

Community Liaison Group – 3rd Meeting Hinxtton Hall Conference Centre Wednesday 26th April 2023 at 6pm

In attendance:

Sian Wombell	Ickleton PC
Philly Hamilton	Ickleton PC
Mike Priestley	Duxford PC
Chris Elliott	Hinxtton PC
Peter Macdonald	CCC
Louise Lord	SCDC
Caroline Foster	U&C
Stella Yip	U&C
Varsha Patel	U&C
James Tipping	Greater Cambridge Shared Planning
Julia Foster	David Lock Associates
Andrew Thornhill	Churchman Thornhill Finch Landscape Architects
Sarah Paterson	U&C (Minutes)

Minutes

CF opened the meeting by welcoming everyone and thanked them for attending. The reason for this CLG was to give the Parish Councils an opportunity to see the draft Design Guide, explain the purpose of the Design Guide and answer any questions that may arise. CF confirmed the team held a Community Forum with Hinxtton Village the previous evening and had provided them with an overview of the design guide. The team would be meeting Ickleton PC next week.

CF advised that U&C works to realign the A1301 were now programmed for October, the window having been missed for works in advance of the bird nesting season. Some early works to establish a site access and erect a site office are underway on the southern part of the expansion land, but don't involve any A1301 closure.

It was noted that villagers had been made aware of works on the A1301 taking place between 14th to 19th May. CF advised that these are not being undertaken by U&C/Wellcome but Cambridge Water, who, as a statutory body have powers to operate at short notice.

It was noted that information about future road works or closures can be accessed via the [CCC website](#) or [One.Network](#). The link would be shared with all parish councils.

Discussion followed on how important it is to have as much information as possible on planned works. Agreed that to further assist, a timeline of planned works and their approximate dates would be shared

as soon as possible; the Parishes accepted they would be heavily caveated. A further open meeting would be arranged to explain the detail of the works and the sequence.

Draft copies of the Design Guide were tabled, and a selective page turn provided opportunity for the U&C team to explain the purpose and approach to design control which the document will support. It was made clear that this will be a tool for the LPA and other consultees, including the Parish Councils, against which to assess detailed proposals coming forward. It will also be a key reference and compliance document for design teams.

It was explained that this version was awaiting feedback from the Quality Panel and a few other stakeholders/officers before it could be finalised as a submission draft and circulated to the Parishes, but it was confirmed that they would each receive two copies of the final version once completed as well as a copy of the key Framework Plan.

A meeting was also offered for later in the summer to provide the Parishes with a full session to review the detail.

Questions raised, included:

- With Hinxton prone to flooding, are the innovative approaches and strategies that are being adopted work, e.g. SuDS strategies?
Reassurance given that this is evolved best practice which has been widely deployed. Resilience to climate change has also been designed in.
- How will play provision be embedded into the Movement Strategy?
Locations fixed by the Framework Plan – distributed widely across the plan – informal and formal provision planned.
- What will be the catchment area of the school?
Provision of the school will be a matter for the Country Council, based upon their modelling of need and existing capacity. Catchments are not ‘designed’ in the way they once were as there is choice available to parents.
- Why are the bridges not featured in this submission?
The bridges are broadly addressed as a feature of the movement network and gateway into the development on foot/cycle, but they lie outside the boundary of the area that is covered by the Design Guide (determined by the outline planning permission). The detail of the bridges is therefore subject to a separate full planning application on which the Parishes have already been consulted.
- Can the Guide be influenced by the Parishes?
Reassurance was given that the Guide is to be subject to full consultation as a Condition discharge on the Outline Planning permission. Parishes will be consulted on this over the summer. Submission anticipated in June.
- What car parking provision is being made (how many spaces under the Green) and what does it mean for the traffic movement/cars queuing to access car parks?
Further work being done on a whole Campus car parking strategy and the design of the car parks. Green car park will provide around 300 spaces. Agreed that this should be a matter for discussion when the proposals are further advanced.

Some further discussion on the proposals for crossing the A1301 particularly in relation to North End Road. U&C are still exploring potential, additional crossing arrangements.

SW commented that there are lot of positive elements coming through the work, particularly the strong emphasis on landscape. The Parishes have sought reassurance on the Vision which is now clear – there will be plenty for people to enjoy on site, but, and as was the case at the Hinxton PC on the previous evening, both Duxford and Ickleton PCs are primarily concerned about the impact of road closures on the villages during the construction phase, as they are regularly used as rat-runs.

Noted that there will also be interest in what the big commercial buildings will look like and what will be visible amongst the landscape. Acknowledged that this will be for further discussion further down the line as building proposals take shape. Noted that the design of the first buildings is about to begin.

Actions

To advise Hinxton PC on further options for improving A1301 crossing points (North End Road)
Further session meeting regarding the Design Guide to be scheduled with Parishes, if required
A schedule/timeline of construction works giving approximate dates to be circulated to Parishes when available
Paper and electronic copies of the framework Plan and final Design Guide to be circulated to Parishes
Next CLG meetings to discuss A1301 construction works, infrastructure for first phase and first buildings design.

Meeting closed at 8.15pm.