

## **CINDERFORD REGENERATION BOARD**

### **MINUTES**

Wednesday 24 October 2018 at 2pm

Minutes of meeting of the Cinderford Regeneration Board held on Wednesday 24 October 2018 at Gloucestershire College Campus, Northern United Way, Cinderford.

### **PRESENT:**

Chairman:	Councillor Graham Morgan – Cinderford Town Council
Vice Chairman:	Councillor Tim Holder – Cinderford Town Council
Board Members:	Garry King – Two Rivers Housing Simon Excell – Gloucestershire County Council Councillor Terry Hale – Gloucestershire County Council Stuart Tait – Private Sector Councillor Richard Leppington – Forest of Dean District Council Dave Wildin – Steam Mills Primary School Peter Williams – Forest of Dean District Council
Ex-Officio:	Wendy Jackson – Forest of Dean District Council Richard Morgan - Forest of Dean District Council

### **1. APOLOGIES**

Apologies were received from: Tim Davis, Catherine Turner, Nigel Johnson, Nigel Gibbons and Neill Ricketts

### **2. WELCOME & INTRODUCTIONS**

Councillor Graham Morgan welcomed everyone to the meeting. Ian Mean, Gloucestershire Director for Business West and a main board member of the LEP in Gloucestershire (responsible for small business) had been invited to attend. GM welcomed Ian to the meeting by way of introduction:

Ian is a former national newspaper man—mainly on the Daily Mail where he was northern news editor and reporter. He is a former editor in chief of Gloucestershire Media - The Citizen and Echo and also The Western Daily Press.

He is former vice chairman of the Gloucester Heritage Urban Regeneration Company and a Freeman of the City of Gloucester for that work. Ian is passionate about helping and developing young people and is an honorary vice president of Gloucestershire College.

He is chairman of the Gloucestershire Hospitals Trust Organ Donation Committee.

GM welcomed Richard Morgan back to the Cinderford Regeneration Board. Richard is providing maternity cover for the Forest of Dean District Council's Regeneration Team having previously facilitated the Board between 2010 and 2012. Richard thanked GM and the wider Board for the welcome and congratulated them on their achievements since they had last sat together.

### **3. CHAIRMAN'S ANNOUNCEMENTS**

GM congratulated Gloucestershire College on the completion of the new Cinderford Campus: On behalf of the Cinderford Regeneration Board, I would like to express our sincere congratulations to Gloucestershire College and their Gloucester based contractors Barnwood Limited for successfully completing the new £15.8 million college campus building in the Cinderford Northern Quarter. Gloucestershire College has created a stunning new landmark building by Steam Mills Lake in Cinderford which they can be justifiably proud of. The new state-of-the-art, first class learning environment underpins the education led regeneration approach within our Cinderford Area Action Plan.

GM added that the new Cinderford campus is the first purpose-built education facility for the Forest of Dean.

GK of Two Rivers Housing asked GM what the local people had said to him about the new college. Graham said the people he had spoken to were all delighted and he had received comments such as "it's a credit to the whole Forest".

WJ mentioned some feedback from the College Leaders – the enrolment events saw unprecedented numbers. Dave Wildin commented that it was great to see so many students with smiles on their faces.

### **4. DECLARATIONS OF INTEREST**

- Simon Excell – Lead Commissioner (GCC), involvement with Gloucestershire Infrastructure Investment Fund and Growth Deal.
- Councillor Richard Leppington – Cabinet Member, Forest of Dean District Council, Landowner within the Northern Quarter and related sites.
- Peter Williams – Head of Paid Service, Forest of Dean District Council, Landowner within the Northern Quarter and related sites.

### **5. MINUTES OF MEETING ON 4 JULY & MATTERS ARISING**

The minutes of the last meeting were agreed.

Cllr Terry Hale had heard of an issue relating to Stagecoach bus drivers dropping GlosCol students some distance from the car park. He will contact Stagecoach to discuss.

The remaining outstanding actions would be covered in the meeting.

### **6. FODDC LED DEVELOPMENT**

#### **Northern Quarter Spine Road Phase 2 – design and access**

Councillor Richard Leppington provided the following brief:

This month our consultants WSP completed a confidential scoping report that includes the following:

- Review of Planning Conditions
- Amended highway design & access arrangements
- Programme
- Cost estimates

- Risk register

This work is exploring the scope to bring forward phase 2 development within the original hybrid planning approval, something that the current permission will only allow once the whole spine road is constructed. [REDACTED]

[REDACTED] The survey work that supported the original planning application and environmental statement will need to be revisited along with a statement to inform an Appropriate Assessment, review of species masterplans and a reasoned statement would need to be prepared to justify ecological licensing for any new works as part of the overall Cinderford Northern Quarter Regeneration Programme.

[REDACTED]

Terry Hale asked why there was a 2-phase approach to the development? Wendy Jackson responded that the hybrid planning approval had been developed in that way to focus on the first phase of highway to serve the College development, these were given detailed planning approval with all remaining development given outline consent to come forward in a phased way subject to funding availability and market interest. Pete, in response to a question from Tim Holder, told the Board that any decisions we make as the LPA are open to challenge. [REDACTED]

### **One Public Estate**

In September the Cabinet Office, the Local Government Association and the Ministry of Housing, Communities and Local Government (MHCLG) issued the latest invitation for One Public Estate Partnerships to bid for £15m grant funding to support the delivery of collaborative public sector land and property projects – in particular those which enable the release of public land for new homes. The District Council is a member of the One Public Estate Gloucestershire partnership and will be submitting two bids to this programme before 31<sup>st</sup> October. One will be focussed on Phase 2 spine road and the two CNQ housing sites and the second will focus on the Five Acres site to bring forward this site for redevelopment as a major new destination leisure facility.

A review meeting with all partners is being held on 5<sup>th</sup> November to agree the submissions. The agree proposals will form a new appendix within the existing Service and Assets Delivery Plan by 30<sup>th</sup> November. Essentially up to £500,000 is available to support programme management delivery and this can include: masterplanning, feasibility studies, survey works, design work etc. Decisions on funding awards are expected in February 2019.

Simon Excell asked whether the highway design remains as was originally submitted. Wendy Jackson confirmed that it is the same with a modest expansion so that other Norther Quarter plots can be accessed.

### **7. LOCAL ENTERPRISE PARTNERSHIP UPDATE**

Ian Mean provided an update on the Growth Hub:

There have been changes to the location of the Growth Hub to a more prominent position on the Vantage Point Business Village site. The new proposed location of the Growth Hub will be to the right side of the main entrance to the Vantage Point Business Suites, entering through the main glass doors.

This location is far better in the opinion of all concerned, including the LEP Board as it will attract higher footfall and will be more visible to visitors on site. Previously the plans were to have the Growth Hub on Floor 4 of Building 9, (just above the Conference Suite) but lack of disabled access and prohibitive engineering costs to develop a brand new lift access into this section of the building led to the change of plan.



There are contractors on site at present working on other projects and Kevan Spencer, the promoter, is awaiting a decision from Brian Bennett (the site owner) as to whether these contractors can work on the Growth Hub project immediately after completing their current work schedule.

To make the proposed space into a workable Growth Hub space, there are plans to re-configure the floor space, including adding in glazing to the brick wall that faces traffic as they enter the Vantage Point site. The FoDDC Regeneration Team has illustrative slides for those wishing to view them.

The latest revised date for opening the Growth Hub is Spring 2019.

Ian congratulated the Board on persevering with the college project and declared that he thought the Forest was on its way back and was interested in the potential of a 3<sup>rd</sup> river crossing which would be expensive major infrastructure. Graham commented that this would be a good project for the Forest as an engineering project on this scale would provide a major boost to the economy with people working on roads and bridge construction. Ian said that there would need to be a serious campaign behind this to look for £500m for a new bridge, or it would be too easy for the idea to be dropped.

Ian said that the LEP has a budget of £101m and the recent Government review of LEP's nationally is now available, this will give them more powers and some will disappear. The LEP will develop an Industrial Strategy and he would like to see Forest business input on this.

Ian talked about his responsibility for small business in his LEP role and wants to undertake a Small Business Survey to better understand key needs and wants. Ian would be looking for the District Council to assist and share data where possible on this.

Simon asked what opportunities there may be from the LEP's future Growth Funds? Ian agreed to write to LEP Chair Diane Savoury on this point.

Ian mentioned that he is speaking at the FEP Stakeholder Meeting on 5<sup>th</sup> November and he would mention the LEP's Industrial Strategy and gauge thoughts on starting a Chamber of Trade for the Forest. Wendy asked about LEP Sector Groups and what can we do to increase Forest business participation in these? Wendy asked if Ian would be able to attend future CRB meetings to work on improving Forest engagement with LEP. Ian said he would be happy to attend.

Richard Leppington mentioned the FoDDC meeting with Monmouthshire Council and that the two authorities have much in common. Richard thanked Ian for his input and said he thought it was positive that the 'perceived disconnect' between Gloucestershire and the Forest was being addressed.

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## **8. CINDERFORD AAP PROJECT UPDATES**

### **a) Northern Quarter Phase 1 Spine Road – Road Adoption**

Simon Excell reported that the road is not yet adopted. FoDDC Legal Team is liaising with Gloucestershire County Council, Forestry Commission and Gloucestershire College to finalise the agreement. It has been confirmed that the works undertaken by Gloucestershire College have passed inspection.

### **b) Land Management**

Wendy previously reported that Homes England and FoDDC had appointed valuation advisers to assist with negotiations to dispose of the Northern United and Five Acres sites from HE to FoDDC.

The valuation exercise has been completed however FoDDC are minded not to accept the value Homes England have attached to the Northern United site and so the Council is unlikely to acquire this site as originally envisaged..

Cllr Tim Holder expressed surprise that Homes England had attached a value to the Northern United site after previously indicating they would not.

The college and Freedom Leisure have now vacated the 5 Acres Site and it has been handed over to Homes England. They will secure the site. FoDDC intend to purchase the site and arrangements are being finalised.

### **c) Gloucestershire College Completion / Formal Opening Ceremony**

This item was deferred and will be an agenda item for the next meeting.

### **d) Steam Mills Village West Housing Site**

Wendy Jackson read an update from Homes England:

- Demolition contractor is on site and will run until Christmas
- The contractors Hughes and Salvidge now have control of the site.
- Homes England consultant Wood will also have a project management presence on site.
- Expecting to do formal Pre App first week in November.
- Seeking approval for disposal December 19<sup>th</sup>
- Propose to market the site in January 2019

Richard Leppington said he thought this would be a difficult site to market given its proximity to industrial premises. Garry King agreed there would certainly be challenges.

**9. CRB GOVERNANCE**

**Register of Interests**

Richard informed the Board that there were still a few outstanding forms and asked if everyone could complete and return as soon as possible.

**Risk Register**

Wendy provided an update on the Risk Register and it was agreed that Risks L03 and O03 would be removed from the Register as the risks are no longer applicable.

**Cinderford Regeneration Environment Forum (CREF)**

**Amendment to Foresters’ Forest match funding request – Cinderford Southern Corridor Biodiversity Enhancement**

In October 2016, following Cinderford Regeneration Environment Forum’s recommendation, the Foresters’ Forest HLF Programme was allocated £20,000 of matched funding from Northern Quarter S106 legal agreement for Biodiversity Enhancements to Cinderford Southern Corridor. In January 2018 they requested a change to how this funding was to be utilised, using a higher proportion of the allocation for boar proof fencing within Ruspidge Halt (previously known as Linear Park). This was approved.

Due to changes in the timing of some of their activities and the crossover of activities between the different Foresters’ Forest projects and the Forestry Commission and to ensure they were able to spend the allocation by the end of this year they requested some further adjustments to how the funding is used.

This primarily involves reducing the allocation on fencing and using more of the funds for works that will help to create linkages between habitats and enhance biodiversity.

These adjustments were agreed and the work is being implemented.

**10. AOB**

[REDACTED]

Glos Hospitals Trust - Cllr Tim Holder suggested that the Gloucestershire Hospitals Trust might like to attend the next Cinderford Regeneration Board meeting. [REDACTED]  
[REDACTED] Wendy would speak to Kevin Adams and check if this was a meeting that they could attend.

#### **11. 2019 MEETING DATES**

23<sup>rd</sup> January 2019

Further 2019 dates will be agreed shortly.

**Meeting close 4.15pm**

**ACTION TRACKER – CINDERFORD REGENERATION BOARD****WEDNESDAY 24<sup>th</sup> October 2018**

<b>AGENDA ITEM</b>	<b>NO.</b>	<b>ACTION</b>	<b>COMPLETE</b>
<b>5. MINUTES OF MEETING ON 4 JULY &amp; MATTERS ARISING</b>	<b>1</b>	<b>CIr TH to resolve issue with Stagecoach</b>	
<b>6. Northern Quarter Spine Road Phase 2 – design and access:</b>	<b>2</b>	<b>WJ to submit EOI to One Public Estate</b>	✓
	<b>3</b>	<b>WJ to share report with GCC</b>	✓
<b>7. LEP Update</b>	<b>4</b>	<b>WJ to Kevan Spencer of Vantage Point's attendance at 5<sup>th</sup> Nov FEP meeting</b>	✓
	<b>5</b>	<b>Ian Mean to provide slides of the Growth Hub revised layout</b>	✓
	<b>6</b>	<b>WJ to provide FOD business data</b>	
	<b>7</b>	<b>Ian Mean to ask Diane Savoury about Future Growth funding</b>	
<b>9. CRB Governance: Risk Register</b>	<b>8</b>	<b>RM to update Risk Register</b>	✓
<b>10. AOB</b>	<b>9</b>	<b>WJ will send new Eastern United's owners details to Ian Mean</b>	✓
	<b>10</b>	<b>WJ to invite Glos Hospitals Trust to the next CRB Meeting</b>	✓
<b>11. 2019 MEETING DATES</b>	<b>11</b>	<b>RM to arrange the remaining 2019 dates</b>	✓