	Liberal Democrat	Conservative
<b>7 members</b>  Including at least one member from the Cabinet who shall normally be the Lead Cabinet Member with responsibility for staffing matters	1. Will Jackson-Wood 2. Sally Ann Hart 3. John Williams 4. Richard Stobart 5. Anna Bradnam 6. Sunita Hansraj	1. Mark Howell
	<b>Substitutes</b> 1. Peter Fane 2. Sarah Cheung-Johnson 3. Ariel Cahn	<b>Substitutes</b> 1. Heather Williams 2. Sue Ellington 3. Graham Cone 4. Bunty Waters 5. Shrobona Bhattacharya

### Licensing Committee

Notes	Liberal Democrat	Conservative
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<p><b>14 members</b></p> <p>The Lead Cabinet Member with responsibility for licensing may serve on this committee.</p>	<ol style="list-style-type: none"> <li>1. Anna Bradnam</li> <li>2. Annika Osborne</li> <li>3. Geoff Harvey</li> <li>4. Sally Ann Hart</li> <li>5. Peter Sandford</li> <li>6. Peter McDonald</li> <li>7. John Loveluck</li> <li>8. Jose Hales</li> <li>9. Brian Milnes</li> <li>10. Lisa Redrup</li> <li>11. Sunita Hansraj</li> <li>12. Corinne Garvie</li> </ol>	<ol style="list-style-type: none"> <li>1. Shrobona Bhattacharya</li> <li>2. Mark Howell</li> </ol>
	<p><b>Substitutes</b></p> <ol style="list-style-type: none"> <li>1. Peter Fane</li> <li>2. Carla Hofman</li> <li>3. Pippa Heylings</li> <li>4. Michael Atkins</li> <li>5. Stephen Drew</li> </ol>	<p><b>Substitutes</b></p> <ol style="list-style-type: none"> <li>1. Heather Williams</li> <li>2. Graham Cone</li> <li>3. Sue Ellington</li> <li>4. Bunty Waters</li> <li>5. Lina Nieto</li> </ol>

### Planning Committee

<b>Notes</b>	<b>Liberal Democrat</b>	<b>Conservative</b>
<p><b>11 members</b></p> <p>The Lead Cabinet Member with responsibility for Development Control <b>may</b> serve on this committee.</p>	<ol style="list-style-type: none"> <li>1. Henry Batchelor</li> <li>2. Peter Fane</li> <li>3. Peter Sandford</li> <li>4. Martin Cahn</li> <li>5. Tumi Hawkins</li> <li>6. Geoff Harvey</li> <li>7. Ariel Cahn</li> <li>8. Will Jackson-Wood</li> <li>9. Bill Handley</li> </ol>	<ol style="list-style-type: none"> <li>1. Heather Williams</li> <li>2. Richard Williams</li> </ol>
	<p><b>Substitutes</b></p> <ol style="list-style-type: none"> <li>1. Anna Bradnam</li> <li>2. Brian Milnes</li> <li>3. Richard Stobart</li> <li>4. Paul Bearpark</li> <li>5. Helene Leeming</li> </ol>	<p><b>Substitutes</b></p> <ol style="list-style-type: none"> <li>1. Graham Cone</li> <li>2. Sue Ellington</li> <li>3. Mark Howell</li> <li>4. Bunty Waters</li> <li>5. Shrobona Bhattacharya</li> </ol>

### Scrutiny and Overview Committee

<b>Notes</b>	<b>Liberal Democrat</b>	<b>Conservative</b>
<p><b>14 members</b></p>	<ol style="list-style-type: none"> <li>1. Stephen Drew</li> <li>2. Richard Stobart</li> <li>3. John Loveluck</li> <li>4. Sally Ann Hart</li> <li>5. Aiden Van de Weyer</li> <li>6. Anna Bradnam</li> <li>7. Helene Leeming</li> <li>8. Martin Cahn</li> </ol>	<ol style="list-style-type: none"> <li>1. Graham Cone</li> <li>2. Richard Williams</li> </ol>



	9.Libby Earle 10.James Hobro 11.Peter Fane 12.Sunita Hansraj	
	<b>Substitutes</b> 1.Annika Osborne 2.Peter Sandford 3.Carla Hofman 4.Lisa Redrup 5.Will Jackson-Wood	<b>Substitutes</b> 1. Richard Williams 2. Heather Williams 3. Bunty Waters 4. Mark Howell 5. Lina Nieto

### Joint Committees

#### Joint Development Control Committee

Notes	Liberal Democrat	Conservative
<b>6 members</b>  +1 spokesperson from amongst total membership.	1.Richard Stobart 2.Anna Bradnam+ 3.Tumi Hawkins 4.Peter Fane 5.Martin Cahn	1.Richard Williams
	<b>Substitutes</b> 1.John Williams 2.Corinne Garvie	<b>Substitutes</b> 1. Heather Williams 2. Graham Coe

#### Joint Local Plan Advisory Group

Notes	Liberal Democrat	Conservative
<b>3 members</b>	1.Tumi Hawkins 2.Aidan Van de Weyer	1.Richard Williams

### Advisory Committees

#### Climate Change and Environment Advisory Committee

Notes	Liberal Democrat	Conservative
<b>The number of members is proposed to be increased from 7 to 10</b>	1.Pippa Heylings 2.Geoff Harvey 3.Martin Cahn 4.John Loveluck 5.Paul Bearpark 6.Lisa Redrup 7.Ariel Cahn 8.Peter Sandford	1. Shrobona Bhattacharya 2. Bunty Waters
	<b>Substitutes</b> 1.Stephen Drew 2.Tumi Hawkins	<b>Substitutes</b> 1. Graham Cone 2. Heather Williams 3. Richard Williams 4. Lina Nieto

		5. Sue Ellington
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### Grants Advisory Committee

Notes	Liberal Democrat	Conservative
<b>5 members</b>	1. Jose Hales 2. Dan Lentell 3. Bill Handley 4. Judith Rippeth	1. Sue Ellington
	<b>Substitutes</b> 1. Sunita Hansraj 2. Peter McDonald	<b>Substitutes</b> 1. Heather Williams 2. Graham Cone 3. Mark Howell 4. Bunty Waters 5. Shrobona Bhattacharya

Council **agreed** to appoint the Chairs and Vice Chairs of the following Committees:

Committee	Chair	Vice-Chair
Audit and Corporate Governance	Michael Atkins	Peter Sandford
Civic Affairs	Anna Bradnam	Paul Bearpark
Employment and Staffing	Will Jackson-Wood	Sally Ann Hart
Licensing	Anna Bradnam	Annika Osborne
Planning	Henry Batchelor	Peter Fane
Scrutiny and Overview	Stephen Drew	Graham Cone
Grants Advisory	Jose Hales	Dan Lentell
Climate Change and Environment Advisory	Pippa Heylings	Geoff Harvey (Climate)  Martin Cahn (Nature)

Council **agreed** to reappoint Grant Osborne and Gillian Holmes as the Council's Independent and Deputy Independent persons for a further year.

## 12. **Appointments to Cambridgeshire and Peterborough Combined Authority**

The Chair proposed and the Vice Chair seconded the recommendations in the

report. A vote was taken and by affirmation

Council **agreed** to make the following appointments to the Cambridgeshire and Peterborough Combined Authority:

<b>Appointment</b>	<b>Member(s) nominated</b>
Combined Authority	Bridget Smith Substitute: Brian Milnes
Combined Authority Overview and Scrutiny Committee	1 Aidan Van de Weyer 2 Geoff Harvey Substitute: Peter Fane
Combined Authority Audit and Governance Committee	1 Geoff Harvey Substitute: Michael Atkins

### 13. **Appointments to Outside Bodies**

The Leader introduced this item on that appointment of the Council's representatives on Outside Bodies. She explained that the nomination for Cambridgeshire Police and Crime Panel was Councillor Sally Ann Hart and not former councillor Claire Daunton, as listed in the agenda.

The Chair proposed and the Vice Chair seconded the recommendations in the report, as amended, and by affirmation

Council **agreed** to appoint Councillors to the following Outside Bodies:

<b>Name</b>	<b>Representative(s)</b>
Adults and Health Committee	1. Corinne Garvie Sub: Alex Malyon
Bassingbourn Village College Centre Management Committee	Susan Van de Ven
Cambridge & District Citizens' Advice Bureaux Management Committee Trustee Board	John Loveluck
Cambridge Airport Consultative Committee	John Williams
Cambridgeshire & Peterborough Waste Partnership	Brian Milnes Sub: Peter Fane
Cambridgeshire and District Blue Plaque Scheme	Corinne Garvie
Cambridgeshire Community Covenant Board	Jose Hales
Cambridgeshire Horizons Board	John Williams
Cambridgeshire Police and Crime Panel	1. Sally Ann Hart Sub: Anna Bradnam

(Must be a Liberal Democrat)	
Carers Trust Cambridgeshire	Pippa Heylings
Comberton Village College Governing Body Sub-Committee	Lisa Redrup
Conservators of the River Cam	Peter Fane
County Advisory Group on Archives & Local Studies	Martin Cahn
East West Rail Consortium	Tumi Hawkins Richard Stobart
Emmaus Cambridge Community	Tumi Hawkins
Ermine Street Housing Ltd	1. Peter Sandford 2. James Hobro
Farmland Museum Trustees	Anna Bradnam
Greater Cambridge Partnership Executive Board	Bridget Smith Sub: Brian Milnes
Local Access Forum Note: this is a statutory group administered by Cambridgeshire County Council which liaises with groups interested in footpaths, bridleways and access to the countryside.	Martin Cahn
Natural Cambridgeshire	Pippa Heylings
Needingworth Quarry Liaison Committee	Bill Handley
North Herts & District Citizens Advice Bureau	Jose Hales
Old West Internal Drainage Board	1. Bill Handley 2. John Loveluck 3. Annika Osborne
Over & Willingham Internal Drainage Board	Bill Handley
Responsive Repairs Partnership Management Board	1. John Loveluck 2. Jose Hales 3. Martin Cahn
Sawston Patient Reference Group	Libby Earle
Shire Homes Lettings	Peter Fane
Shifting Offered Furniture Around	Peter Fane

(SOFA)	
South Cambridgeshire Investment Partnership	TBA
South Cambridgeshire Partnership Projects	TBA
Swaffham Internal Drainage Board	John Loveluck
Swavesey Byeways Advisory Committee	1. Sue Ellington 2. Tumi Hawkins
Swavesey Internal Drainage Board	1. Bill Handley 2. John Loveluck
Swavesey Village College Community Committee	Sue Ellington
Waterbeach Level Internal Drainage Board	1. Anna Bradnam 2. John Loveluck

It was noted that the Council was no longer required to send a representative to either the Cambridgeshire and Peterborough Association of Local Council or the Conservators of the River Cam.

Councillor Shrobona Bhattacharya expressed her concern that there were no outside bodies relating to Cambourne. The Chief Executive replied that this was the list of outside bodies and officers carried out a lot of work relating to Cambourne.

Council **noted** the following appointments made by the Leader

<b>Name</b>	<b>Representative(s)</b>
East of England Local Government Association	1. Brian Milnes Sub: Bridget Smith
Greater Cambridge Partnership Joint Assembly  (1 Conservative and 2 Liberal Democrats)	1. Paul Bearpark 2. Annika Osbourne 3. Heather Williams
Joint Local Plan Advisory Group (1 Conservative and 2 Liberal Democrats)	1. Tumi Hawkins 2. Aidan Van de Weyer 3. Richard Williams
South Cambridgeshire Community Safety Partnership	1. Helene Leeming 2. Sally Ann Hart Sub: Jose Hales
Greater Cambridge Living Well Partnership	Sunita Hansraj
<b>Cambridgeshire and Peterborough Combined Authority (CPCA) Executive Committees</b>	
CPCA Employment Committee	Bridget Smith Sub: Judith Rippeth
CPCA Housing Committee	John Batchelor

	Sub: Bridget Smith
CPCA Skills Committee	Peter McDonald Sub: Bridget Smith
CPCA Transport and Infrastructure Committee	Peter McDonald Sub: Bridget Smith

**14. Designation of Scrutiny and Overview Committee as crime and disorder committee**

The Chair proposed and the Vice Chair seconded the recommendation in the agenda and by affirmation, Council **agreed** to designate the Council's Scrutiny and Overview Committee as its crime and disorder committee in accordance with sections 19 and 20 of the Police and Justice Act 2006.

**15. Scheme of Delegation**

The Chair introduced this item that invited the Council to agree the scheme of delegation of Council functions as set out in Table 3, Part 3 of the Constitution. It was noted that the proposed size of the Climate and Environment Advisory Committee had been increased from 7 members to 10.

The Chair proposed voting on the Planning scheme of delegation at Part 3, Table 5 separately. The Vice Chair seconded this proposal, which was agreed by affirmation.

The Chair proposed and the Vice Chair seconded the recommendation and by affirmation Council **agreed** the scheme of delegation of Council functions as set out in Part 3, Table 3 of the Constitution.

Councillor Heather Williams thanked the Chair for agreeing to take the Planning scheme of delegation separately as it was important to have agreement where possible but on this matter this was not possible.

The Chair proposed and the Vice Chair seconded the recommendation, a vote was taken and votes were cast as follows

**In favour (31):**

Councillors Henry Batchelor, John Batchelor, Paul Bearpark, Anna Bradnam, Ariel Cahn, Dr Martin Cahn, Sarah Cheung-Johnson, Stephen Drew, Libby Earle, Peter Fane, Jose Hales, Bill Handley, Sunita Hansraj, Sally Ann Hart, Geoff Harvey, Dr Tumi Hawkins, Pippa Heylings, James Hobro, Carla Hofman, Helene Leeming, Daniel Lentell, Peter McDonald, Brian Milnes, Dr Lisa Redrup, Judith Rippeth, Peter Sandford, Bridget Smith, Richard Stobart, Susan van de Ven, Aidan van de Weyer and John Williams.

**Against (7):**

Dr Shrobona Bhattacharya, Graham Cone, Sue Ellington, Lina Nieto, Bunty Waters, Heather Williams and Dr Richard Williams.

**Not voted (1):**

Councillor Mark Howell.

Council **agreed** the Planning scheme of delegation at Part 3, Table 5.

**16. Scrutiny and Overview Committee Annual Report 2021-22**

As Vice Chair of the Scrutiny and Overview Committee 2021-22 Councillor Judith Rippeth presented this annual report. Councillor Rippeth praised the work of the outgoing Chair, Councillor Grenville Chamberlain who had just retired as a councillor. She also thanked the members of the Committee and the supporting officers for their work during 2021-22.

Council **noted** the Scrutiny and Overview Committee Annual report 2021-22.

**17. Civic Affairs Committee Annual Report 2021-22**

Councillor Anna Bradnam presented this report on the work of the Civic Affairs Committee over the past year, as the Chair of the Committee. She noted the report author was Patrick Adams and that the Committee had met three times.

Council **noted** the Civic Affairs Committee Annual Report 2021-22.

**18. Leader of the Opposition's Annual Statement**

Councillor Heather Williams, Leader of the Opposition, congratulated all councillors elected this month and welcomed those newly elected members to their first Council meeting and advised them that the work was both challenging and rewarding.

She explained that over the last 12 months the administration and opposition had agreed on matters such as action on climate change and housing Ukrainian refugees. They had disagreed over matters such as how best to spend taxpayers' money and the congestion charge. Future challenges included the Local Plan, the Cambridge South East Transport Phase 2 and the Cambourne to Cambridge Better Public Transport Project.

Councillor Heather Williams expressed her sadness at the untimely deaths of James Brokenshire MP and David Amess MP. She was also sorry to hear of the death of Roger Hall, former district councillor for Bar Hill. Her thoughts were with his widow Jo and their family.

Councillor Heather Williams concluded that the role of the Opposition was to represent its residents, agree with the administration where it could but to be unafraid of opposing it when necessary.

**19. Constitution Amendments**

The Monitoring Officer presented this report which requested that Council agree

minor changes to the Constitution, as set out in Appendix A to the report. The Monitoring Officer took members through each of the proposed changes. The Chair proposed and Councillor Peter McDonald seconded the recommendation and by affirmation:

Council **agreed** to adopt the changes to the Constitution as outlined in Appendix A to the report and authorised the Chief Executive to make the necessary changes to the constitution.

**20. Cambridgeshire and Peterborough Combined Authority**

Council **noted** the Cambridgeshire and Peterborough Combined Authority report.

**21. Write of Off Outstanding Debt 2021-22**

Councillor John Williams, Lead Cabinet Member for Finance, introduced this report notifying Council of the debts than had been written off last year. He drew members' attention to paragraph 14 of the report and noted it was sad to see a South Cambridgeshire business going into liquidation and in this particular occasion it owed the Council a total of £110,000. He congratulated officers in achieving the highest collection rates for both Council Tax and Business Rates in the Country in the previous year (2020-21) in difficult circumstances.

Council **noted** the report.

**22. Chair's Engagements**

Council **noted** that the Chair had attended the awarding of a blue plaque in March but had not attended the two events listed on the agenda during May.

**23. Dates of Council meetings 2022-23**

The Council **noted** the dates of its meetings for the following year.

Council **agreed** to authorise the Chief Executive to move the date of the Planning Committee meeting on 15 June to 16 June, and to move the date of the Civic Affairs Committee meeting on 16 June to 15 June 2022.

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**The Meeting ended at 3.05 p.m.**

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<b>Report to:</b>	Council	21 July 2022
<b>Lead Cabinet Member:</b>	Cllr Bill Handley (Cabinet Member for Communities)	
<b>Lead Officer:</b>	Anne Ainsworth (Chief Operating Officer)	

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## Northstowe – Update and Recommendations

### Executive Summary

1. This report provides an update on a range of issues related to Northstowe and makes a number of recommendations related to provision of community buildings; development of the Enterprise Zone; and funding, including the Section 106 (s106) shortfalls.
2. The report recommends that the Council invest more than £14 million in funding and move forward on its commitment to deliver high-quality community facilities for Northstowe residents.
3. This would include the growing new town's Sports Pavilion and Community Centre on phase one, and Civic Hub and additional Sports Pavilion on phase two.
4. The report also recommends pausing further development work on the Enterprise Zone, to allow time to focus on the community facilities; and proposes the creation of a Member Governance Board to oversee progress on the buildings the Council is responsible for delivering.

### Key Decision

1. No, this is a decision for Council, not for the Executive.

The decision was first published in the June 2022 Forward Plan.

### Recommendations

2. The report asks that Council consider and approve the following recommendations:
  - i. Approve additional funding for the Phase 1 community buildings of:

- a. £1.53m for the Sports Pavilion (including an allocation of £300k from the Renewable Energy Reserve)
- b. £6.5m for the Community Building funded from Capital Receipts.
- ii. Approve an amendment to the Capital Programme to increase the allocation by £1.38m for the Phase 2 Civic Hub funded by the s106 to reflect the total allocation after indexation.
- iii. Approve an additional £4.82 allocated to the Civic Hub programme funded from Capital Receipts.
- iv. Note that the Phase 2 Sports Pavilion is likely to be underfunded, but that delivery is not expected until 18 months after the 500<sup>th</sup> occupation on Phase 2. Although an exact amount cannot be estimated at this time, it is proposed an additional allocation of £2m be made in the General Fund Capital Programme, funded from Capital Receipts, for this project.
- v. Create a further provision of £433,000 (£219,000 plus indexation) for the Phase 1 Section 106 shortfall.
- vi. Create a provision for Phase 2 Section 106 commitments of £1.6m
- vii. Request that officers undertake a further review of infrastructure prioritisation in the S106 agreement for phase 2 in light of this report and report the matter back to the Planning Committee for consideration.
- viii. Agree to the Community Centre and Local Centre being built on Parcel 6 via a Direct Delivery or Development Manager model.
- ix. Pause the wider Enterprise Zone development (on Parcels 1,2, 3 and 4) for an initial period of 12 months.
- x. Agree the approach to Parcel 5 taking into account the option agreement set out in the exempt section of this report

## **Reasons for Recommendations**

- 3. The Council has an obligation as set out in Appendix A to deliver community facilities at Northstowe. These recommendations would enable the Council to move forward with the development of these buildings.

## **Details**

- 4. Please see attached Appendix A

## **Implications**

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

## **Financial**

6. The report recommends increasing the Capital Programme allocation for Northstowe from the existing allocation of £18.37m to £36.6m of which £14.55m is to be funded from Council Capital receipts, £0.3m from the renewables reserve and £21.75m from existing s106 agreements.

## **Staffing**

7. Any additional staffing resources or skill sets that may be required in the next phase of delivery at Northstowe, will be discussed with the Member Governance Board.

## **Risks/Opportunities**

8. There is a comprehensive risk register which is updated and monitored weekly by the project manager. The risk register is shared with the Senior Responsible Officer and project board weekly. The risk register reflects the risks detailed in the report to include, but not limited to, the rising increase in costs and the mitigation for these. The risk register also highlights the opportunities such as place making, adherence to the Council's Section 106 obligations and the achievement of the Council's goal of making Northstowe a Healthy New Town.

## **Equality and Diversity**

9. The community buildings specifications have been altered to include disabled-adapted facilities now required by law. This ensures access for all and encourages inclusivity. The cost of this is included in the project budget.

## **Climate Change**

10. SCDC are committed to tackling the climate crisis. Some of the increased costs associated with the delivery of the Community Buildings are as a result of design decisions made with regard to the heating, cooling, and ventilation of these buildings. Buildings have been designed to include renewable technologies, including air-source heating, solar pv, waste-water heat recovery and increased air-tightness levels. A decision not to fund the full request, would likely impact the renewable technologies that could be included.

## **Health & Wellbeing**

11. As with any new development, many people moving to the town will be forming new social circles and creating links that will support positive health and wellbeing outcomes. Good quality community spaces play a key role to ensure a sense of community and a place to meet. The plans also include statutory services, such as primary care, which are essential to the success of any new town.

## **Consultation responses**

12. Building-specific community and stakeholder consultations have been undertaken in relation to the Phase 1 sports pavilion and the Phase 2 Civic Hub. Consultation on the Phase 1 Community Centre has formed part of the wider consultation on the draft masterplan for the EZ and Local Centre.

13. Pre-planning consultations for the Phase 1 sports pavilion were carried out with Cambridgeshire FA, Cambridgeshire RFU, Longstanton Parish Council and Meridian Trust. Early designs were presented at the Northstowe Community Forum and Drop-in.

14. Full statutory consultation on the Phase 1 sports pavilion was undertaken as part of the planning process.

15. The Phase 2 Civic Hub has also been subject to stakeholder consultation. Consultants Civic have carried-out extensive consultation across a wide range of stakeholders, including dedicated session with Cambridgeshire County Council and Cambridgeshire and Peterborough Care Commissioning Group who will provide statutory services from the building. Subject to approvals regarding the proposed delivery of this facility, community consultation on the proposals will follow.

16. As part of the work in developing the draft Masterplan into its current state we have held several consultation events.

17. The phase 1 Consultation took place between June-August 2021 with the main aim to introduce the project to the public, uncover local aspirations and needs, and gain insights into stakeholders' views about the masterplan opportunities for the area.

18. Phase 2 consultation took place between September – November 2021, with the main objective being to provide a project update, present outcomes from phase 1 consultation, present key objectives for the masterplan and gather feedback for the masterplan.

## **Alignment with Council Priority Areas**

### **Growing local businesses and economies**

19. The Community Centre, Local Centre, and wider Enterprise Zone (employment area) development is vital to support and catalyse commercial growth in Northstowe. The complementary aspects of a Local and Community Centre integrated within the wider EZ will serve as a best-in-class example of modern, green and integrated placemaking. With employment land scarce across our District, it is important to develop this site into an exciting place where people want to work and play and where businesses want to be seen.

### **Housing that is truly affordable for everyone to live in**

20. SCDC's Asset Management Strategy recognises that as a housing provider we are about more than just bricks and mortar – that we look to build communities that can thrive and grow. Our Business Plan 2020-25 reflects this and commits to delivering in Northstowe the community facilities that will support housing delivery, including the phase 1 sports pavilion and community centre, and the phase 2 civic hub and pavilion.

### **Being green to our core**

21. SCDC'S Business Plan 2020-25 commits to identifying and delivering opportunities to reduce carbon emissions from our estate. The designs for the Community Buildings account for the use of renewable technologies.

## **Background Papers**

- Report to Cabinet: Northstowe Phase 1 – Section 106 Funding: February 2014
- Report to Cabinet: Northstowe Phase 2 – Community Infrastructure Delivery & Requirements: July 2015
- Report to Cabinet: Property Acquisition – Northstowe Enterprise Zone: November 2019
- Report to Cabinet: Town Centre Development – Northstowe Phases 1 and 2: March 2020
- Report to Cabinet: Northstowe EZ & LC: September 2020
- Report to Cabinet: Northstowe EZ & LC Procurement: December 2020
- Report to Cabinet: Acquisition 60 Affordable Homes and Commercial Unit at Northstowe 2 B – Restricted Item: February 2022
- Report to Council: Northstowe Acquisition of Interim Community Facilities - Restricted Item: March 2022

## **Appendices**

Appendix A: Northstowe Report – Update and Recommendations

Appendix B: Community Development  
Appendix C: Revised EZ Masterplan  
Appendix D: Development of the EZ – History and the current masterplan process  
Appendix E: Market Conditions and Market Engagement

Restricted Papers

**Report Author:**

Anne Ainsworth – Chief Operating Officer  
Telephone: (01954) 712920

**PUBLIC APPENDICES**

**Appendix A**

**Northstowe – Update and Recommendations**

**Key sections of the report are identified below:**

- 1. Recommendations to Council ..... 1
- 2. Background ..... 2
- 3. Milestones ..... 2
- 4. The role(s) of the District Council..... 4
- 5. Community buildings – funding shortfall ..... 9
- 6. Section 106 funding..... 13
- 7. Enterprise Zone (EZ) Development ..... 15
- 8. Household Waste Recycling Centre (Parcel 5) ..... 22
- 9. Member Governance Board..... 22

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- ii. Approve an amendment to the Capital Programme to increase the allocation by £1.38m for the Phase 2 Civic Hub funded by the s106 to reflect the total allocation after indexation.
- iii. Approve an additional £4.82m allocated to the Civic Hub programme funded from Capital receipts.
- iv. Note that the Phase 2 Sports Pavilion is likely to be underfunded, but that delivery is not expected until 18 months after the 500<sup>th</sup> occupation on Phase 2. Although an exact amount cannot be estimated at this time, it is proposed an additional allocation of £2m be made in the General Fund Capital Programme, funded from Capital Receipts, for this project.
- v. Create a further provision of £433,000 (£219,000 plus indexation) for the Phase 1 Section 106 shortfall.

- vi. Create a provision for Phase 2 Section 106 commitments of £1.6m
- vii. Request that officers undertake a further review of infrastructure prioritisation in the S106 agreement for phase 2 in light of this report and report the matter back to the Planning Committee for consideration.
- viii. Agree to the Community Centre and Local Centre being built on Parcel 6 via a Direct Delivery or Development Manager model.
- ix. Pause the wider Enterprise Zone development (on Parcels 1,2, 3 and 4) for an initial period of 12 months.
- x. Agree the approach to Parcel 5 taking into account the option agreement set out in the exempt section of this report

## **Background**

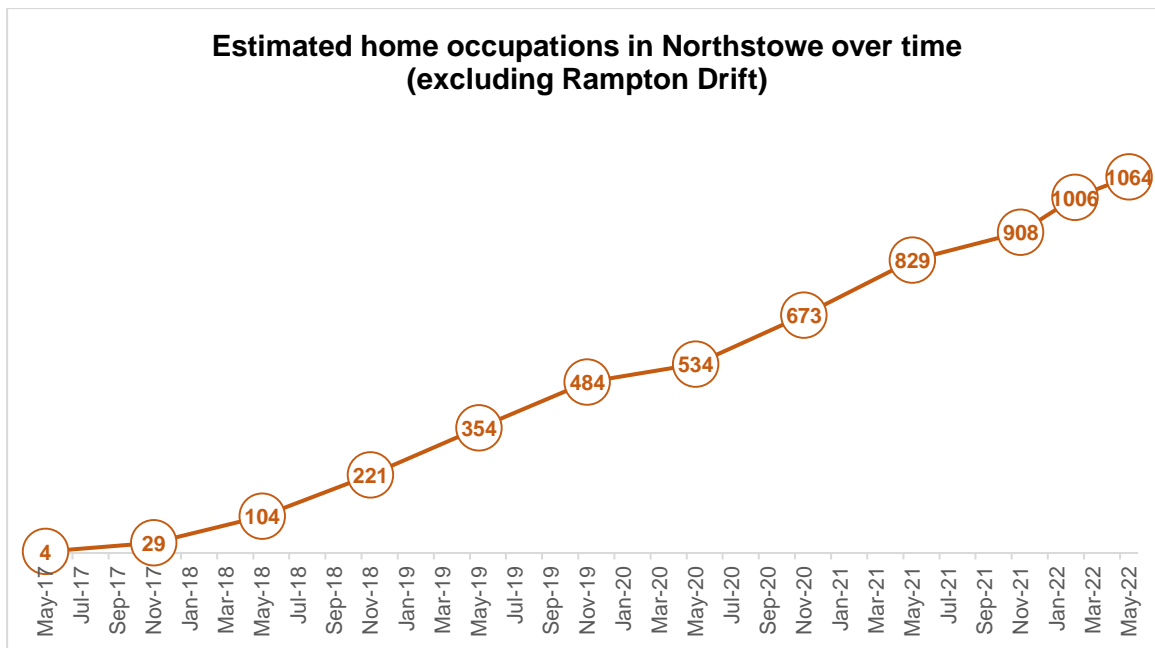
1. Northstowe is a new town based around the former RAF Oakington Barracks and airfield which, prior to the establishment of a Town Council in 2021, formed part of the Parishes of Longstanton and Oakington. Once completed, the town will have around 10,000 homes, with an anticipated population of around 25,000.
2. The site has been in development for around 15 years, and it is likely to take another 20 years until the development is completed.
3. Much of the land was acquired by English Partnerships in 2006 (English Partnerships later became the Homes and Communities Agency and are now known as Homes England). The other main landowners are Gallagher Estates (which is now part of L&Q). Both Homes England and L&Q are the lead developers of the site.

## **Milestones**

4. Northstowe has an extensive planning history, including applications in 2005 and 2007 that for various reasons did not result in permission being granted. In addition to the adoption of an Area Action Plan in 2007, the following are considered key milestones:
  - February 2012 - A Development Framework Document was adopted by the District Council as Local Planning Authority.
  - April 2014 – Outline planning permission granted for Phase 1 (Ref: S/0388/12/OL). The approved development includes 1,500 homes, a primary school, road improvements, a local centre and a community centre.
  - April 2016 – Residential construction begins in Phase 1.
  - 2016 – Northstowe was announced as a Healthy New Town, and a Healthy Living Strategy adopted for the town in December 2017.



- January 2017 - Outline planning permission granted for Phase 2 (Ref: S/2011/14/OL). The approved development includes a further 3,500 homes, a town centre, 3 more schools including a secondary school education campus and a link road to the A14, plus a road linking the town to the Guided Busway. The homes in Phase 2 could not be occupied until a major upgrade to the A14 was completed which started in 2016 and was completed in early 2020.
- May 2017 – First new homes in Northstowe occupied.
- 2018 – Homes England invested £55m to provide the link road to the A14 and other infrastructure to allow more homes to be built – Expected completion 2022
- 2020 - Homes England submitted a Town Centre Strategy (approved under application reference S/2423/19/DC), setting out the principles for a new town centre to be developed for Northstowe. The Strategy proposes a shift away from a reliance on retail on its high street and instead focuses on the potential of creative industries, leisure, education, high-quality food, and small-scale manufacturing.
- May 2021 – First Town Council is elected.
- February 2022 – Outline planning permission granted for Phase 3A (Ref: 20/02171/OUT). The approved development includes up to 4,000 homes, two primary schools, a local centre, mixed use zones, sports pitches and open spaces.
- March 2022 – Outline planning permission granted for Phase 3B (Ref: 20/02142/OUT). The approved development includes up to 1,000 homes, a primary school, mixed use zone and open space.



Of these homes 1050 are from Phase 1 and 14 are Phase 2.

## The role(s) of the District Council

5. SCDC is a major stakeholder in the development of Northstowe and is involved in a number of ways with the overall project. These include:

- The role of the Local Planning Authority
- Landowner
- The deliverer of a number of Community Buildings and facilities
- Arrangements for the Interim Community Space
- Community Development work
- The establishment of a Market
- Purchaser of Social Housing
- Social Housing Innovations

### Local Planning Authority

6. The District Council is, of course, the local planning authority for Northstowe.
7. The Strategic Sites team leads on dealing with development proposals for Northstowe (as well as other growth sites within the District). This role includes offering pre-application advice to developers, through to determination of planning applications and monitoring implementation.
8. The service encourages applicants to enter into a Planning Performance Agreement (PPA), which is a project management tool allowing all parties to agree timescales, actions and resources for handling planning applications. The

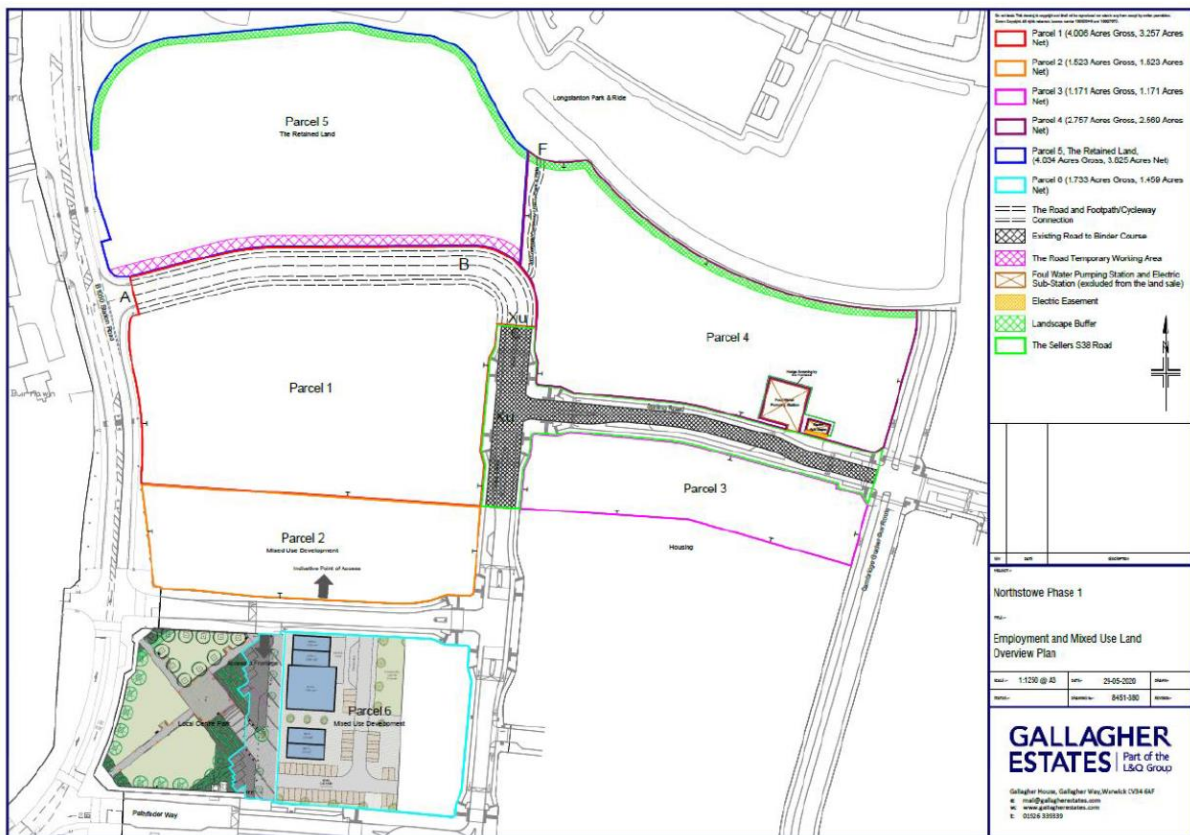
Council had a PPA with Homes England for Phases 3A and 3B, covering up until the planning decisions were issued.

9. The Council is currently in discussion with Homes England about further PPAs to cover continuing work across Phases 2, 3A and 3B.
10. The Council was also responsible for writing and monitoring the Section 106 (S106) Agreements for Northstowe. These are legal agreements between Local Authorities and developers when it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to a planning decision; these are linked to planning permissions and can also be known as planning obligations.

### **Landowner**

11. In March 2021 the Council purchased an area of land in Phase 1 of Northstowe that was designated as employment land, together with the adjacent land allocated for the local centre and the option to buy another parcel of land if this is not needed by the County Council, for a Household Waste Recycling Centre. (HWRC).
12. The purchased area is around 11.19 acres, divided into parcels 1, 2, 3, 4 & 6, with an option to purchase parcel 5 should a decision be made by Cambridgeshire County Council not to locate the HWRC here. Parcel 5 totals 4.03 acres.
13. Parcels 1,3,4 & 5 sit within a designated Enterprise Zone and have been ear marked for employment land. The local centre sits on parcel 6 and parcel 2 is designated as mixed use. The Council is obliged to build a community centre on Parcel 6 and would require a new application to deliver the Community Centre on Parcel 2.
14. The parcels are shown on the following plan:

## Enterprise Zone Land Parcels



## Delivery of Community Buildings

15. The s106 agreements for Phase 1 and Phase 2 allowed the developer, subject to specific payments, to pass the responsibility for delivery of four community buildings to the District Council, and this work is now being led by the New Build Team within the Housing Service.

16. The buildings that the Council has responsibility to deliver are:

- **Phase 1 Sports Pavilion** – based close to the sports pitches. This is a facility that provides changing facilities for teams and officials using the adjacent sporting facilities together with a multi-use club room and catering facilities. This also includes a car park.
- **Phase 1 Community Centre** – based in or close to the local centre in Phase one, this is intended to be a multi-use facility for community use.
- **Phase 2 Civic Hub.** The Civic Hub is intended to be the landmark building within the Town Centre. This will be a building of around 5 or 6 floors and will offer space for community activity and development, a library service, a GP surgery and other similar services.

- **Phase 2 Sports Pavilion.** This is likely to be similar to the Phase 1 Sports Pavilion, but details have not yet been finalised.

17. There are funding arrangements within the s106 agreements that were intended to cover the construction costs of these facilities, along with a detailed specification for each one. However, it is clear that the s106 funding is inadequate to cover the full costs of construction. Section 6 of this reports deals with this shortfall.

### **Interim Community Buildings**

18. The permanent community facilities have been delayed for several reasons, including the Covid-19 pandemic when many public services were diverted to the crisis.

19. An area of Pathfinder Primary School, known as the Wing, has been used as an interim community space since early in the town's development. This was always planned. As the number of pupils at the school has grown, the Wing is now needed for educational purposes.

20. The Council has already agreed to invest in an alternative interim space and have announced the purchase of two show homes and the marketing office near the heart of the development. Subject to planning permission, this will be converted for community use. This facility is expected to be available in early 2023 and agreement has been reached with the secondary and primary school for community groups to utilise space at the schools until the new interim facility is ready for use.

### **Community Development**

21. SCDC's Communities Team provide a generalist community development support function at Northstowe, facilitating the formation of the social networks and community groups that assist new arrivals to integrate with the new community and overcome the challenges of relocating to a new town that, at five years old, is still at a very early stage in its development.

22. Historically, this early community development support has been shown to be vital to establish a flourishing and cohesive new community. For more information on the work of the Team, please see Appendix A

### **Northstowe Market Development**

23. For Northstowe, where there is no current retail provision, SCDC has been working with the Town Council to devise and implement a short-medium term markets programme.

24. This has included developing and providing our Markets Toolkit (now available on our website) and securing £8000 of Cambridgeshire and Peterborough Combined Authority CPCA Enterprise Zones Programme funding to help the Town Council with the initial costs of setting up a market. This will be used to fund outlay of gazebos, storage, insurance, NAMBA membership etc.

25. SCDC have supported on a community survey to establish if a local market would be utilised in Northstowe. The survey had a good response with 555 responders and 96% of those wanting to see a regular market in Northstowe.
26. The Northstowe Town Council Events and Markets Committee have drawn up an Action Plan which outlines next steps for the market. The Town Council are keen to start a pilot market this Summer, though a firm date has not been set.

### **Purchaser of Social Housing**

27. Planning obligations on the Northstowe Developments mean that developers must ensure that a percentage of the properties are affordable. This can include rented properties, shared ownership properties and discounted market sales. The developer delivers these properties by procuring a Registered Social Landlord (RSL) through a competitive process.
28. The Council is actively seeking such opportunities to purchase more, much needed, affordable homes at Northstowe. The Council has agreed, but are not yet in contract, to purchase 60 affordable homes from Keepmoat (Phase 2B).
29. In addition to the affordable homes on Phase 2B, the Council have agreed with Keepmoat (subject to contract) to purchase the commercial space which forms the ground floor of a proportion of the apartments. This will deliver c.200sqm of retail space with benefit to the community. The indicative timeframe for the retail space to be delivered is 2024.

### **Housing Innovations**

30. Within Northstowe, Phase 2 planning permission means that 40% of new homes in that phase will be classed as starter homes. This decision was based on the proposals set out within the Housing & Planning Act 2016 which introduced the concept of starter homes. However, this was subject to secondary legislation which was never produced. As a consequence, although starter homes were not implemented nationally it was agreed between the Council and Homes England to develop a bespoke Northstowe 'Starter Homes' model that ensures monies deriving from the discount are reinvested locally for affordable housing, rather than lost to the market.
31. The Northstowe Starter Homes are a discounted market home that are aimed at First Time Buyers. To qualify households must not have owned a property previously and have a household income of less than £80,000. The properties are sold with at least a 20% discount of the open market value and capped at £250,000 (subject to indexation). For example, a home valued at £312,500, will be discounted by 20%, meaning the purchaser would need to obtain a mortgage for £225,000 assuming a 10% deposit.
32. The First Time Buyer criteria and discount only applies for the first 5 years, after which the property can be sold at 100% open market value, or the owner may wish to 'staircase up' (ie make a payment to increase the owned share of the property). At that point, the Council and Homes England will receive the capital

equity of the discount to reinvest into affordable housing in the District. In the example above, if the property value of £312,500 is sold on the open market after 5 years at a 5% increase, the home will be sold for £328,135, with 20% (£65,625) return to the Council and Homes England.

33. In total, there is the potential for 1400 Northstowe 'Starter Homes', with a review mechanism after the delivery of the first 700. For every 100 homes sold at open market value, the capital realised could be in the region of between £5m - £6.5m to be reinvested locally for affordable housing provision in the District. A steering group will be established for the administration of the funding, comprising two representatives from SCDC and two from Homes England.

## **Community buildings – funding shortfall**

34. The s106 Agreements for Phase 1 and Phase 2 of Northstowe gave the option for the developers to pass the obligation for delivery of the community buildings to the Council.
35. Since the s106 agreements were signed (which was 2014 for Phase 1) the costs associated with building have risen exponentially owing to a number of national and global factors: Brexit, the Covid-19 pandemic, rising inflation, the fuel crisis and its repercussions on global material production exacerbated more recently by Russian sanctions.
36. As a result of the above factors, a significant funding shortfall has been identified in the Community Buildings.
37. For clarity this applies to four buildings.
  1. **Phase 1 Sports Pavilion** – The amount in the s.106 agreement was £1.1m. Allowing for indexation the cost of this is now £1,469,518.
  2. **Phase 1 Community Centre** – The amount in the s106 agreement was £1,522,500. Allowing for indexation the value of the contribution is now £2,047,666.
  3. **Phase 2 Civic Hub** – The amount in the s106 agreement was £14,548,805. In March 2020 the Council accepted a payment of £16,460,261 from Homes England which represented the value with indexation at that time. The amount available is therefore £16,460,261.
  4. **Phase 2 Sports Pavilion** – The amount allocated in the s106 agreement is £1,500,000. The specification is yet to be confirmed but based on the tender returns from the Phase 1 Sports Pavilion there is likely to be a shortfall.
38. The costs within the s106 agreement cover not only construction costs, but whole project costs inclusive of all professional fees (design, planning, legal, etc).

## **A The Phase 1 Sports Pavilion**

39. This will be the first community building to be delivered in Northstowe and is the most advanced in terms of delivery. Planning permission was granted in November 2021, but work has been ongoing since 2018. Activity to date includes:
- a. The Design Contract was awarded in November 2018;
  - b. During the specification, design, and tender process, extensive consultation was undertaken with stakeholder organisations, including Sport England, Cambridgeshire FA, Cambridgeshire RFU, and Longstanton Parish Council (Northstowe Town Council had not been established);
  - c. Community consultation was also undertaken, with the Design Team attending meetings of the Northstowe Community Forum and Drop-in sessions;
  - d. SCDC's Cabinet were also consulted, the result of which was a request that the design should be as environmentally sustainable as possible, while acknowledging the need to manage costs;
  - e. During the design process, and prior to the submission of the planning application, considerable value-engineering of this project was undertaken, within the constraints of the design specification included within the S106 Agreement;
  - f. Some gains made in reducing space were offset by the legal requirement to include a "Changing Places" fully accessible WC and changing area;
  - g. Some flexibility with space was retained in order to safeguard the opportunity for additional funding/ cost recovery to be recouped from S106 monies for offsite sports contributions from adjacent developments, including Northstowe Phase 3B, the "Endurance Estates" site (REF:20/03598/OUT), and potentially any future applications consented within the boundary of Northstowe;
  - h. The final design approved at Planning Committee on 10 November 2021 is for an internal space of c.870m<sup>2</sup>;
  - i. In January 2022 SCDC launched the tender for a construction partner on a design and build basis to deliver the Northstowe Phase One Sports pavilion;
  - j. On 28 February 2022 this tender closed, and 6 valid bids were returned, with contracts assessed on the basis of 60% quality and 40% price;
  - k. Clarification interviews with bidders were held on 17 March 2022;
  - l. Moderation of scoring took place on 17 March 2022, and the highest scoring bidder was identified;
  - m. The contract sum of the highest scoring bidder returned a construction cost significantly in excess of the s106 budget.

### **Costs**

40. With an indicative cost of £3m against a cost cap of £1,469,518 there is a shortfall of £1.53m needed to build the Sports Pavilion.
41. There are a range of reasons why the costs are higher than allowed in the Section 106 agreement. Some factors are industry wide, and others related to the site. These include:



- a. The costs within the agreement seem optimistically low and were not independently reviewed by a quantity/cost surveyor. Nor do the costs reflect changes in standards, and expectations of the past 8 years.
- b. There has been significant cost increase in construction costs over recent years, these include shortages of both materials and labour that have been made worse by external factors such as Brexit and more recently the war in Ukraine and the weakness of sterling. For example, in March 2022 British Steel increased prices by 25% overnight, citing the increased cost of electricity.
- c. Groundwork surveys by the Council's Structural Engineers suggest that piled foundations are needed rather than traditional strip foundations for the Pavilion. This is owing to the site being "made ground" which is necessary for the drainage of the adjacent sports pitches. The requirement to use piling in this project has increased the cost significantly.
- d. The building design is for a steel-framed building with traditional blockwork construction. Modern Methods of Construction (MMC) were explored, however given the considerable restraints on the site (the building location is somewhat predetermined by the location of the existing footpath, bowling green and artificial 4G pitch), there was little scope for repetitive design elements that have the potential to lower costs/increase delivery speed.

### **Renewable Energy Reserve**

42. At the request of members, and reflecting the Council's Carbon reduction policy, the final design of the Pavilion includes a number of energy-saving measures that were not considered when the s106 agreement was signed in 2014.
43. These measures include:
  - a) Air source heat pump system for heating and hot water
  - b) Photo-voltaic array
  - c) EV chargers and ducting including to future points
  - d) Waste-water heat recovery
  - e) LED lighting costs (fittings)
  - f) The cost of the SUDS draining system
  - g) The costs for permeable paving
  - h) The costs of any LED light fittings to the car park
44. The Council holds a renewable energy reserve with a current balance of £4.6million. It is proposed that £0.3m is used from this reserve to fund the energy saving measures at the Pavilion.

**Recommendation to Council; Approve additional funding for the Phase 1 Community Buildings of £1.53m for the Sports Pavilion.**

This funding would come from the Council's existing approved Capital Programme.

## **B The Phase 1 Community Centre**

45. The Community Centre is intended to be a community facility for Phase 1 and will be based on or close to the local centre, which is land now owned by the District Council.
46. The Initial Specification for the Community Centre includes a large and small hall, meeting rooms and a café space. The centre is intended to be multi-functional and adaptable to the needs of the community, which have changed considerably since the s106 was signed. A detailed specification is yet to be developed but will look to reflect the needs of the community as they are now, and the Town Council and wider community will be engaged in this process.
47. The Council's purchase of the local centre and Enterprise Zone in 2021 has afforded opportunities to explore alternative delivery options with the potential to improve the relationship of parcels and functions to one another. For instance, officers and consultants have been looking at options for the preferred location of the community centre and the degree to which it is integrated into the surrounding EZ and/or other facilities within the local centre. The community have been engaged in this process through dedicated sessions and presentations at the Northstowe Community Forum and further engagement will take place. Further information can be found in paragraphs 85-93 of this report.

### **Recommendation to Council; Approve additional funding for the Phase 1 Community Buildings of £6.5m for the Community Building.**

This would be funded from Capital Receipts from the recent sale of an asset.

## **C The Phase 2 Civic Hub**

48. The Civic Hub is intended to be a landmark building located in Northstowe town centre and accommodating a range of services including a library and health facilities.
49. The amount in the s106 agreement was £14,548,805. In March 2020 the Council accepted a payment of £16,460,261 from Homes England which represented the value with indexation at that time.
50. The Council have been working with Civic to produce a blueprint for the Civic Hub and a range of operational and management models. Following receipt of the blueprint, SCDC will engage with formal stakeholders (Homes England, Cambridgeshire County Council, and CCG) via the Civic Hub Steering Group. Community engagement and feedback will also be sought by SCDC's Communities Team; this will include the Town Council and utilise existing community engagement structures, including the Community Forum.

51. Civic has priced their draft proposal at £19.3m (but this is based on assumptions for build costs and has not been tested) which is around £2.9m more than the payment received.
52. The final version of the blueprint is now overdue, but this should contain more accurate costing.

**Recommendation to Council; Approve an amendment to the Capital Programme to increase the allocation by £1.38m for the Phase 2 Civic Hub funded by the s106 to reflect the total allocation after indexation.**

**AND**

**Approve an additional £4.82 allocated to the Civic Hub programme funded from Capital receipts.**

## **D The Phase 2 Sports Pavilion**

53. The amount allocated in the s106 agreement is £1,500,000. Specification yet to be confirmed but based on the tender returns from the Phase 1 Sports Pavilion there is likely to be a shortfall

**Recommendation to Council; note that the Phase 2 Sports Pavilion is likely to be underfunded, but that delivery is not expected until 18 months after the 500<sup>th</sup> occupation on Phase 2. Although an exact amount cannot be estimated at this time, it is proposed an additional allocation of £2m be made in the General Fund Capital Programme, funded from Capital Receipts, for this.**

## **Section 106 funding**

### **Phase 1**

54. As part of the planning permission from Phase 1 of Northstowe, granted in April 2014 (Ref: S/0388/12/OL), there were a number of obligations placed on the developer to provide the infrastructure required for a development the size of Northstowe. Note that while there was an expectation that Northstowe would become a town of circa 10,000 homes, the success of any future application could not be predetermined, and for that reason the Phase 1 s106 agreement only addressed the requirement of the 1,500 homes permitted in that phase.
55. The delivery obligations for Northstowe Phase 1 are set out in the s106 Agreement, signed by all parties in April 2014. In some cases, there was a requirement for the master-developer (Gallagher Estates) to carry out the work, and in others the developer made a financial contribution for the work to be carried out by a third party, in this case either the County Council or the District Council.
56. When these obligations were passed to the County or District Councils the payments were made based on estimated costs of provision not actual costs. If the actual costs were greater than these estimates the designated councils needed to cover this difference from within their own resources. It was agreed that the Councils would apportion the costs between them through an agreed percentage split.

57. Within Phase 1, it was also agreed that the Council and County Council would cover a shortfall between the contribution made by the developer and the overall cost of provision. SCDC committed to contribute and set up a reserve to cover an amount of £726, 095.
58. Since then, the Developer have provided some funding to Anglian Water to take on and maintain the Sustainable Urban Drainage System. As this sat outside of the cost cap there is now a further shortfall for the items the councils are responsible for under the terms of the s106 agreement.
59. Using the agreed percentage split between SCDC and Cambridgeshire County Council, SCDC will need to provide an additional £432,870 (£219,449 plus indexation) to ensure all items can be provided. This will need to be added to the established reserve.

## **Phase 2**

60. There is also a funding shortfall for Phase 2 S106. This is a scheme of up to 3,500 homes, where Homes England is the master developer. The level of infrastructure contributions is £80,315,499 plus off-site flood mitigation works and sustainable drainage contingencies, with a cap on contributions at £73m (as above, all figures exclude indexation).
61. The requirement of the s106 is that once the cap is reached the Local Planning Authority (the District Council) or County Council would have to find alternative funding to ensure the obligations are met or to seek a deed of variation to change the obligation. The Council is not considering a deed of variation at this stage.
62. As in Phase 1 when these obligations were passed to the County or District Councils the payments were made based on estimated costs of provision not actual costs. For the schemes that were contained within the cost cap, if the actual costs were greater than these estimates the designated councils needed to cover this difference from within their own resources or identify alternative funding sources. For SCDC this applies to the Civic Hub and the Sports Pavilion.
63. There are a number of unfunded commitments that are the responsibility of the District Council. The Planning Committee resolved at its meeting on 22 July 2020 to reorder some of the existing obligations. This had the effect of potentially increasing contributions by SCDC towards infrastructure and revenue in Phase 2.
64. However, unlike Phase 1 there is no agreement to ‘apportion’ costs and savings between the District and County Councils. Each would be responsible to their own obligations:
- For funded obligations – any cost over the original sum would be met by the responsible council, and
  - For unfunded obligations - the responsible council will need to identify alternative funding to meet their obligation, or to seek a deed of variation to

remove the liability. It should be noted that the latter would involve submitting an application, which would be assessed impartially by the planning authority.

65. It is also relevant that many of the obligations that fall outside the cost cap and are therefore unfunded, are revenue contributions towards projects where the capital costs were met from within the cost caps. This will impact on the District Council as some of the revenue shortfalls will impact on services that are currently planned to be offered from the community buildings.
66. In contrast to Phase 1, where a report was presented to members who agreed to establish a Northstowe Reserve, the Phase 2 report was agreed only by Planning Committee and no reserve was established.
67. There is therefore a need to establish a reserve for Northstowe Phase 2, of £1.6m. There is some urgency to this because the Council is obliged to make some payments that are unfunded during the current financial year.

**Recommendation to Council: Request that officers undertake a further review of infrastructure prioritisation in the S106 agreement for phase 2 in light of this report and report the matter back to the Planning Committee for consideration, and;**

**Create a further provision of £433,000 (£219,000 plus indexation) for the Phase 1 Section 106 shortfall and;**

**Create a provision for Phase 2 Section 106 commitments of £1.6m**

## **Enterprise Zone (EZ) Development**

68. In September 2020, Cabinet approved the purchase of EZ land at a cost of £5.4m, acquiring 11.19 gross acres, which includes the future site of the Phase 1 local centre, community centre and employment land<sup>1</sup>.
69. The 2020 financial appraisals suggested a total EZ build cost of £55.3m and a developer profit of £3m (5.53% return).
70. Since then, a number of factors have contributed to an increase in estimated costs, not least inflation, increased borrowing and macro-economic matters affecting global construction supply chains.
71. Furthermore, the masterplan (see Appendix B) has almost doubled the developable space (from 201,000 ft<sup>2</sup> – as reported to Cabinet in September 2020 - to 393,000 ft<sup>2</sup> - as proposed in the proposed masterplan).

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<sup>1</sup> Cabinet also approved the recommendation contained in the September 2020 report of the Option Agreement to purchase an additional 4.03 acres of land for £2.0m should the County Council decline the S106 option on the land for the construction of a Household Waste and Recycling Centre (HWRC). The HWRC is discussed later in this report.

72. The impact of SCDC's ambition to build an exciting, environmentally friendly and exemplar EZ, befitting of Northstowe's healthy new town ambition, alongside the increase in scheme square footage and the external factors outside of SCDC's control means the updated financial appraisal to develop this scheme in its entirety has increased the projected costs significantly.
73. Different financial models and routes to market for this site bring varying degrees of risk and opportunity for the Council. These are presented in the attached exempt appendices.

## **Strategic Aims for the EZ and the Masterplan Process**

74. The development of a contemporary masterplan initiated in May 2021 re-examined the strategic aims for Northstowe referenced in Appendix C resulting in a need to restate them as follows (not presented in order of any particular priority):
- a. A new net zero sustainable enterprise community.
  - b. Providing space that can act as an incubator of talent, ideas, and enterprise.
  - c. Provide transitional space that provides amenities for the EZ and this part of Northstowe to support placemaking, activation and vibrancy but without detracting or competing with the proposed Northstowe Town Centre.
  - d. Targeting quality business space in an integrated, connected, and sustainable environment but not being overly prescriptive on the exact use or types of business that locate within the EZ.
  - e. Ensuring that a delivery structure enables SCDC to support the delivery of the community centre given the estimated funding gap of estimated through this process to be circa £3.2m for the delivery of the building itself, plus £760k for the delivery of the shared surface community street and the pressing need to deliver this.
  - f. Ensuring that the EZ is realising its potential, can attract investment, occupier interest and development, and that investment can be mobilised quickly.
  - g. Creating a legacy at the EZ where interventions and actions can be measured.
  - h. To provide a coherent and comprehensive masterplan for the long-term delivery of the EZ, including consideration of the impact of the Household Waste Recycling Centre (HWRC) which is subject to an active option arrangement in favour of SCDC at a sum of £2.0m.

75. The revised masterplan process has resulted in several important masterplan 'fundamentals' that should be considered a 'red-line' for future development and placemaking activities. These can be summarised as:

- a. Prioritise connectivity to the wider Northstowe community and the Guided Busway.
- b. Green and blue infrastructure.
- c. Sustainable performance of buildings targeting net zero sustainable performance.
- d. High quality public realm and connections.
- e. Successful integration with the wider Northstowe community.

76. To ensure masterplan principles are realised in any resulting delivery structure, that structure, should, as a minimum, be capable of meeting the above strategic priorities and enshrining the masterplan fundamentals through the Planning process. This is to ensure they are protected and observed for the benefit of SCDC and the wider Northstowe development by any delivery party or partner and that SCDC can retain suitable oversight through the chosen delivery structure.

## **Delivery of the EZ**

### **Allowing the market to shape the future uses at the EZ**

77. Since the September 2020 Cabinet report there have been three significant shifts in delivery approach, the reasons for which will be explored in more detail throughout this section:

- a. The Council should no longer work on the assumption that SCDC will deliver the development directly. This is in part on the basis that the perceived market failure which led to SCDC establishing a case to acquire the EZ land no longer exists (i.e., Covid impact was creating market inertia at the time). Furthermore, there are considerable financial, and reputation led risks associated with this model including the absence of a council team/department expert in large-scale infrastructure development.
- b. Targeted soft market engagement undertaken with a variety of investors, developers alongside the development of the masterplan has established that many of the fundamentals of the EZ would in fact be attractive to the investors, developers, and operators. There is now evidence that significant pent-up demand exists from investors and developers who are looking to secure strategic space within the complex Cambridge market.

- c. Further scrutiny of the strength of the cleantech sector proposition for the EZ and the market demand for space within this sector provides to narrow a focus. The focus should instead shift to achieving the more expansive strategic and economic objectives for the EZ.
78. The departure from cleantech to a less prescriptive approach, relying instead on meeting the strategic objectives and masterplan fundamentals, will give the site broader market appeal and will accelerate delivery.
79. Accordingly, the masterplan has looked at two likely scenarios:
- **Business Park office space**, which is considered a base level demand requirement from the market given the lack of supply. There is a market requirement for space that is more affordable and can potentially provide support services to occupiers within the more prominent research and science parks. The specific potential occupiers of this space are numerous and have not been pre-determined; rather it is expected that any investor / developer who takes the scheme forward will be targeting a specific sector or have a key anchor tenant who will drive demand within the EZ, thus avoiding some of the pitfalls that have seen other business parks become less successful.
  - **Mid-Tech**, which is hybrid industrial accommodation that offers some of the comforts and higher specification seen within an office building. The aim of a mid-tech building is to provide amenable space for occupiers who require manufacturing areas but also want the higher quality of an office building, and the ability to flex the configuration of office and manufacturing space. Noting the frequent reference to mid-tech within recent reports for Northstowe and its increasing requirement amongst occupiers and investors, it is suggested that the EZ has the space and layout to accommodate mid-tech buildings and that this space is not always available at existing and emerging parks within the Greater Cambridge area. We have therefore run a mixed-use office and mid-tech scenario as one of the options.
80. While detailed financial appraisal models are available for both above scenarios, scenario b is the least cost intensive, and more befitting of commercial requirements post covid i.e., arguably significant risks associated with 100% office proposition with home/remote/hybrid working likely here to stay.
81. Ultimately, we can't predict what the market will want near time of construction and with, for example, a recently reported £20bn in uninvested life sciences<sup>2</sup> investment regionally due to a lack of available land, it will be for the market to lead on how the site will develop in detail, whilst adhering to any red line parameters SCDC set down.
82. While costs for building the site overall are significant, it is important to emphasise that different delivery models have different degrees of risk including

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<sup>2</sup> <https://www.growthbusiness.co.uk/investors-have-20bn-to-invest-in-much-needed-lab-spaces-2560247/>



capital/outlay requirements on SCDC's part. If, for example a development partner model is used, there would be lesser upfront costs required on SCDC's part vs. for example a direct delivery model where SCDC would have to find all funds for all build stages. Please see the exempt appendices of this report.

83. Focusing on achieving SCDC's strategic objectives and in particular embedding enhanced environmental sustainability into EZ development is now a core focus of the new masterplan and embodies itself as part of SCDC's strategic objectives and masterplan fundamentals i.e., striving for exemplary sustainable performance of the EZ, regardless of the ultimate users.
84. For information regarding market conditions and our recent market engagement, please see Appendix D.

## **Build Out and Delivery Options**

85. Taking all of the above EZ context into account, Cabinet input and approval is requested for significant decisions which are explained in an exempt Appendix to this report; firstly, the approach to the build out, and secondly, the delivery vehicle/method. There are 4 potential build out options to consider in the context of the approach and delivery method.

- Option 1: Agreement to build out **Community Centre only on parcel 6 (current masterplan)** and agree delivery model (Development Manager option recommendation)
- Option 2: Build out **Community Centre and Local Centre only**, agree parcel location and delivery model (Development Manager option recommended)
- Option 3: Build **Community Centre, Local Centre and EZ concurrently**, agreeing locations and delivery model (ODA (Overarching Development Agreement) model option recommended)
- Option 4: **Sell EZ land parcels 1-4 retaining parcel 6 only for Community Centre and Local Centre build purposes**

86. For location details and further information, see draft masterplan at Appendix B.

There are **four delivery mechanisms**:

- i. **Direct Development** by the Council
- ii. Council acquires a **Development Manager**
- iii. Council enters into a **Joint Venture**
- iv. **Overarching Development Agreement**

## **Next Steps and Recommendations related to Development and Build Sequencing**

87. Given the current financial climate is daily increasing build costs, we recommend the build of the Community Centre as a priority. This will fulfil the S106 obligation and respond to the needs of the local community in Northstowe.

88. In order to proceed with this recommendation, we seek Council’s preference on whether to:

- A. Build only the Community Centre (subject to wider consideration being given as to whether it is built on parcel 2 as contained in the evolving draft masterplan, or parcel 6 per current consent. The latter, on balance, is most preferable)
- B. Build the Community Centre and Local Centre concurrently/contiguously (subject to wider considerations being given on where best to site – parcel 2 or 6. Per above, the latter, on balance, is most preferable)

89. The decision as to where to site the community centre has the following broad implications:

Location of Community Centre	Advantage	Disadvantage
Parcel 2	<p>Placemaking Flagship building for entry into Northstowe from B1050. Forms a cohesive relationship between EZ &amp; Community of Northstowe.</p> <p>Larger site so can encompass outside space within footprint.</p>	<p>Lose some of the potential economic value of parcel 2 (adjoining parcel 1) which could impact the value of return for the Council (the difference in values is set out in the overall costing tables above). More expensive to build out a stand- alone building vs. interpolated with local centre.</p> <p>New planning consent required.</p>
Parcel 6	<p>Economies of scale by developing at the same time as the local centre. Parcel has current consent for locating the community centre and local centre</p>	<p>Requires the local centre to be built out by SCDC concurrently, or, via procurement of a development vehicle whereby the local centre is built in partnership with SCDC building out the community centre. Potentially less outside space available. Lose flagship &amp; placemaking status.</p>

*Note: While there are valid placemaking considerations for locating the Community Centre on Parcel 2, building it alongside a Local Centre on Parcel 6 could deliver greater economies of scale whilst minimising land value erosion/loss of commercial*

*opportunities on Parcel 2 more broadly. Overall, our recommendation is to build on parcel 6.*

90. Whilst Council is presented with costings for building out the EZ in its entirety, we recommend pausing next steps for the wider development of the employment zone (for at least 6 months) given recent 20-30% inflation rises (materials) coupled with current land and property value inflation as investors divest from stock markets and seek perceived 'safer' investments and of course increased borrowing costs. In the meantime, we seek Council approval to continue to explore all further partnership options to bring the site to fruition, including the potential sale of EZ parcels 1,2, 3 and 4, where the Community Centre/Local centre are not located etc.

### **Recommended Option**

Option B: Build out the Community Centre and the Local Centre on Parcel 6.

91. Through this approach we will we jump start the place-making vision for the EZ as a whole, whilst also supporting early commercial development befitting of wider resident needs. There are no current retail/food & beverage amenities at Northstowe despite being frequently requested by current residents. Although we have interim market- based provision in development, building a cohesive narrative around community facilities and commercial amenities, indeed, building them contiguously and/or adjoining will further serve to accelerate business growth and start to attract future potential anchor tenants and/or development partners for the commercial aspect of EZ development.

92. Revised masterplan work (Appendix B) has been developed to demonstrate a clear vision and framework for the evolution of the EZ but without being overly prescriptive on the types of uses that will be delivered on the plots but whilst respecting the strategic aims of SCDC and the masterplan fundamentals.

93. The Masterplan in its evolving guise has been shared at a high level with local members and the community as part of 2021 Northstowe Community forums. It has also been discussed informally with planning colleagues and is ready to go for a formal outline planning application for the Principle of Development stage. The recommendation is that aside from this preparatory work, no further activity is undertaken with respect of the Enterprise Zone, but the focus is initially on building the Community Centre and Local Centre.

**Recommendation to Council: Agree to the Community Centre and Local Centre being built on Parcel 6 via a Direct Delivery or Development Manager model.**

**Recommendation to Council; Pause the wider Enterprise Zone development (on Parcels 1,2, 3 and 4) for an initial period of 12 month.**

This will allow time for the procurement/early build stages of the Community and Local Centre to start to catalyse the place making vision for the Enterprise Zone more broadly. During the next 12 months, officers will continue to investigate the most appropriate development routes for the Enterprise Zone in its entirety. Whether

or not Parcel 5 is required for County Household Waste Recycling Centre purposes will also have a direct bearing on overall Enterprise Zone development (further detail in the exempt appendices of this report).

## **Household Waste Recycling Centre (Parcel 5)**

**94. Recommendation to Council: Agree the approach to Parcel 5 taking into account the option agreement set out in the exempt section of this report.**

### **Public Appendices**

- Appendix B – Community Development
- Appendix C – Revised EZ Masterplan
- Appendix D – Development of the EZ – History and the current masterplan process
- Appendix E – Market Conditions and Market Engagements

### **Restricted Papers**

## **PUBLIC APPENDICES**

### **Appendix B**

#### **Community Development**

1. SCDC's Communities Team provide a generalist community development support function at Northstowe, with two full time community development officers employed (via s106 funding from Phase 1 and Phase 2 respectively), facilitating the formation of the social networks and community groups that assist new arrivals to integrate with the new community and overcome the challenges of relocating to a new town that, at five years old, is still at a very early stage in its development. Historically, this early community development support has been shown to be vital to establish a flourishing and cohesive new community.
2. The Communities Team has provided day to day management of the Community Wing, the key venue for community activity within Northstowe and are currently engaged in transition planning to secure and relocate to the interim community facility recently secured by the Council.
3. The team conducted the Community Governance Review for Longstanton and Oakington & Westwick Civil Parishes and facilitated the establishment of the resultant new Town Council.
4. Governance arrangements for all community assets, including sports provision, open spaces and all forthcoming community buildings across Northstowe will also be part of the team's remit.
5. The Communities Team has liaised with the planning service and developers to ensure provision of appropriate community infrastructure throughout the planning process and that these requirements are embedded within s106 agreements.
6. The service also had responsibility for programme management for the Healthy New Town initiative and continues to facilitate its legacy projects, and to ensure that the Healthy Living Strategy is delivered as the new town develops.

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## **PUBLIC APPENDICES**

### **Appendix C**

#### **Revised EZ Masterplan**

Please see the separate attachment to this report.

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## Appendix D

### Development of the EZ – history and current masterplan process

1. To understand the context for the EZ, it is important to understand the main reports that have recommended uses for the EZ over the past 8 years.
2. The strategy of whether to (i) pursue pre-defined, targeted sectors for the EZ or (ii) to let the market define the most appropriate occupiers, has moved back and forth over the past 7 years and has yet to settle on a consistent theme that is backed-up by the evidence or a consistent theme that attracts widespread support amongst the stakeholders.
3. The strategic aims for Northstowe were initially set out in the **Northstowe Economic Development Strategy** (Genecon, July 2014) which identified 4 aims for the town:
  - a. A new kind of enterprise community.
  - b. An incubator of talent and new ideas.
  - c. A champion of clean technologies.
  - d. A collaborative and flexible business environment.
4. The strategy also set out an economic vision which built on the close geographical proximity of Northstowe to Cambridge and the ability for the town to specialise in particular functions and/or sectors. The EZ is noted in the Strategy as a potential stimulus to businesses seeking grow on locations close to Cambridge and a location to support more expansive business park accommodation.
5. The strategy seeded the idea of the EZ becoming a ‘champion of clean technologies’ as one of four recommended strategic aims, alongside a ‘collaborative and flexible business environment’. This appears to be the main initial driver of cleantech as a theme for the EZ.
6. In November 2018, the **Cambridgeshire, and Peterborough Independent Economic Review (CPIER)** (an independent commission established by the Cambridgeshire and Peterborough Combined Authority), concluded that Knowledge Intensive (KI) industries are highly specific in their demands and want to be either in Central Cambridge or North Cambridge around the Science Park (i.e., not Northstowe). The 2018 CPIER also concluded that the EZ should restrict its ambitions to become a self-contained economy in competition with other major parks and that targeting specific sectors such as Cleantech could be very challenging. They recommended that it would be better to be more flexible and let the market decide.
7. Arcadis were commissioned in January 2021 to produce a **revised Economic Development Strategy**. This concluded that the EZ should be a ‘champion of growth sectors’ as opposed to a ‘champion of clean technologies’ with the rationale that it is difficult to pre-empt exactly what the market desires, and that

narrowing the choices available to future businesses by following a single-minded approach could be counterproductive. Growth sectors that were recommended in the 2021 strategy included the KI economy (IT, telecommunications, science, pharmaceuticals, technology, engineering, media, design, creative, finance and notably, the cleantech sector), the food sector, and the care and mental health sector.

8. In July 2021, Carter Jonas produced a **Demand Assessment for Northstowe** with the aim of justifying the pursuit of green and cleantech businesses within the EZ. The report did not conclude strongly with evidence, but rather stated that the cleantech sector is in its infancy and therefore has the potential to grow, albeit “it is difficult at this stage to quantify the amount of demand over the next 10 – 15 years”. Indeed, the report states that “the vision for the EZ is to attract a wider pool of tenants with a broader focus on ‘sustainably minded’ companies and wellness”, rather than the single-minded approach to Cleantech.
9. All the above serves to highlight that many different opinions have emerged over the strategic direction for the EZ, and that none have confidently settled on a clear, targeted strategy. Rather, most of the reports conclude that an open-minded consideration of a wider range of sectors would be the most prudent approach capturing current day occupier demands and investment market appetite as fed back to the stakeholders via a more ‘open’ marketing strategy. Put differently, until an investment/development model is agreed and construction timescale imminent, a clear marketing vision overall will prove difficult to set out. Instead, it may be more prudent to focus on a general marketing strategy, welcoming businesses from a range of sectors befitting of Northstowe’s Healthy New Town credentials etc.

## **Appendix E - Market Conditions**

1. A comprehensive review has been undertaken of recently published literature and market reports to help provide clarity on the strategic direction for the site and the routes to delivery herein. A summary of the review concluded that:
2. When considering 'commercial' space in the Cambridge market, the science and technology sectors invariably dominate the conversation driven by the very high levels of occupational demand and investor appetite over the past few years. Multiple commentators observe very low levels of supply, high levels of demand and increasing rental forecasts going forward. The market could be over heated and there is significant competition for any opportunities that present on or around the existing science parks in Cambridge.
3. More traditional office supply is limited due to the lack of space for new build within the city centre. Investors and developers may well look increasingly towards refurbishments, but rental growth is also expected in locations outside of the centre if the conditions and transport connections are sufficient.
4. Industrial and mid-tech requirements are complimentary to the demand from prime science and technology occupiers and increasing levels of more affordable space for affiliated support services will be required. Due to the lack of supply, rents are forecast to grow in peripheral locations as well as the more prominent business park and city centre locations.
5. While the EZ does not presently have some of the characteristics that are driving demand at the other locations such as an identifiable anchor tenant, cluster of existing businesses and enterprise, or, relationships to academic and public institutions, its peripheral location does have significant characteristics in that it offers a 'blank sheet of paper', a relatively affordable entry cost and the opportunity to develop a long-term vision aligning to a patient capital approach.
6. There is therefore an opportunity for the market to utilise the EZ as an overflow opportunity to accommodate other uses being priced out at the more established locations as well as an opportunity to promote the EZ for science / R&D / tech related uses.

### **Market Engagement**

7. This new direction of travel was partially established via one-to-one market engagement conversations led by our delivery advisors, PRD who undertook conversations with several investors who are currently active or seeking to make strategic investments within the Cambridge region.
8. The feedback from the consultations provided intelligence on where the EZ could be positioned and viewed within the market and has been helpful in re-shaping the strategic objectives and approach to promoting and delivering the EZ.
9. Consistent headlines from the consultations were:

### *Regarding the Market*

- Confidence should be taken from the fact that opportunities to build a scheme of this size in Cambridgeshire are rare and there should be a good number of interested parties.
- Within Greater Cambridge, there is a greater foresight of longer-term land supply opportunities and less foresight of short-medium term land opportunities. Combined with the weight of investment money pursuing the science sectors at present, now is the time to bring forward the EZ.
- All the consultees had slightly different views around the target tenants, but all were confident that demand would emanate from the science, tech and R&D sectors. A different approach for the EZ might be the positioning to offer slightly lower rents, with the established science parks around Cambridge becoming 'overheated' in terms of rental levels.
- The larger the site, the more chance it has of succeeding in the long-term. Evidence around Cambridge suggests that smaller sites will only succeed in the longer-term if they have one or two growth-generating anchor businesses that spawn new businesses and directly attract other companies to the site. An example of this type of anchor might include a university faculty or major research organisation. If the site is larger, however, there is less reliance on having a key, anchor tenant.
- The HWRC will deter potential investors / developers / tenants, but it will also reduce the overall scheme size and reduce the chances of long-term success (see previous point) and would be a material consideration for investors.

### *Regarding the delivery structures*

- Symbiotic relationships between the public and private sectors are welcome, recognising that each party can positively contribute to the long-term success of any future scheme
- A long lease / ground rent structure, aligned to an Overarching Development Agreement (ODA) is a recognised model that could balance SCDC's need for long-term control but also recognises that the private sector will bring most of the expertise and funding, and therefore will also take the majority of profit.
- A fundamental question that will need an early resolution is 'how much infrastructure and place-making is required upfront, and who is going to pay for it'? Investors and developers will be cautious about early-stage investment that produces no direct revenue via rent.

- Not being overly prescriptive around the uses and users of the buildings will allow more flexibility to be employed by delivery partners in targeting investment and development activity
10. Concluding thoughts were that there is pent up developer and investor demand within the Cambridge market, particularly around science, tech and R&D. The 'blank sheet of paper' scenario and the scale of the development opportunity would be appealing. SCDC would be seen as a credible partner and the market would recognise and be supportive of a development agreement type approach.

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