

## HPC / WELLCOME MEETING MINUTES

**Date:** 3 December 2021

**In attendance**

Sam Nichols (SN) –(HPC)

Chris Elliot (CE) - (HPC)

County & District Cllr Peter McDonald (PM)

Caroline Foster (CF) (Urban and Civic)

**Apologies:** None

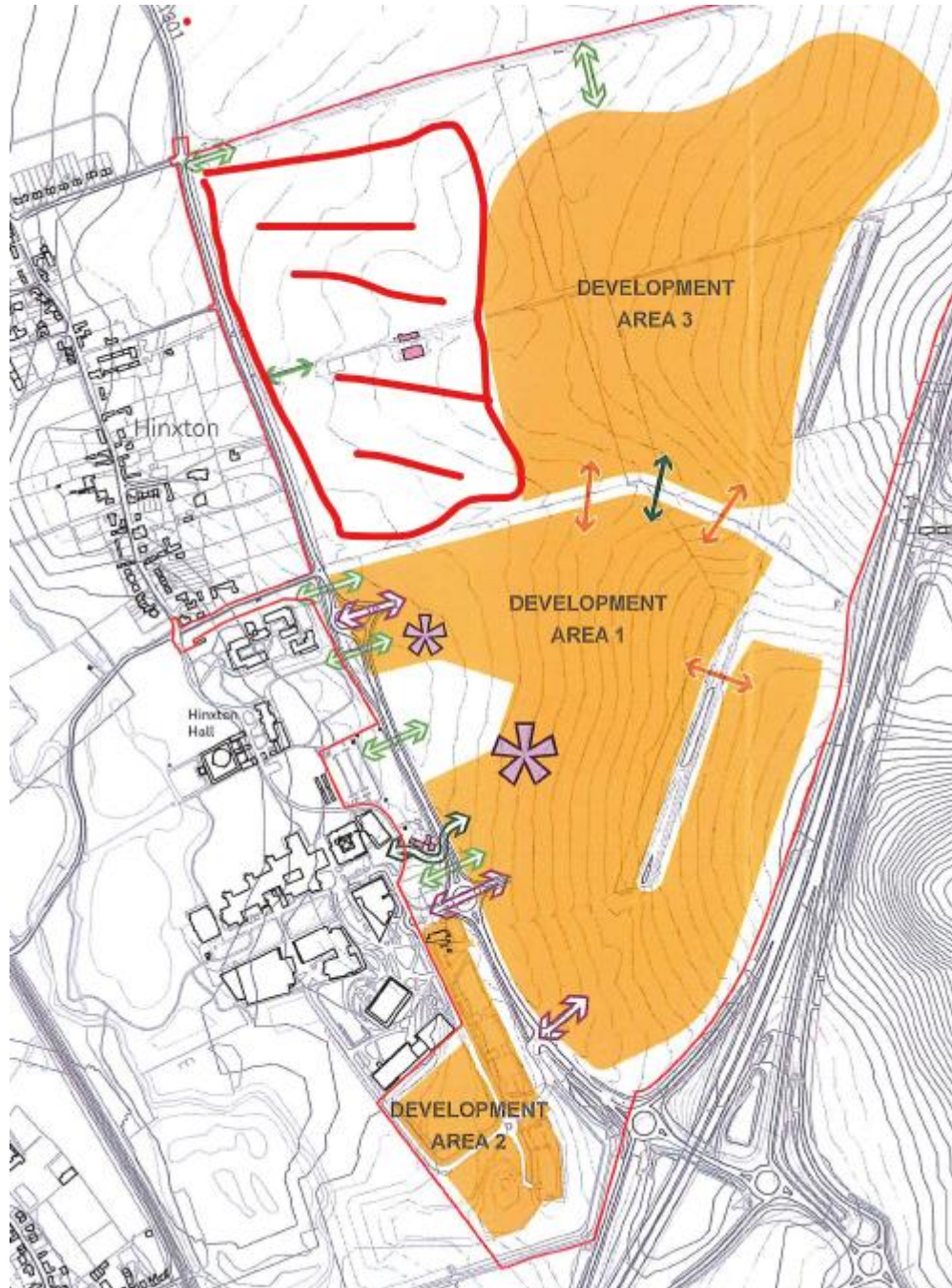
No.	Item	Action
1.	<b>Agenda items</b>	
	Development update and related discussion.	
2.	<b>Overview – planning</b>	
	<p>CF –</p> <p>Temporary covid testing building – skylark planning application submitted in September 21.</p> <p>Reserved matters application going in today, being the permanent EMBL building at the far end of South Field on the existing site. Also the following condition applications:</p> <ul style="list-style-type: none"> <li>• Condition 24: Site Wide Lighting Strategy</li> <li>• Condition 38: Site Wide Climate Resilience Strategy</li> <li>• Condition 45: Strategic Surface Water Drainage Strategy</li> <li>• Condition 51: Construction Management comprising <ul style="list-style-type: none"> <li>◦ Outline Construction Environmental Management Plan (CEMP)</li> <li>◦ Outline Site Construction Transport Management Plan (CTMP)</li> <li>◦ Outline Construction Waste Management Plan (CWMP)</li> </ul> </li> </ul>	
	CF acknowledged there is not much detail in the site wide strategies at present, or indeed in the Construction Management Plan. That will come in the reserved matters applications in spring next year. The strategies should be construed as overarching strategies for now.	CF
3	<b>Planning Consultant</b>	
	SN asked if CF/ Wellcome would fund a planning consultant for Hinxton Village, to support discharge of planning conditions and reserved matters. CF amenable in principle, per Urban and Civic's Waterbeach scheme. SN for forward a fee proposal for approval.	SN
4	<b>Parish Updating – Community Discussion Group</b>	
	<p>CF proposes monthly updates for HPC (with a community development worker) and quarterly updates for all local parishes.</p> <p>CF is willing to arrange focussed workshops before submission of reserved matters applications, to give HPC a brief on what is envisaged.</p>	CF

<b>5</b>	<b>Works Timings</b>	
	<p>CF - still broadly as before</p> <ul style="list-style-type: none"> <li>• <i>First RMA submission (new EMBL building on the existing campus) - December 2021</i></li> <li>• <i>Commence construction - Q3 2022</i></li> <li>• <i>Highways works commence – Q4 2022</i></li> <li>• <i>Works commence on first R&amp;D building – 2024</i></li> <li>• <i>First homes occupied 2024</i></li> </ul> <p>CF explained that whilst Q3 2022 is achievable, the design will be subject to technical approvals which can take some time. Over the next few weeks Wellcome will be discussing the detailed programme with the District and County Councils. Highways, S278 Agreement to come. A505 traffic update expected in January 2022 (via PM). First homes occupied 2024/2025.</p>	
<b>6</b>	<b>Hinxton Village Hall</b>	
	CE – Support in principle for the Hinxton Village Hall extension from a majority of Hinxton respondents to date. Questionnaire going out to the village after Christmas to progress that discussion, discuss the use of the temporary recreation land, the challenges of village hall parking, traffic on Duxford Road and related issues.	CE
	<p>CF – is willing in principle to bring forward the village hall extension works if desired. Also for HPC to use a Wellcome contractor / professional team to oversee and deliver. If Urban and Civic (U&amp;C) assist with the delivery of these works then Caroline / U&amp;C would also want to be involved in the early engagement with the wider community in the village.</p> <p>S106 payments as below. Part A paid. Part B payable on “commencement” of the first reserved matters area containing residential units. Part C sum within 28 days of District Council confirming planning permission for the HPC extension works.</p> <p>Part A: the sum of ten thousand pounds (£10,000) Index Linked to be spent on a feasibility study into the proposed extension;</p> <p>Part B: the sum of sixty-seven thousand three hundred and eighty-five pounds (£67,385) Index Linked to be spent on design and planning fees (including any costs related to a planning application) relating to the extension; and</p> <p>Part C: the sum of four hundred and ninety thousand eight hundred and ninety nine pounds (£490,899) Index Linked towards the building and delivery of the extension and consequential works</p>	
	Village Hall payment timings to be discussed Feb/March 2022. Community event master plan.	CE/CF
<b>7</b>	<b>Buffer Land in development zone 3</b>	
	SN explained the sensitivity of the buffer land (marked red below) in zone 3. The key issues for HPC to include preservation of the look and feel of	CF

agricultural land and the minimising of any escape of light from development area 3.

SN asked for clarification of where the sports field (if any) would now sit within development area 3, and for comfort that there would be no visible flood lighting.

CF to check, review and clarify at our January meeting.



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**AOB**

Next 12 meeting dates to be listed

SN/CF

