



Old River Lane Delivery Board

Tuesday 10th April 2018 @ 12 p.m.

East Herts Council, Wallfields – Room 1.11

MINUTES

Present: Cllr Linda Haysey (LH) - Chair
Cllr Geoff Williamson (GW)
Cllr Eric Buckmaster (EB)
Cllr Keith Warnell (KW)
Annie Saliaj (AS)
Liz Watts (LW)
Fiona McWhinnie (FM) Minutes

Apologies: Cllr Gary Jones (GJ)

1. Minutes from the last meeting held 13 March

LH asked if anyone would like to declare any conflicts of interest around the table. There were none.

Apologies received from Cllr Gary Jones.

The previous minutes were noted and agreed.

Matters arising:

- 1.1 There was a brief discussion clarifying that there will be two sets of minutes produced moving forward – public and exempt.

2. Minutes of Shaping Stortford 28 February 2018

- 2.1 Noted. A minor typo was identified. Jo Vottariello to change 'car park' to 'car club'.

3. Highlight Report and Risk Register

- 3.1 There are no changes to the risk register for this reporting period; however, the risks are to be reviewed at the next ORL Officer Group meeting. The risk register will be presented again to the board in June.
- 3.2 There have been about 60 comments to date on the Northgate End Planning application from residents of the area and from 9 out of 27

statutory consultees.

- 3.3 KW raised concerns around growth within Bishop's Stortford and whether the traffic modelling had considered this growth. AS responded that the TEMPRO assumption for growth used by the transport consultants is appropriate given that the increase in households is not far off the number of new homes within the committed developments. KW also raised concerns about the pedestrian crossing, which would require a longer waiting time at peak times. A discussion followed about how this would be in place to help reduce traffic congestion during peak times.
- 3.4 There were concerns raised by Highways of a similar nature and a response that addresses the concerns with evidence, on the basis of research, has been drafted by the transport consultants. AS to share this response with the board. **AS**
- 3.5 Alternative options for the pedestrian crossing were discussed – bridges and underground passages - however, it was agreed that they would undermine the vision of the project which is to create a high quality, easily accessible, pedestrian friendly public realm.
- 3.6 LW informed the group that the LEP bid had been unsuccessful last month. However, the LEP have invited a further bid from the council, with a view to accessing a different funding pot.

4. Feedback from New Arts Centre Consultation

- 4.1 LW gave a brief overview of the event that took place on 20th March and explained that invites had been sent out to schools, arts groups, performing arts groups and theatre groups. About 30 groups had been represented.
- 4.2 Overall, the feedback was positive and attendees were pleased to have been invited and have the opportunity for an open consultation.
- 4.3 James Parker was commended for his input at the event.
- 4.4 The follow up press release has now been signed off and distributed and a summary report has been sent to all those who attended.
- 4.5 The first ORL Members Reference Group took place on 4th April. The focus of the meeting was on the multi storey car park, and this part of the scheme was considered in great detail. Members generally seemed reassured that the design and quality issues had been well thought through by the architects. Some concern was raised about the traffic modelling and it was agreed to invite the transport consultant to the next member reference group in order that he could go through the modelling in detail with members.
- 4.6 A trip to Chester to visit the Storyhouse venue is currently being arranged for May and invites have been sent to all Bishop's Stortford members within the District, County and Town Councils and Rhodes Trustees. The county council's cabinet member whose portfolio includes libraries will also attend. LW noted that she had met the Head of Libraries at HCC and had a very positive first discussion about the Storyhouse model.
- 4.7 The next stage of consultation on the arts centre will be held at Rhodes Arts Centre on 12 May, and will be open to the public.



5. **Soft Market Testing draft report**

- 5.1 DQ gave an overview of the recent soft market testing undertaken by Montague Evans on our behalf, and discussed the feedback from developers.
- 5.2 There is a good level of interest in the site from developers and the Arts Centre was received positively as a key part of the scheme.
- 5.3 There was a discussion around the delivery model and how the council could keep control of design and build quality, and LW noted that, depending on the model adopted, there are a number of different ways to secure control. For example, if a development agreement is set up, the procurement of the developer could include a requirement for them to appoint architects of a certain standing and reputation.
- 5.6 The majority of the developers who took part in the soft market testing requested that there is a clear identification of the Council's vision and expectations for the site, and suggested that design briefs be included in the procurement documentation.
- 5.7 AS expressed the opinion that the testing with developers has been very useful and will help to refine the procurement approach.
- 5.8 The next stage is to hold a procurement workshop with Montagu-Evans to explore the options for delivery and the relevant procurement processes. This will take place with officers and the work will be presented to the next board meeting.
- 5.9 There was a discussion around the retail space on the site. KW expressed concern around the current retail trends and the impact on the marketability of the space. LW agreed that it could be a risk, but the use of the space would be determined by the market demand nearer the time.

6. **Multi-Storey Car Park Financial Modelling – EXEMPT MINUTE**

7. **AOB**

There was no other business discussed.

Next agenda :

- Verbal report on procurement workshop with ORL
- Multi-Storey Car Park Financial Modelling

Next Meeting: 8th May 2018 @ 12pm in Room 1.11