

Gloucestershire Economic Growth Scrutiny Committee

Thursday 22nd September 2022

1. Golden Valley Development Project Update


Most of the meeting's time was concerned with this item.

A short, high-level presentation was delivered by Paul Minnis, Director of Major Developments & Regeneration, Cheltenham Borough Council (CBC). This presentation can be found via the following link:

<https://bit.ly/GoldenValley1>

Scale and ambition


- 132 Hectares of Allocated land
- CBC own ~50 hectares in 2 parcels - Northern & Southern
- Overall – 3,000 new homes, 7,500 jobs, 2 million sq.ft of commercial space
- Garden Community
- Cyber tech focus
- Delivering the National Cyber Innovation Centre – 150,000sq.ft



The map shows the Golden Valley Development site, which is outlined in red. It is divided into 'ALLOCATED LAND' (red) and 'SAFEGUARDED LAND' (orange). The site is located between Hayden and Cheltenham, with Golden Valley to the west and Cheltenham to the east. The map also shows the A16 road to the north and the M5 to the south. The GCHQ Cheltenham site is also visible to the east.

Timetable

- Development Agreement with HBDXF signed June 2022
- Overall masterplan to be drafted by end 2022
- Planning forecast to be submitted Spring 2023
- First phase to be delivered by 2025 – Innovation Centre
- Potential for early Activation or “Meanwhile Use”
- Levelling Up Fund bid submitted 02/08/22



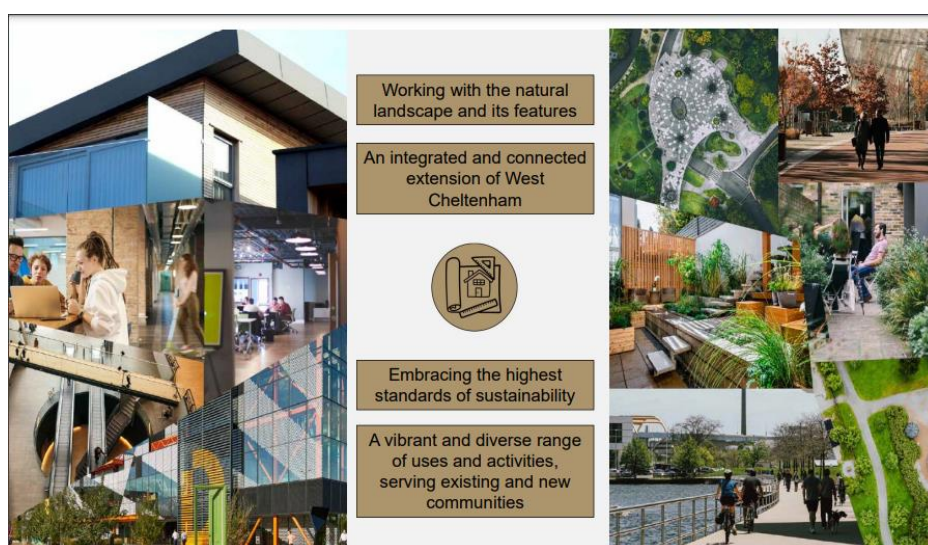
The detailed site plan shows the layout of the development, including the Innovation Centre (orange), residential areas (blue and green), and commercial spaces (red). The site is bounded by the A16 to the north and the M5 to the south. The map also shows the Golden Valley and Cheltenham areas.

NOTES:

HBDFX is a combination of: **Henry Boot PLC** and **Factory Innovations**. **Henry Boot** (<https://www.henryboot.co.uk>) is a British property development business. **Factory** is an innovation provider who has operations in Berlin and Lisbon. (<http://factory.co/locations>). CBC are development partners with the partnership which is referred to as **HBDFX**.

“Meanwhile Use” This is an option that is currently being discussed. It would be an early, small, easily constructed, modular space for occupiers to be part of.

CBC have paid over £40m for the acquisition of 45 hectares of land to enable this development to take place. It is therefore important that CBC achieves a return on this investment. However, social value, sustainability and affordable housing remain important for CBC.



This presentation focused on CBC’s specific building development. A further 1500 homes will be within Tewkesbury Borough.

The presentation prompted many questions. Below is a summary of some of the answers:

Paul Minnis said the level of affordable housing provision will be 35 %. “Building with Nature” accreditation is within the current strategy. However, the way renewable energy will be provided has yet to be fully developed.

Paul went on to say that the intention is for the National Cyber Innovation Center to be a catalyst for the whole scheme. The Centre will have different types and size of use. Government organisations, national organisations, start-ups and scale-ups will all be part of the Centre. Academia will also be integrated into the Centre by having an academic institution involved. Paul stated that the key is for all these different bodies to collaborate and mix within the Innovation Centre's space.

He also said that **Factory Innovations** have successfully implemented such a collaboration in Berlin and Lisbon by creating the correct physical and activity driven environments. He believed that various events, guest lectures and informal collaborations should help enable the linking of ideas. Paul went on to say that in addition to building estate management, there will also be a paid club membership scheme so that the objectives of innovation and mixing are effectively managed.

Paul acknowledged there were potential problems associated with the difficulties associated with controlling exactly who gains the space within the Innovation Centre. However, he said that they were in advanced stages of negotiations with suitable businesses and had a defined occupier strategy. In addition, he said there was already substantial interest in the Innovation center.

Although the presentation included reference to the provision of a primary school, the committee wanted secondary school provision to be clarified.

There were also some concerns about the work and consultations that needed to take place to meet completion of the masterplan draft by the end of 2022.

For further information, please view the recorded replay of the full meeting:

<https://bit.ly/GEGSCSept22>

2. Statement of Common Ground

Members received a report on issues relating to the Statement of Common Ground:

<https://bit.ly/StatementCGSept22>

3. Performance Data Q1 2022/23

Members considered the performance data for Q1 2022/23. The link below provides that data.

<https://bit.ly/PerfDataQ1-22-23>

4. GCC Economic Dashboard

The committee received a presentation that provided an overview of the GCC Economic Dashboard. This document can be accessed via the following link:

<https://bit.ly/EconDashboardSept22>

5. Gloucestershire Economic Growth Joint Committee Update (GEGJC)

Committee members received a verbal update from Cllr Tony Dale on the GEGJC meeting held earlier in the month.

The principal item on the agenda was the update from Western Gateway. At that meeting, James Cook talked about the role of Gloucestershire in that gateway and the 5 key missions they have:

- Adding about £34 Billion to the economy by 2030
- Connecting communities
- Attracting investment
- Growing exports by £4 Billion
- Unlocking innovation and de-carbonising the economy

For the presentation that was made to the Joint Committee regarding Gloucestershire's role in Western Gateway's growth please take the following link:

<https://bit.ly/WesternG>

For the Joint Committee's presentation from the LEP please take the following link:

<https://bit.ly/LEPupdateSept2022>

The meeting also included presentations that are also covered by this meeting's agenda.

2. Executive Director's Report

Colin Chick provided a report **for noting** on Economic Growth issues in the County.

This report can be viewed via the following link:

<https://bit.ly/ExecDirReptSept22>