

Quarterly Meeting Agenda (05/07)

(1) Introductions (All)

Attendees:

Matt Brown (MB) – Homes England (HE)

Dean Harris (DH) – Homes England

Emma Brown (EB) – Homes England

Chris Standish (CS) – Homes England

Emma Drake (ED) – Henbe Communications

CHAIR Councillor Firouz Thompson (CllrFT) – Cambridgeshire County Council

Councillor Natalie Warren-Green (CllrNWG) – South Cambridgeshire District Council

Ellen Bridges (EIB) – South Cambridgeshire District Council

Jason Benedicic (JB) – Northstowe Town Council

Mark Nokkert (MN) – Northstowe Town Council

David Reeves (DR) – Oakington and Westwick Parish Council

Laura Lawrence (LL) – Oakington and Westwick Parish Council

Andrew Wycherley (AW) – Longstanton Parish Council

Jaymes Sinclair – Longstanton Parish Council

(2) Homes England Update:

Community Engagement Strategy (ED/CS):

- ED/CS – Present document ‘*Establishing a Community Engagement and linked Social Value Strategy*’
- ED – Requesting feedback from stakeholders on what should HE be doing as part of this strategy
- DH – Propose a couple of weeks for stakeholders to provide feedback
- MN – Will present to NTC and provide feedback
- CllrFT – Suggestion that other partners are brought into the discussion – will advise who these may be
- AW – Suggest LDHS involvement
- CllrFT – Suggest the updated doc is ready before next parish council meetings
- DR (OWPC) – Break down of the document – especially acronyms, Add in definitions of key phrases/words so it is a less technical document
- **ACTION:** ED to update and recirculate paper
- CllrFT(CCC) – Discussion around how governance meetings around this document should take place
- CllrNWG – Who will be in the steering group for this document

- CllrFT – 2 weeks for feedback on document

Homes England Phase 2 Updates:

- DH – Phase 2a ‘Inholm’ – 43 Homes on peninsula are complete. House by Urban Splash will not be progressing the rest of Phase 2a and the site has come back to Homes England. Hoping to get a new development partner on board for the remainder of Phase 2a next year.
- DH – Phase 2b – Keepmoat are on site, the project site has been renamed by Keepmoat to Stirling Fields. Site includes a commercial unit and a park/play area, as well as residential units. SCDC are housing partner for 60 affordable homes and a commercial unit. Show homes are up and aiming for the first residential completions in September 2023.
- DH – ‘Central One’ Northstowe Town Centre – Homes England negotiating contract with development partner.
- DH – Phase 2 waterpark is close to completion, soft landscaping to be completed. Aiming for phased opening as areas are completed and when they are safe to be opened to the public.
- Cllr Firouz – Use of the water parks – are dogs allowed? Water sports?
- DH – Advised that Homes England Estates team (Niki Wagstaff) is leading on this and the management/use of the waterpark over time.
- MB – Difficulties in the Modular Housing market, as seen with Inholm/House with Urban Splash, isn’t a reflection on the delivery of Northstowe as a whole and will be trying to secure a new developer to deliver the remainder of Phase 2A.
- JB – what more can we do as a collective group to overcome issues that have been faced with the delivery of Northstowe?
- MB – Identifying gaps in the area that Northstowe could potential meet. Employment Zone Phase 1? Could HE support this?
- DH – There is a planning requirement for the provision of an Economic Development Strategy (Phase 2) which as part of the condition HE are obliged to set up an Economic Development Leadership Group (aiming to set this up in 2024).
- DH – Working on work streams around placemaking and meanwhile uses in Northstowe
- DH – Working on proposals for Eastern Sports Hub, will be sharing plans at the Northstowe Community Forum in July.
- EIB – Eastern Sports Hub East – HE to involve youngsters residents in the design. Host an event between HE and SCDC?
- JB has some experience of BMXing and track construction.
ACTION EIB: To provide DH/EB with youth community contacts regarding BMX track.
- DH – Oakington Tomato Farm – plans to demolish greenhouse and tidying/clearing the site. Aiming for works to start in September 2023. Works being undertaken for health and safety purposes due to loose glass and unsafe structures. ED will be making more contact with stakeholders on this, especially OWPC, to make them aware of when the works will start.
- **ACTION EB** – will provide an update on any actions on the trees bordering Oakington Tomato Farm.
- DH – Southern Access Road West to open end of July 2023 (most likely between 28th and 31st)
- DH – Bridleway diversion is a work in progress requiring approval of CCC. Safety barrier needs to be completed in the middle of the road.
- DH – SISK (HE’s contractors) are still on the site completing works.

- DH – When the road is opened the footpaths and cycleways alongside and Wilsons Bridleway Bridge will be opened.
- DH – Airfield Road, any work to this isn't part of the current SISK contract – the works to this road aren't to be triggered until Homes England implement the Phase 3A planning permission which we are a few years from implementing. The road is CCC's responsibility currently – any issues to report to CCC.
- DR – Concerns regarding the Pegasus crossings and safety of horses. CllrFT has liaised with CCC Highways and advised to monitor the situation.
- DH – HE are required to undertake borehole monitoring as part of Phase 3A planning conditions. HE are some time off implementing 3A, but have extended monitoring within Phases 2 and 3A with additional bore holes implemented. They send real time monitoring remotely to our consultant team – this is to measure a baseline of the ground water level over time (to pick up seasonal fluctuations). Therefore data will be available in approximately 12 months.
- AW referenced a recent meeting with SCDC and indicated that they and HR Wallingford may be in further contact.
- **ACTION** – HE to provide a plan with the locations of the boreholes.

(3) Oakington and Westwick Parish Council Update

- DR – SARW Lighting, has sufficient work been done to ensure lighting levels are in line with approved specifications?
- MB – HE have installed lights in line with the approved specification, this has been with CCC to be checked.
Action: CllrFT chase Nigel Eggar at CCC.
- DR – Oakington Tomato Farm Trees – EB to look into this and provide update.
- DR – Overhanging trees bordering Church View in Oakington.
ACTION – OWPC provide location of where the trees are, photographs, and consensus from residents in relation to the impact the trees are having on residents.

(4) Longstanton Parish Council Update

- Wilson's Bridleway – AW indicated LPC hadn't been consulted and had received a number of complaints about the proposed treatment.
- DH indicated that the proposed treatment was stipulated by CCC as it would allow all users (including cyclists and the disabled) to use the route, as well as horseriders and ramblers. The half and half treatment was subject of a planning application approved by SCDC.
- Northstowe Heritage Annex – EB to meet with CCC.
ACTION: CllrFT to ask County Officers to issue an update.

(5) Northstowe Town Council Update

- JB – ensuring communication around key dates and project updates are communicated by HE.

(6) Discussion on format of these sessions moving forward

- CllrFT – Previously agendas were too full and usually didn't get chance to finish them
- CllrFT – Everyone provides an update and then we discuss issues
- CllrFT – Timings of meetings are difficult for attendees as during working day

- AW – Quarterly is good for a strategic overview of updates, but an additional smaller meeting eg. open spaces meeting for tactical issues (e.g. broken fencing, anti-social behaviour)
- CllrFT – Missing connections between L&Q and HE on issues like footpath link ups
- CllrFT – List of all current meetings and seeing what topic is missing/what groups are missing?
- **ACTION – what do all the meetings look like? What isn't covered that this session could cover?**
- **ACTION EB – Look into parish council meetings, could HE provide a newsletter prior to other meetings to ensure any updates are easily communicated.**
- EIB – Can HE Estates Team attend Phase 1 Open Space Steering Group (Niki/Anthony to potentially attend from HE)
ACTION: EIB to provide indication of upcoming meetings dates.EB/DH will inform NW/AW.
- **ACTION ALL** - Governance Structure showing all roles and functions of meetings.

AOB

- EB put a next date in the diary for early October 2023