

FOI Ref

Response sent

11056

16 Jun 2022

(CCC) North East Cambridge site

It has been publicised that Cambridge City Council and chosen master developer U + I are progressing with planning for the North East Cambridge development at risk in advance of the submission by Anglian Water Services Limited of its application for a Development Consent Order for the proposed relocation of the Cambridge Waste Water Treatment Plant (CWWTP). It has been advised that the developer is bearing its own costs but there remains substantial cost to the Local Government.

Under the Freedom of Information Act please confirm:

- 1a) The level of funding being expended at risk by Cambridge City Council.
- b) What proportion of the at risk cost is being borne by the tax payer
- 2) Are there any plans for This Land, the Cambridgeshire County Council backed developer, to be involved in development of the North East Cambridge site and if so, to what extent?

Response:

Thank you for your request for information above, which we have dealt with under the terms of the Freedom of Information Act 2000.

I hope the information below will answer your query.

The North East Cambridge Core Site Development, jointly owned by Anglian Water and Cambridge City Council sits at the heart of the wider North East Cambridge Area but does not form the total area, as covered by the North East Cambridge Area Action Plan. The Area Action plan for the area was planned, irrespective of the relocation (although currently proposed on an assumption that the relocation is permitted and implemented). Anglian Water and Cambridge City Council have formed a joint venture partnership in order to realise the opportunity of gaining Housing Infrastructure Funding to support the potential relocation of the waste water treatment plant and to accelerate the development of housing (and associated facilities) on the site, (subject to planning), which is the purpose of the HIF fund.

The Joint Venture appointed U&I as master developer, and in line with the HIF fund requirements, U&I are starting early engagement and place making for the Core Site. The scale of the site and the desire to live the values proposed for any development taking place, including the value, "shaped by many", is driving a long programme of engagement over three years. Any planning application will not be ready for submission until 18 months or so after the DCO is submitted. As agreed through the master development agreement, U&I is progressing the engagement at risk. The City Council is only funding its allocation of project management fees, and legal costs, which in 2021/22 totalled circa £70k. All fees will be recouped

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should the development be implemented. This is a small proportion of the total costs, most of which are being met by development partners at risk.

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This Land, the Cambridgeshire County Council backed developer, is not currently involved in the development plans.

We aim to provide a quality service to you and hope that you are satisfied with this response, however if you have any questions, please contact us.

Further queries on this matter should be directed to foi@cambridge.gov.uk