

North Ely Delivery Board
Notes of Meeting held on 1-10-12 (DRAFT)

Present

John Hill – Chief Executive, ECDC, Chair
Giles Hughes – Head of Planning and Sustainable Development, ECDC
Shirley Blake – Principal Sustainable Development Officer, ECDC
Alkis Riziotis – Team Leader, Development Management, ECDC
Juliet Richardson – Project Lead, New Communities Unit, Cambridgeshire County Council
Joanna Loxton – Planning & Development Manager, Church Commissioners
Ben Hooton – Planning Director, Endurance Estates
Tim Holmes – Company Director, Endurance Estates
Adam Ireland – Principal Planner, Environment Agency
Sue Bull – Planning Liaison Manager, Anglian Water
Julian Newman – Principal Estate Surveyor (Disposals), Defence Infrastructure Organisation
James Farrar - Atlas

Apologies

Squadron Leader Jerry Neild – RAF Commander, Lakenheath,
Kimberley York – Area Manager, Cambridgeshire HCA
Ian Burns – Properties Director, PCT

1. Minutes of the Last Meeting

The minutes of the last meeting were agreed, and action points noted.

It was noted that Giles Hughes would be discussing education issues at ECDC Members briefing meetings. (post meeting note – Juliet Richardson has confirmed that the County Council will require a total of 6FE primary school provision from North Ely, in order to meet an existing capacity issue in Ely. Their preference would be for 2 x 3FE schools, and that the County Council would fund the costs for 1FE of this provision).

Action:- Juliet Richardson to forward model examples of S106 agreements to Shirley Blake for circulation to Board Members.

2. Presentation on Strategic Masterplan Work to date

Jo Loxton and Ben Hooton provided a presentation on the strategic masterplanning work to date. Jo presented the various options and stages through which the plans have evolved, illustrating how the various issues have informed the masterplan. Ben outlined the current proposals and rationale behind them. This work is being captured in a revised North Ely Development Framework which is being updated by the agents, and which will accompany the planning application submissions.

During discussion it was noted that:

- Control of quality issues will be through the planning process using mechanisms such as parameter plans, design codes and materials palette.
- Design coding is crucial and should be commenced as early as possible – the ‘devil is in the detail’
- The interaction of cycles and motor traffic at road junctions needs careful management

- Delivery rates are expected to be approx 300 units per year across both sites combined.
- North Ely needs to demonstrate that ‘Ely is open for business’
- Giles Hughes is considering the best stage to take the strategic masterplan before Members and will advise.
- The sites operate independently in terms of utilities and water/waste management as Lynn Road forms a dividing line between the two sites.
- Sue Bull confirmed that the existing waste water plant in Ely, with upgrades, will be sufficient to meet the sewage treatment requirements for North Ely. A new sewage treatment plant to the north of the development site will not be required.
- Jo Loxton requested clarification of what detail needs to be submitted at what stage of the process, with the aim of ensuring control of quality development but also enabling flexibility
- The potential for long term friction between effectiveness/maintenance of drainage provision and biodiversity.
- The options for long term management arrangements need to be considered at an early stage by the Delivery Board. Green infrastructure management will be crucial and a coherent management approach is required, taking into account the linkages with the existing Country Park, together with consideration of the relationship between SUDS managed by the County Council and the country park. The proposed uses of the country park zones need to be clarified, in order that the design of the neighbourhood areas can be linked with and reflect the character of the adjoining areas of Country Park.

(John Hill left the meeting during this discussion and Giles Hughes took the chair)

Giles Hughes summarised the discussion noting that good progress has been made with the Strategic masterplan and the need to continue the constructive dialogue which is taking place. He noted that further work is needed, for example sharing the results of the North Ely and East Cambs transport modelling, off site provision, employment strategies, continuing the dialogue on design issues, and developing phasing and infrastructure delivery proposals.

Actions points

- *Giles Hughes to advise on how to present the strategic masterplan to Council Members*
- *Juliet Richardson to co-ordinate County Council officer comments on the strategic masterplan proposals*
- *A paper on long term management and maintenance issues in relation to the Country Park to be prepared for consideration by the Joint Member Liaison Group in October. Atlas and Agents to provide case study examples of management approaches elsewhere.*
- *Details of the level of information required at each stage of the application process to be worked up by Atlas for agreement by all parties.*

3. Community & Member Engagement

It was confirmed that study tours took place for District Councillors on 29th May and 31st May. These included St Neots and Upton, Accordia, Trumpington and New Hall and were agreed to be extremely valuable in developing thinking on the type of quality development sought in North Ely. A report prepared by Alkis Riziotis summarising the lessons learnt from the visits was circulated to the Board.

Discussion took place on the need for co-ordinated community engagement in respect of both the Strategic masterplan, the Church Commissioners updated application and the Endurance application. Jo Loxton noted that ECDC need to manage the consultation on the SPD, whilst the agents would arrange the public consultation on the individual applications. Ben noted that they intend to consult once the Local Plan consultation has taken place. Neighbourhood panels may provide an opportunity for consultation on the Strategic Masterplan

Action point

Shirley Blake to work up a Community Engagement Plan for consideration at the next Delivery Board meeting.

4. Planning Application Update

Joanna Loxton advised that further work on their application was pending the completion of the joint Masterplan and would be informed by this. Work scheduled to be carried out in November.

Tim Holmes confirmed that Endurance are planning to submit an application after the draft Local Plan consultation, potentially in January/February 2013.

5. MoD Update

Julian Newman advised that he understood that the US forces will be retaining the housing on the North Ely site, although he is still seeking certainty on what is happening with the site. It was noted that a request from the District Council for temporary use of the vacant housing in connection with its homelessness function had been turned down. Notwithstanding this, it was agreed that the masterplan needs to make provision for potential future integration of this site with the new development.

6. S106/CIL

Giles Hughes updated the Board on the CIL project, noting that an examination in public is taking place on 18/19th October, the outcome of which will be reported to Council in December, with implementation of CIL planned for January 2013.

It was also noted that there is a need to understand the combined infrastructure needs for the whole site, and then assess what each site should be delivering.

Action points

Giles Hughes/Shirley Blake to develop a table of initial draft S106 requirements for the whole site, for discussion at future Delivery Board meetings. Meetings to be arranged with agents to take this forward.

7. North Ely Project Officer Proposals

The Church Commissioners have confirmed their funding for the post, based on the details circulated in August. Endurance to confirm their agreement to the details of the post.

Action

Tim Holmes to forward confirmation letter.

9. Delivery Board Forward Project Plan

The Forward Project Plan was reviewed by the Board, and the need for task groups to progress tasks was noted.

10. Any Other Business

A new Head of Growth and Economic Development, Graham Thomas has been appointed at the County Council.

Juliet Richardson raised an issue about the St John's Road footpath link with the Church Commissioners where urgent agreement for access onto land is required in order to take advantage of available funding.

11. Dates of next meetings

The next meeting to be arranged for December

Action

Shirley Blake to circulate dates for future meetings.