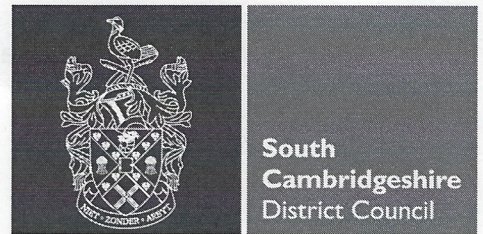


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Mr Nicholas Cliffe
Interim Chair
Hinxtton Parish Council
The Grange
8 Hall Farm Barns
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Hinxtton
Cambridgeshire
CB10 1SG

24 February 2021

Dear Mr Cliffe,

Thank you very much for your letter of 8th February and apologies for taking so long to reply. Having met with the Parish Council quite some time ago now and had numerous conversations with Peter McDonald I believe that I fully understand the potential impact of a large national development on the small community in Hinxtton.

Please be reassured that the planning decision process is independent and ultimately made by a cross member planning committee who regardless of party lines considered the application based on the evidence presented and I know it was a really robust process in this case.

When we met, I did share your concern over the robustness of the covenants of key worker housing but I am assured that they are as robust as possible – having regard to the needs of future “ex campus workers” as well as the mortgage institutions that will be asked to lend money to homeowners. Although we can, of course, not guarantee that a unit will never come to the open market but there is a formal cascade process with inputs from SCDC which gives me additional comfort. Additionally, these covenants have been the subject of robust negotiation with Wellcome and alongside other requirements about the type and mix of new homes provide, I believe, the best possible way of ensuring that the objectives of the Council are secured.

When we met, we also talked at length about the S 106 contributions to the Village Hall, the land loan and the access to campus facilities. I note that the contribution to the village hall works increased with the assistance of your subsequent submissions and through Mr Kelly’s negotiation to a level that we believe will enable the improvements required. Clearly, that is a matter for your Council as to whether they now wish to follow that pathway.

Obviously as we look forward Hinxtton village and Parish Council will need to be closely involved in the consultation and is of course formally a consultee as the Campus develops. I am hopeful that we can achieve an outcome which re invigorates the community without destroying its character. Additionally, the precept will eventually become significant which will allow Hinxtton to take full control of funding the development of further community facilities as a well-funded Parish.

I look forward to meeting you all again in person in the not too distant future.

Yours sincerely

Bridget Smith

Cllr Bridget Smith
The Leader, South Cambridgeshire District Council (Liberal Democrat)