

Northstowe Delivery Group

Date: Thursday 18th January 2024

Time: 11:30-12:30

Venue: Virtual Meeting

Attendees:

Cllr Bill Handley (BH)	Lead Cabinet Member for Communities (Chair)
Cllr Paul Littlemore (PL)	Northstowe Town Council and Mayor of Northstowe
Cllr Natalie Warren-Green (NWG)	Cllr Longstanton Ward (including Longstanton, Oakington & Westwick and Northstowe)
Cllr Firouz Thompson (FT)	County Councillor for Longstanton, Northstowe, Over, Oakington & Westwick
Mark Nokkert (MK)	Clerk to Northstowe Town Council
Anne Ainsworth (AA)	Chief Operating Officer and Senior Responsible Officer for the Northstowe Programme at SCDC
Kate Swan (KS)	Project Development Lead, Commercial Development & Investment
Peter Campbell (PC)	Head Of Housing
Kirstin Donaldson (KS)	Service Manager - Acquisitions & Development
Clare Gibbons	Growth Manager - Communities
Sophie Gerrish	Executive Assistant (Minute taker)

Apologies:

Cllr Richard Owen (RO)	Northstowe Town Council
Cllr Tom Bygott (TB)	Cllr Longstanton Ward (including Longstanton, Oakington & Westwick and Northstowe)

1. Apologies & Introductions

Apologies were reported

2. Minutes of the Previous Meeting and actions

Members of the Group agreed the minutes from the previous meeting as an accurate record

Actions from previous meeting:

KS	To add the Faith Land piece to the Highlight report Update given in meeting and will be added to the next HR report
ALL/CG	All members to feed into CG any agenda items they wish to be included in January's forum Complete
ALL	To decide after each Northstowe Delivery Group meeting if Homes England are to be invited to the next Delivery Group meeting, depending on the meeting subject matter that the time Ongoing
KD	New Build team to provide Northstowe Town Council with "as built" drawings for CCTV for Western Park Pavilion once these have been provided by sub-contractor Laressi Complete
KD/RO	KD to confirm to RO whether battery storage has been included in the planning for the Permanent Building Complete
PC	Provide details on the plans for the Retail units Complete
PC/KS	Provide an update on the progress on our social housing acquisition from Keepmoat at the next meeting Complete
KD/MK	To arrange an informal Town Council meeting Ongoing- Aiming for late Feb/early March
SG/KS	To ensure the Risk Register and Highlight Report are shared with core members of the Northstowe Delivery Group only Complete

CG/FT/ALL	To send into CG Keepmoat Housing Block suggestions to Clare Gibbons and members to ask Northstowe Horticultural Association for their suggestions Complete
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3. Updates

Pavilion (CG)

- Handover took place between the New Build Team directly and Elite sports on the 3rd January
- Had our first sports Pavilion Management Board Meeting at the Pavilion and their mobilization plan is going well
- Interviews are taking place next week for Post advertised
- The licence application is in and the official opening ceremony is happening this Saturday (20.01.24)
- There is a lot of interest from local groups
- Elite Sports are presenting at Northstowe Forum (24.01.24) and they will provide more details on their proposed opening hours etc
- There has been a mixed response to the hire charges. Some interested parties have made reference to how good the value is considering the fact there is no additional charge for the use of the changing rooms etc and others have felt that the charges are higher than the ones they are currently paying. It is worth mentioning that there was a benchmark exercise undertaken in relation to the fees charged locally for other facilities, but there has been a historically gross undercharging for grass pitches and that has meant that there has not been sufficient income across many Parishes to maintain them as they would have liked to.

The Cabin (CG)

- Bookings continue to be robust and we have a good degree of activity across the week
- Today we are installing CCTV and next week we've got some additional signage
- We now are joined on the Management Board by the County Council through the Deputy Director of Property Services. This now completes the Management Board as anticipated by the Memorandum of understanding

Permanent Community building (KD)

- Updates on Phase1 since our NDG meeting, we have achieved unanimous planning consent
- We have since moved into the procurement phase where we are using an existing framework in order to expedite that process as far as possible. Thus we have issued the expression of interest that went out last week which closes tomorrow (19.01.24). We have had a great response from that EUI, which means that we know that contractors are going to be tendering when the full tender is issued next week.

So we are hoping to have some good returns on that within the next three to four weeks and we should be able to appoint a contractor.

Civic Hub (KD)

- Continuing to have good conversations with stakeholders
- David Parke is presenting at the Northstowe Forum from the health perspective
- We were invited to attend by Homes England their first town centre pre app, which took place on the 28th of November 2023. They have since received the written feedback from that pre app and collaborative ways of working are being considered
- We are moving things forward as fast as we possibly can and we have appointed Architects and Urban Designers to undertake some initial 0 stage feasibility on the two options that Homes England are currently presenting.
- In terms of the Phase2 Sports Pavilion, Homes England have a planning application in for groundworks to the pitches. We were made aware at the beginning of this week that the ECB (English Cricket Board) have formally objected to that application because the pitches do not meet their specification and sport. Sport England have issued a non-statutory rejection on the same basis. South Cambs New Build Team have not objected to the application but have stated that we require further information in order to fully comment

Enterprise Zone and Local Centre (KS/AA)

- KS/KD are meeting with representatives from L&Q on site next week. Completion of Parcel 5 is still on track for completion this financial year
- SCDC continues to gather information and intelligence from interested businesses and developers.
- An internal report for SCDC is being compiled.

4. Governance (KS)

KD reminded the group that as we move into the construction phase with the permanent Community Centre, there will need to be further discussions about the permanent operational governance of that facility.

Highlight Report & Risk Register (AA/All)

These documents were shared with the group confidentially ahead of the meeting and comments were invited. AA invited the group to have an open conversation about how members would want the Highlight report and Risk register presented. It was agreed that the reports should remain as an agenda item and continue to be shared with Group members. The reports remain an internal piece of work and questions that arise from the report are to be discussed in the meeting and minuted for wider circulation. Other than the layout of the document there were no comments from the group.

5. Northstowe Forum (CG)

- The next Community Forum is scheduled for 24th January 2024
- All speakers are content on what they are presenting
- PL highlighted to the group regarding the Phase2 lakes for recreational activity and open water swimming by Homes England. We now know Anglian Water have taken over the Phase1 lakes and prohibited any use of the lakes for anything other than surface water, its important Homes England temper that kind of expectation that they're putting out in the community, in case this is not the outcome Anglian Water decide for Phase2 lakes. NWG also referred to construction companies selling homes who are referring to this possibility as a selling point, which we need to be mindful of.

6. Communications (AA)

Covered throughout the meeting in updates. FT highlighted to the group that as well as the Pavilion opening on 20.01.24 the ground breaking for the Sixth Form is taking place on Friday 19.01.24

7. Dates for future meetings

The next meeting is taking place on 15th February 2024. All of the meeting invitations have been issued to the Delivery Group members for the remainder of 2024.

8. AOB

CG provided a Faith Land and then a Community Gym and Cafe at the Northstowe Secondary College update to the group:

- At the previous NDG meeting we updates that there were 49 occupations on Parcel H13.
- The site itself is still being used as a compound by LNQ so we anticipate that it will be a couple of months before that land is cleared.
- L&Q will need to do some adjustments to the land to make it of a developable quality, which is what they're obliged to deliver under the Section 106.
- We can only open bidding for interested groups at the point at which we have sufficient information on the quality of the land to form part of the bidding pack. So we won't be able to open that bidding round until March 2024 at the earliest.
- We have had the Urban Designers at Northstowe speaking with the faith groups. Sadly the Northstowe Muslims and Hindu Samaj were not able to make the first meeting that was held yesterday (17.01.24). However we are offering a second opportunity next week so that these Faith Groups can input into the Urban Designers to help finalize that brief. This will then get pre app advice which can be shared with all the bidders as part of the invitation to bid, thus creating a level playing field for all interested parties to start building their bid.
- We anticipate that in order to provide ample opportunity to develop plans, get local buy in and create a robust proposal, we ought to hold the bidding window open for a year.

- Community gym and CAFE at the Northstowe Secondary College update. A meeting was held with the County Council, District Council, Homes England and Meridian Trust to look at how we could expedite delivery of the gym and cafe. Those discussions are ongoing and sources of funding have been identified.
- It is now in the hands of the Trust to work out how they want to deliver that and what operational model they want to adopt to do so. We have a meeting with them due to take place next week and hopefully there will be a more detailed update that can be given at the next NDG meeting.

FT AOB:

- FT updated the group that now the Sport Pavilion will be open, LNQ need to close the exit that comes in from the Highstreet as there is a lot of flooding happening in that area due to the work that has taken place. Ellen, Open space, Northstowe Town Council, LNQ and CCC are working together to ensure this addressed as soon as possible and the Highways team will ensure that that area looks well. The only way to the allotments from there once this is complete, will be through the Sports Pavilion

ACTIONS

There were no actions that arose in this Northstowe Delivery Group Meeting, other than those that remain as ongoing actions in the background of these Meetings.