

HPC / WELLCOME MEETING MINUTES

Date: 2 February 2022

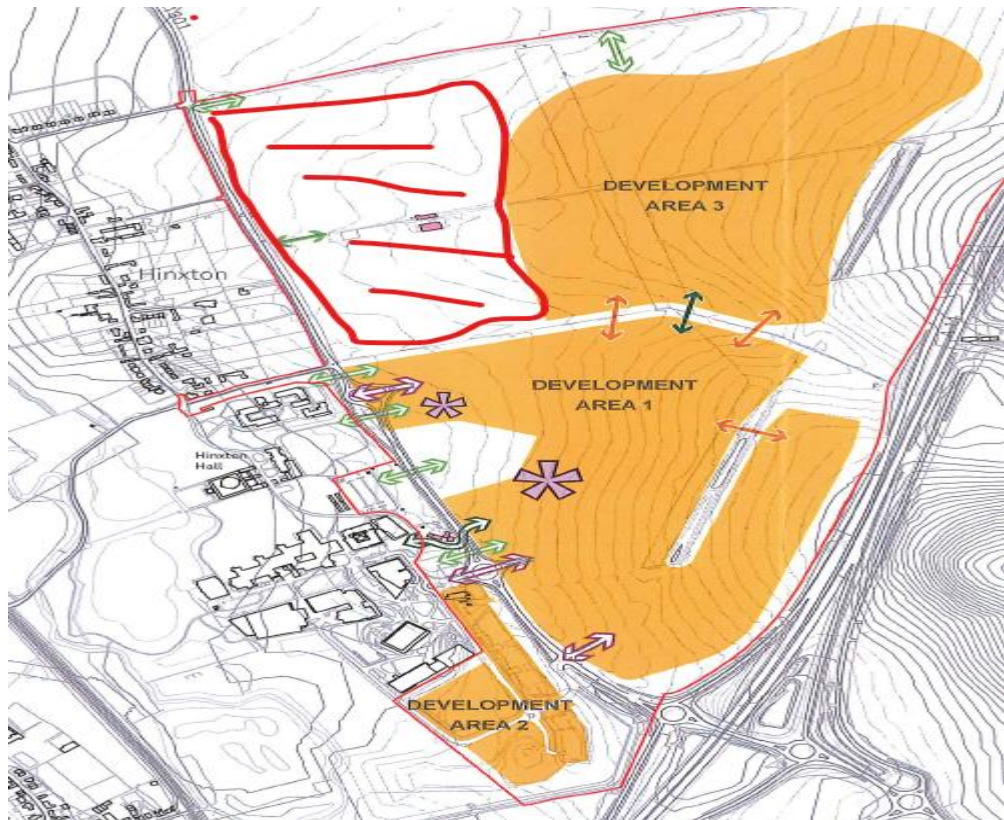
In attendance

Sam Nichols (SN) - (HPC)
Chris Elliot (CE) - (HPC)
County & District Cllr Peter McDonald (PM)
Caroline Foster (CF) (Urban and Civic)
Helen Pearson-Flatt (HPF) (David Lock)
Fiona Bradley (FB) (Greater Cambs Planning)

Apologies: None

No.	Item	Action
1.	Agenda items	
	<p>Development update and related discussion.</p> <p>CF explained that not much had changed in terms of timing. Urban and Civic are running design workshops and liaising with the County Council on highways.</p> <p>CF envisages wider stakeholder involvement from March 22 onwards in connection with the first development phases.</p> <p>Wellcome are also producing a design guide. The guide looks (inter alia) to build quality, architecture, landscape, sustainability. Every building will respond to the design guide, including commercial tenant works.</p>	CF
2.	Condition Applications	
	<p>FB noted that Greater Cambs had asked for extra time to deal with the current condition applications – surface water, traffic management and lighting.</p> <p>Urban and Civic are to produce further submissions to respond to the particular issues raised by HPC on those items. HPC will have 14 days to reply.</p> <p>Surface Water Drainage: HPF said on the surface water drainage Buro Happold had produced a technical note to explain that there is no hydraulic continuity / connection between the expansion land and the River Cam (Buro Happold say they are different systems and thus surface water drainage will not have any impact on the flow rate of the River Cam or associated flood levels).</p> <p>External lighting: is also under review. Further information will be available this week to clarify the dark zones retained. There will be no flood lighting. On the sports pitch see item 7 below.</p> <p>Construction Traffic Management Plan (CTMP)</p> <p>HPF confirmed the plan did allow for some Sat am working. Scope to confirm. SN expressed concern over the levels of construction traffic anticipated (peak</p>	HPF

	<p>of 1050 construction workers to site each day, circa 185 supplier deliveries). 10 year development cycle.</p> <p>Discussion of how Wellcome will protect Hinxton Village from those traffic flows and of how Wellcome's proposed 30mph speed limit on the A1301 would really work.</p> <p>HPC have asked for financial sanctions on contractors who don't comply with the traffic plan, also for all construction traffic to be clearly labelled (luminous screen permit or similar).</p> <p>CF said Urban and Civic would not sanction their contractors, but would incentivise them to comply with the CTMP. Also that traffic flows would be tracked electronically (based on phone signal data).</p> <p>SN reiterated the need for all construction traffic to be clearly identified and labelled. Confirmation awaited.</p> <p>CE explained the existing traffic pressures on Hinxton against the A1301, A505 roundabout, rat running to Ickleton and Duxford. Already traffic on the A1301 backs up all the way from the A505 roundabout to Hinxton village. HPC want to understand how Urban and Civic are going to deal with this during the infrastructure works (and with new speed restrictions on the A1301), so as to avoid all static traffic on the A1301 seeking to cut through Hinxton ford and Ickleton Village to get to the M11 at junction 10.</p> <p>CF is willing to have a session on traffic flows with HPC. Date to be confirmed.</p> <p>CE also explained that speed restrictions in Hinxton Village were under review with monitoring equipment to be installed in anticipation of a 20mph restriction being introduced.</p> <p>SN asked PM to factor the construction traffic / site traffic in the A505 traffic study. PM to update next time.</p>	
3	Planning Consultant	
	SCN to copy round Arc Planning Appointment, CF to check fees.	SN
4	Parish Updating – Community Discussion Group	
	Timings to starting the community discussion group to confirm	CF
5	Works Timings	
	As before, see December minutes	CF
6	Hinxton Village Hall	
	<p>Further village consultation in February. To update the March meeting. Parking remains a key problem.</p> <p>PM said that permit parking could be used in the high street. SN noted that would require discussion. It was not an arrangement typically associated with rural villages.</p>	CE/PM
7	Buffer Land in development zone 3	

	<p>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.</p> <p>CF thought the location of the sports pitch had been moved to the far side of the expansion land, to the A11 side.</p> <p>HPF said there was still a sports pitch (with no lights) on the edge of development area DA3 and adjacent to Hinxton Village, but with no flood lighting.</p> <p>SN reiterated this was the buffer land between the village and the development which HPC had always asked to be kept as rural / agricultural land with protective planting. Further clarification awaited.</p> 	CF
8	AOB	
	<p>FB asked for confirmation that HPC had no comments on the EMBL reserved matters application. SN said this was less sensitive as within the existing site (development area DA2), but asked for a sympathetic lighting treatment when viewed from the A1301.</p>	