

Updated: 13.03.20

Summary of questions on CIP developments

Please note that questions and answers in red were asked by the audience at the Residents Engagement Meeting on March 2nd 2020

Question	Answer
1) <u>Cambridge Investment Partnership (CIP)</u>	
a) Purpose of CIP	<p>Cambridge Investment Partnership (CIP) was set up in January 2017 as a long term 50/50 LLP between Cambridge City Council and Hill Investments (a subsidiary of Hill Group). Full details of this and the rationale for the establishment are set out in the Strategy and Resources Committee report October 2017 (https://democracy.cambridge.gov.uk/documents/b11083/Cambridge%20Investment%20Partnership%20CIP%20Land%20Transactions%2009th-Oct-2017%2017.00%20Strategy%20and%20Resource.pdf?T=9)</p> <p>1.7 of the above report states:</p> <p><i>The agreed objectives of CIP as set out in the Members Agreement are:</i></p> <ul style="list-style-type: none">• <i>Investment in the development of land to create successful new places that meet both the financial objectives (primarily a revenue return) and social objectives of the Cambridge City Council (particularly housing that is affordable and is needed locally), provided always that the individual sites may be developed to meet either financial or social objectives;</i>• <i>Improve the use of Council assets and those of other Public Sector Bodies in the Cambridge, or Cambridge wide, area;</i>• <i>Maximise financial return through enhanced asset value,(with reference to the first bullet above)</i>• <i>Provide a return to the Investment Partners commensurate to their investment and the level of risk in respect to such investment.</i>• <i>Through the partnership, CIP is supporting the Council in tackling Cambridge's affordable housing</i>

Question	Answer
	<p><i>shortage, all with a focus on optimising value for the Council, whilst maintaining excellence in design and place-making.</i></p> <p>By the end of March 2022, we anticipated having started work on site in excess of 600 new council homes across the city. The Council is developing out the planned sites via three different routes. The council made the decision to develop the Mill Road site through the Cambridge Investment Partnership (CIP), our joint venture with Hill.</p> <p>Both partners share in risk and reward through the joint venture. The partnership takes the early pre-planning risks alongside the full development risks on sites it is developing through. Many of the sites being developed are 100% Council rented homes.</p> <p>The target surplus aimed for in relation to sites developed by the partnership and where there is a percentage of market housing falls considerably below the normal expected developer return in the City, and is split between the Council and Hill. The Council will reinvest any returns received in local services, including housing.</p>
<p>b) CIP Board Structure</p>	<p>Legal advice was taken in establishing the Partnership structure. The strategic brief for the Mill Road scheme was agreed by the CIP Board in October 2017 but this Board cannot make final decisions. The approval of the strategic brief and high-level scheme was presented to scrutiny in public at Strategy and Resources committee in November 2017. There were public representations made at this meeting which were considered. Following committee discussion and voting, the report was approved by the Executive Councillor</p> <p>The final decision on the detailed scheme is approved by the City Council as Local Planning Authority through the Planning Committee, which includes a number of Councillors, and decisions are not made by any one individual. No CIP Board Member sits on the Planning Committee</p>
<p>c) CIP finances</p>	<p><i>3.6 of the report detailed in section 1a) above states:</i></p> <p><i>How the CIP works</i></p>

Question	Answer																				
	<p><i>The principle of the Members' Agreement underpinning the partnership is that both partners will share any investment upside and risk equally (or as may be agreed). This potential added value is calculated after adjustments have been made for the payment of land value, consultants and associated professional fees, site/running costs and business overheads. The partnership is a deadlock partnership, the terms of which allow either partner to exercise its powers under the deadlock to veto any proposals for development of a site.</i></p> <p><i>Accordingly the Council is able to veto a scheme that would prejudice the best interests of the Council in the stewardship of its assets and in delivering its strategic and corporate objectives. In circumstances where a deadlock was reached, the veto would provide for the transfer of the land from CIP back to the Council.</i></p>																				
2) General																					
a) Parking																					
i) Amount of parking	<p>In every development scheme, the highest volume of feedback is normally around the subject of parking, with inevitably customer views being split between half for more parking and half for less. The Planners have to make a balanced decision on sustainability, current needs and future needs.</p> <p>1. Parking at Mill Rd is:</p> <table border="1" data-bbox="757 1059 1832 1310"> <thead> <tr> <th></th> <th>Allocated parking spaces</th> <th>Allocated spaces per dwelling</th> <th>Total spaces incl visitor spaces</th> <th>Total spaces per dwelling incl visitor space</th> </tr> </thead> <tbody> <tr> <td>Phase 1</td> <td>121</td> <td>0.65</td> <td>137</td> <td>0.74</td> </tr> <tr> <td>Phase 2</td> <td>15</td> <td>0.30</td> <td>17</td> <td>0.34</td> </tr> <tr> <td>Combined total</td> <td>136</td> <td>0.58</td> <td>154</td> <td>0.65</td> </tr> </tbody> </table>		Allocated parking spaces	Allocated spaces per dwelling	Total spaces incl visitor spaces	Total spaces per dwelling incl visitor space	Phase 1	121	0.65	137	0.74	Phase 2	15	0.30	17	0.34	Combined total	136	0.58	154	0.65
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	<p data-bbox="719 292 1120 323">2. Parking at Cromwell Rd is:</p> <table border="1" data-bbox="757 360 1832 504"> <thead> <tr> <th data-bbox="757 360 965 464"></th> <th data-bbox="965 360 1173 464">Allocated parking spaces</th> <th data-bbox="1173 360 1382 464">Allocated spaces per dwelling</th> <th data-bbox="1382 360 1590 464">Total spaces incl visitor spaces</th> <th data-bbox="1590 360 1832 464">Total spaces per dwelling incl visitor space</th> </tr> </thead> <tbody> <tr> <td data-bbox="757 464 965 504"></td> <td data-bbox="965 464 1173 504">241</td> <td data-bbox="1173 464 1382 504">0.82</td> <td data-bbox="1382 464 1590 504">258</td> <td data-bbox="1590 464 1832 504">0.87</td> </tr> </tbody> </table>		Allocated parking spaces	Allocated spaces per dwelling	Total spaces incl visitor spaces	Total spaces per dwelling incl visitor space		241	0.82	258	0.87
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<p data-bbox="300 512 412 544">ii) CPZ</p>	<p data-bbox="674 512 2067 584">Residents at both the Cromwell Rd and Mill Rd will not be entitled to park in surrounding CPZs. The County Council have currently put all CPZ plans on hold, however.</p>										
<p data-bbox="248 671 483 703">b) Consultation</p>	<p data-bbox="674 671 2033 778">For Mill Rd there were three planning applications (phase 1, S73 to amend phase 1 and phase 2), three voluntary pre-application consultations and three statutory consultations. For Cromwell Rd there was two voluntary pre-application consultations and one statutory consultation</p>										
<p data-bbox="248 868 584 932">c) No of council rented houses</p>	<p data-bbox="674 868 1648 900">There are 118 council rented properties at Mill Rd – 50% of the total of 236</p> <p data-bbox="674 943 1727 975">There are 118 council rented properties at Cromwell Rd – 40% of the total of 295</p> <p data-bbox="674 1018 2067 1090">The Council currently charges two differing levels of rent, rent restructured social rent and a local version of affordable rent, which is capped at the Local Housing Allowance.</p> <p data-bbox="674 1133 2123 1204">Rent restructured social rents are charged on all of our old housing stock and are exclusive of service charge. If we add in the average service charge payable, they are equivalent to approximately 39% of market rent.</p> <p data-bbox="674 1248 2096 1358">New affordable rents are charged on all of our new build homes. We already have 345 properties charged at the new Cambridge Affordable Rent levels. Although we could charge up to 80% of market rent (inclusive of service charge) we use the Local Housing Allowance to cap what we charge. The Local Housing Allowance is</p>										

Question	Answer
	<p>approximately 56% of market rent, which is well below the maximum of 80%.</p> <p>Tenants on low incomes are able to claim their housing costs through Housing Benefit or Universal Credit, with the full Local Housing Allowance costs potentially met subject to their entitlement.</p>
<p>d) Council rented properties</p>	<p>Information provided by December 2019 Cambridge City Council Strategic Housing Key Facts - QUARTERLY SUMMARY (https://www.cambridge.gov.uk/media/8263/strategic-housing-key-facts-2019-12.pdf) state that:</p> <ul style="list-style-type: none"> • There are currently 7,084 (April 2019 figures) Council houses and this compares to 7,103 in April 2018. <i>Rented stock changes are affected mainly by a combination of Right to Buy sales, newbuild, and re-developments (including demolitions prior to redevelopment)</i> In 2019 there were 22 Right to Buy sales with 140 (16 council and 124 non council) social homes projected to be built 2019/20 • Right to Buy policy is determined by the government with information here: https://www.cambridge.gov.uk/right-to-buy-scheme-for-council-tenants
<p>e) Cycling</p>	
<p>i) Cycle Bridge</p>	<p>The County Council commissioned a feasibility study for possible options for additional cycle bridges as part of the Chisholm Trail work which included an option of a bridge to the Beehive centre. This was discounted on the basis of the height, width and landing space required for such a bridge.</p>
<p>3) Mill Road Planning Application</p>	
<p>a) Three Applications made</p>	<p>Phase 1 application:</p> <p>Application validated: 22/12/17</p> <p>NB: Urban Design Officer requested changes resulting in reduction of B05 from six to five stories and addition</p>

Question	Answer
	<p>of one house on Hooper St resulting in loss of one further silver (two in total) silver birch tree.</p> <p>Committee date: 28/3/18 (https://democracy.cambridge.gov.uk/documents/s42142/172245FUL%20-%20Report.pdf)</p> <p>Decision issued: 11/6/18</p> <p>Neighbour consultation expiry date: 22/3/18</p> <p>S73 application:</p> <p>Application validated: 11/12/18</p> <p>NB: this replaced pumping station with house resulting in loss of third silver birch tree. Three additional trees added to landscape design off Hooper St.</p> <p>Committee date: 17/6/19 (https://democracy.cambridge.gov.uk/documents/s46348/181947S73%20-%20Report.pdf)</p> <p>Decision issued 14/8/19</p> <p>Neighbour consultation expiry: 15/5/19</p> <p>Phase 2 application:</p> <p>Application validated: 15/12/18</p> <p>Committee date: 17/6/19 (https://democracy.cambridge.gov.uk/documents/s46348/181947S73%20-%20Report.pdf)</p>

Question	Answer
	<p data-bbox="674 292 882 323">%20Report.pdf)</p> <p data-bbox="674 368 987 400">Decision issued 14/8/19</p> <p data-bbox="674 445 1178 477">Neighbour consultation expiry: 20/5/19</p>
<p data-bbox="253 563 483 595">b) Consultation</p>	<p data-bbox="674 563 1406 595">The approach to community consultation was as follows:</p> <ul data-bbox="770 639 2119 1062" style="list-style-type: none"> <li data-bbox="770 639 2096 671">• Engagement with key stakeholders (this took place from May 2017 through to December 2017) <li data-bbox="770 679 2119 863">• A full list of stakeholders that were approached can found in the Statement of Community Involvement but included: local nearby businesses; community groups; heritage and environmental organisations, transport and cycling organisations and the disability forum; nearby schools, the medical practice and Clinical Commissioning Group and various residents' associations inviting them to briefing sessions to discuss the plans in more detail. <li data-bbox="770 871 2074 943">• A first round of consultation, including a consultation event on Wednesday 19 July 2017, with feedback requested by Friday 11 August 2017 <li data-bbox="770 951 2007 983">• This included a letter that was hand delivered to 1,500 local residents on Tuesday 4 July <li data-bbox="770 991 2063 1062">• A second round of consultation, including a public exhibition on Thursday 2 November 2017, with feedback requested by Monday 20 November 2017 <p data-bbox="674 1110 2007 1142">This included a letter that was hand delivered to 1,500 local residents on Wednesday 25 October 2017</p> <p data-bbox="674 1190 2119 1254">A Statement of Community Involvement (a report into the how CIP consulted the community) was submitted as part of the planning submission documents.</p> <p data-bbox="674 1302 2085 1366">In addition, a Development Control Forum (DCF – this is a meeting for residents to air their concerns with the LPA and the developer) with the neighbours took place on 14th February 2018</p>

Question	Answer
	<p>Also, residents had the opportunity, as they do with all planning submissions, to make representations during the statutory consultation period which took place in January- March 2018.</p> <p>Finally, residents also had the opportunity to speak at planning committee in 23/03/18</p>
<p>c) Heights of buildings</p>	<p>As a result of the feedback from residents via the meetings outlined in 2, the design was changed in the following way:</p> <ul style="list-style-type: none"> • A setback top floor was removed from block B_05 reducing the building height from 6 storeys to 5 storeys; • The design of B_09 opposite the Mill Road entrance was altered following a Development Control Forum (DCF) with the neighbours. This resulted in adjustments being made to the roof treatment of B_08 to mitigate its impact on Hooper Street and various other adjustments were made as requested by planning, urban design and landscape officers. Following these changes, all officers confirmed their support for the designs. <p>The scheme was recommended for approval and approved at the planning committee in March 2018</p>
<p>d) Trees</p>	
<p>i) Trees</p>	<p>Note that the original planning application resulted in the loss of one silver birch. The Urban Design Officer requested changes to this plan resulting in a loss of another silver birch. Finally, the S73 application to replace the pumping house resulted in a further loss – three in total – of three silver birches.</p> <p>CIP will replace the trees by Hooper St with mature trees at least 4m-4.5m in height. Overall there are 46 additional trees added to the development.</p> <p>The loss of trees was covered by the planning officer's report in both the main application and the S73 application and can be found at the following link: Planning reference is 17/2245/FUL and 18/1947/S73. 17/2057/SCRE covers the demolition of the buildings already on site.</p>

Question	Answer
	<p>The planning officer's report on the s73 application covered trees at 8.44 through to 8.48 from page 15 and these are copied below: https://democracy.cambridge.gov.uk/documents/s46348/181947S73%20-%20Report.pdf</p> <p>Trees</p> <p>8.44 <i>The proposal does see the loss of one silver birch tree on Hooper Street, and it is noted that this has been raised as a concern by a number of residents. The Council's Tree Officer has raised an objection to the proposal due to the loss of the tree.</i></p> <p>8.45 <i>I would agree that the loss of the tree is unfortunate. However, the proposal seeks to replace the approved pumping station with a more appropriate use on this corner of the Mill Road Depot development. The proposed two storey house addresses the conservation area sympathetically and two additional trees are proposed just to the east of the new house.</i></p> <p>8.46 <i>It is the responsibility of the Local Planning Authority to weigh up any perceived harm of a scheme against the wider benefits.</i></p> <p>8.47 <i>Whilst the retention of the tree would be preferable, and with the benefits of the redevelopment of this site in mind, I consider that the mitigation measure proposed of two new trees could be acceptable should suitable species and sizes be planted. I would recommend a condition to have the details of the trees agreed by the Local Planning Authority in order to ensure that the trees planted provide adequate mitigation for the felled tree.</i></p> <p>8.48 <i>In my opinion, subject to this condition, the proposal is compliant with Cambridge Local Plan (2018)</i></p>
<p>ii) Trees on Headley St</p>	<p>There will be two trees on Headly Street – one on the narrowing and one at the northern end by the garages. These have currently been left clear for construction access. No more trees could be added as this is a narrow mews street but overall there are 46 additional trees added to the development.</p>
<p>e) The former Library on Mill Rd</p>	<p>The former Library on Mill Rd is not part of the Mill Rd development. It is owned by the County Council and remains so. The development must be built around it in a sensitive way so not to harm the building. An existing</p>

Question	Answer
	building attached to the Old Library has been removed to provide a courtyard and create the potential for a future secondary access for the former library.
f) Mill Rd Junction	The Mill Rd junction to the development is part of a highways application and the developer is required to submit proposals for the junction as part of the planning application including providing evidence of past, current and proposed traffic flows. Highways is a county council function and they have the final decision on how the junction is designed and built. A proposal was put forward that included traffic lights at the junction but this was rejected by Highways.
g) Sustainability	<p>The Mill Rd development has a number of sustainability aims:</p> <ul style="list-style-type: none"> • The Community centre will be BREEAM Excellent • The Affordable Housing follows the Councils Sustainable Housing Design Guide • Mill Rd Phase 1 is attaining 19% reduction in carbon emissions on 2013 Building Regulations and Phase 2 is attaining 40% reduction. This will be attained through Combined Heat and Power (CHP) which generates heat, hot water and electricity, solar PV, mechanical ventilation and heat recovery (MVHR) • CIP will replace the trees by Hooper St with mature trees at least 4m-4.5m in height. Overall there are 46 additional trees added to the development enhancing the biodiversity of a brownfield site.
h) Remaining garages off Hooper St	Are there any plans to develop the remaining garages? The garages are with multiple leaseholders with varying lengths. There are no current plans to redevelop and the old plans are no longer appropriate. Should there be any plan to review this, residents will be consulted.
i) Community Centre	The Community Centre at Mill Rd and Community Room on the Cromwell Road site will be open to the public. Following an open tender process to seek an operator, a successful proposal was submitted by two community based organisations; Romsey Mill and PACT who will manage the new centre. A new community room will also be included as part of the nursery building at Cromwell Road, and will be managed by the Nursery provider.

Question	Answer
j) Hoarding at Hooper St	Hoarding at Hooper St does not have considerate constructors board, but contact numbers are on the board. A considerate constructors board has been ordered.
4) Cromwell Rd Planning Application	
a) Parking at sales room at Cromwell Rd	Residents park on the access road that will be opened up for the sales showroom. Residents will be given adequate notice of any changes to parking arrangements.
b) Cromwell Rd and construction transport	<p>Concern that road is being damaged. The contractor undertakes a dilapidation survey of the road including pictures before any construction is started. The road is robust as it was design to take a lot of the traffic into Ridgeons site. Highways at County are regularly informed of progress.</p> <p>Lorries are cleaned before leaving site to minimise mud onto the road.</p>
5) Managing the developments	<p>The Council monitor the Partnership activity through an Investment team and through the Partnership Board made up of two City Council councillors and two directors from Hill .</p> <p>Individual sites have the following roles to ensure the scheme is developed in accordance with planning:</p> <ul style="list-style-type: none"> • There is a resident liaison officer (employed by Hill. Their role is to collate resident concerns) • Considerate constructor officer (Council, to monitor the site to ensure considerate contractor compliance) • EHO officers also monitor the site (Council, to ensure the contractor complies with planning conditions on Environment and Health such as noise, vibration, dust and so forth) • Building Control Officer (Council, to ensure the development complies with building control) • Project Managers for both the council and CIP monitor progress • Site Manager , Technical Design Manager, (Hill, to manage the design and build of the development) • Health & Safety Consultant (Hill, to review the H&S of the site) • Contractor Administrator, (Independent consultant, to oversee for CIP and the council, the design and build

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	<p>is compliant with the contract)</p> <ul style="list-style-type: none"> Monthly site meetings report progress on site and, notes, contractors report, a planning conditions tracker and a risk register is issued. <p>As part of the planning permission granted, any construction work will be subject to planning conditions on noise, dust, vibrations and other Environmental and Health impacts. These conditions are statutory and available on the planning portal.</p> <p>The conditions are monitored by the council's EHO team via site visits, monitors on site and reports from the contractor. The EHO team also can report to the council PM</p>																																	
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a) Mill Rd																																		
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	open space adoption	£790,179	On site
	adoption contingency	£39,509	
	Chisholm trail	£195,439	
	public art including outreach	£200,000	
	car club	£25,000	
	community development	£51,750	On Site
	TOTAL	£3,301,918	
b) Cromwell Rd		Base Total	
	s106 monitoring	£650	
	informal open space	£58,880	Coldhams Commons
	informal open space	£22,050	Great Eastern St
	indoor sports	£183,875	Abbey Sports Complex
	outdoor sports	£162,685	Grass Pitch, Coldhams Commons
	NHS	£118,068	Petersfield Medical Practice
	community centre	£27,836	On site – community room
	community centre	£388,382	Off site – Mill Rd Depot Community Centre
	early years	£323,050	On site towards early years facility
	primary education	£973,417	St Philips Primary or relevant project
	secondary education	£533,029	Cherry Hinton High School or relevant project
	open space adoption	£250,000	On site
	Open space adoption	£200,000	Off site - Mill Rd
	adoption contingency	£22,500	
	Chisholm trail	£71,182	
	public art including outreach	£250,000	

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	<table> <tr> <td data-bbox="685 288 1115 316">car club</td> <td data-bbox="1126 288 1245 316">£27,563</td> <td data-bbox="1317 288 1565 316"></td> </tr> <tr> <td data-bbox="685 323 1115 351">Lifelong learning</td> <td data-bbox="1126 323 1245 351">£34,248</td> <td data-bbox="1317 323 1565 351">Rock Road Library</td> </tr> <tr> <td data-bbox="685 403 1115 430">TOTAL</td> <td data-bbox="1126 403 1283 430">£3,647,414</td> <td data-bbox="1317 403 1565 430"></td> </tr> </table>	car club	£27,563		Lifelong learning	£34,248	Rock Road Library	TOTAL	£3,647,414	
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<p>c) What are the public art projects</p>	<p>Please see link on the Ironworks website to the Public art programme https://www.ironworks-cambridge.co.uk/artist-programme/</p>									