

# NOTE OF HINXTON COMMUNITY FORUM

HINXTON VILLAGE HALL, 6-8pm, 25.4.23

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## Attendance:

- Approximately 20 members of the public / Hinxton Parish Council (HPC) inc. Sam Nichols (SN as Chair)
- South Cambridgeshire District Council (SCDC)
- Urban&Civic (U&C including Caroline Foster (CF))
- Members of U&C Consultant team (DLA, WEA, CTF)

## Summary of key discussion points and Actions

CF provided an update on a number of issues:

- Works on Site
  - The early landscape works have now been undertaken including translocation of 900+ existing trees and new trees and creation of SuDS features with some ground remodelling. This will help establish an early buffer between DA3 and Hinxton Village.
  - Progress on New Road options – CF explained that the design team including highways engineers have looked at some initial options for New Road following the village's concerns. U&C have spoken to Cambridgeshire County Council (CCC) Highways regarding the principle of alternative options for New Road. These options cannot be progressed further until the technical approval for the current A1301 improvements has been issued. It is important that the Outline Planning Permission improvements are secured first and technical approval is not likely to be a rapid process. There is commitment that options will be fully considered and if any are technically feasible, they will be pursued with CCC. Confirmation to Sam N that U&C will engage with the Parish on options for New Road, but these will be options that are technically feasible and have been informed, as appropriate by Highways Officers and Road Safety Audit to ensure their deliverability.
  - The Technical approval has taken longer than anticipated and start on the main works to the A1301 will be in the Autumn. Before the works commence, U&C will engage with the village on the construction management of the works – U&C / HPC to agree if preferable to do a community forum or through the CLG **[ACTION U&C/ HPC]**
  - CF confirmed that the works underway close to the existing Campus roundabout are related to the new temporary construction access that is being created.
  - CF noted that the existing farm access is also being improved. It was hoped to have started the construction access works earlier but it has taken time to get a road space booking.
- Weir
  - U&C has met with Cambridge Present, Past and Future and the Environment Agency
  - Design work is progressing and should be available to share with HPC around the end of June (approx.)
  - The scheme then needs to be costed and necessary approvals sought.
- ANPR
  - CF advised that U&C are developing the scheme with CCC – it is a complex process and takes time to agree the approach. U&C are engaging with Tam Parry at CCC.
  - The need for it to be commenced imminently given the current traffic on the A1301 with the works starting was discussed and it was noted that the S106 requirement is not associated with construction traffic, thus it is being brought forward ahead of the necessary triggers.

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- A 4 day A1301 closure was raised – this will be undertaken 15-19 May by Cambridge Water. Hinxton noted that it would be useful to have the local network monitored during this closure. The closure is not related to U&C works. U&C will discuss with Stantec (highways engineers) to see if any surveys can be undertaken during this closure at such short notice. **[ACTION U&C – LOOK INTO CAMBS WATER CLOSURE PROGRAMME AND DETERMINE IF ANY MONITORING / SURVEYS CAN BE UNDERTAKEN DURING CAMBS WATER CLOSURE]**
  - CF explained the distinction with works undertaken by statutory providers – often more short notice as they have different protocols. U&C were only notified of the current UKPN works two working days in advance.
  - For U&C works on the A1301 / utilities works, U&C can provide a rough estimate of when closures may occur but this is all subject to receiving technical approval and road space booking. Also dependant on when utilities companies undertake work, so difficult to be definitive but appreciate that broad indications are helpful, on the basis that they may change. **[ACTION U&C – PROGRAMME OF A1301 WORKS / CLOSURES]**
  - SN noted that the A1301 improvements do not consider the impact of the works on the wider network. It was clarified that the scope of the A1301 works was defined as part of the OPP. U&C will be establishing ANPR for monitoring traffic movements and will be liaising with its highway engineers to see if any earlier monitoring can be undertaken for the May closure (mentioned above) to help understand driver behaviour. Need to consider routes out towards Saffron Walden / to Duxford / Ickleton.
- Hinxton Speed Limit Reduction
    - HPC clarified that there is support in the village for speed reduction, it is the use of vertical / horizontal interventions to slow traffic that some are concerned with.
    - U&C committed to assisting the village and will offer dates in next couple of weeks to progress. **[ACTION U&C / HPC TO ARRANGE MEETING]**
  - Other transport related queries
    - Whittlesford Parkway – ped / cycle connection. CF confirmed this is part of the Outline Planning Permission, but is still to be progressed.
    - Stagecoach – initial discussion has taken place, current system is considered to work well and the approach to improving public transport is an ongoing discussion.
    - Campus bus to Whittlesford – can this be opened to the public when less busy during the day – U&C to discuss with the Campus, U&C would support this if it is feasible for the Campus.
    - Greater Cambs Partnership 'Making Connections' proposals – U&C did respond to this and acknowledge it will change the local context in terms of public transport. U&C are committed to engaging on public transport improvements for long term and short term solutions.
  - Village Hall
    - CF confirmed that U&C are willing to be undertake the village hall expansion (if it is to be pursued) or provide the financial contribution. It is the villages decision, but if engaged in the process then U&C would want to be involved and would want consultation to be undertaken on any emerging proposals.
    - U&C would support HPC appointing a local architect but would need to be part of the design process (if U&C are undertaking the works rather than providing the contribution).
    - CF advised the community facilities (including health and fitness facilities that are publicly accessible to all of the village) will form part of the first buildings on the

Expansion land and that this represents earlier delivery than indicated in the S106 (available 2026) – this may potentially influence local views on the village hall expansion. Query as to whether any further consultation would need to be undertaken to reflect this updated circumstance and ensure the community make informed decisions based on this context. HPC to consider. **[ACTION U&C TO CONSIDER WHAT INFORMATION COULD BE PROVIDED ON THE TYPE OF COMMUNITY FACILITIES ON SITE TO INFORM HPC DECISIONS ON THE VILLAGE HALL]**

- SN advised that the concern about the village hall expansion is associated with parking requirements. If the expansion is it to accommodate an increase in capacity (including from the Wellcome Expansion) and more people accessing it from outside the village, then this would create parking issues. Could Wellcome / U&C assist with alternative parking provision? CF advised that this is likely to be difficult and the early provision of community facilities on the expansion land would change the context in terms of new residents needing to access existing facilities.
- Chris Elliot advised that 2 rounds of consultation has been undertaken and explained that this indicated support for the expansion.
- Queries as to whether the s106 monies could be used simply for improvements (rather than expansion). CF advised that U&C would liaise with SCDC to confirm but in principle would support HPC utilising the monies to secure the community improvements that are most valuable to the village.
- Queries about school – yes provided for on site but will not be in the first phase and this would be subject to CCC Education decision on capacity / need. There will be early nursery school expansion.
- GP provision – s106 indicates the potential to contribute to Sawston surgery. There is also the potential for a health facility on site, this could be a different form of provision (not GP surgery but satellite rooms / private provision). **[ACTION U&C / SCDC TO CONSIDER LOCAL HEALTH CONTEXT / CAPACITY / PLANNE IMPROVEMENTS AND DISCUSS WITH HEALTH OFFICER TO DETERMINE HOW TO PROGRESS THE S106 OBLIGATIONS / WHAT IS REQUIRED.]**

## DESIGN GUIDE

- Julia Foster (JF) of DLA provided an overview of the current Outline Planning Permission and the tiers of design guidance. JF noted that the session would provide a summary of the emerging Design Guide and that more detailed discussions would be undertaken with the 4 Parishes.
- The status of the Site Wide Design Guide in the context of the cascade of approvals under the Outline Permission was set out. It is a design control tool to assess future proposals.
- The Design Guide is a high level strategic document and seeks to fix the key structuring components of the expansion land. It will be followed by subsequent guidance.
- Query on lighting and if covered in the Guide – JF noted that it is a design control tool and the detailed design will be forthcoming in future development briefs / Reserved matters application. **[post meeting note – the strategic lighting guidance is already provided in the site wide lighting strategy, this is akin to what the guide would cover at this level and so it is already established and approved].**
- It was clarified that the streets within the expansion land would not be adopted and so there is more scope to avoid lighting to the specification of the highway authority.
- It was noted that lighting details are often too technical to interpret – consider the potential to convey lighting in a more simply way.
- Query as to the purpose / timing of engagement on the Guide – the document is to be submitted to SCDC in advance of / concurrent with reserved matters coming forward on the expansion land. Part of approvals sequence and so want to bring Parish up to speed with current stage of the process.

- It is a complex design tool document – further sessions can be undertaken to work through it in more detail if desired.
- JF explained structure and scope of the Design Guide – vision reflective of Wellcome ambitions.
- Sustainability at the forefront of the document and sets targets.
- The illustrative master plan is not a compliance plan, but an expression of ambition.
- The Framework Plan – is compliance plan with a degree of flexibility within parcels not to constraint the architectural potential.
- Query from SN regarding the location of residential in DA1 and if this brings increased building heights into DA1 – confirmed that the building height parameters remain the same as the Outline Permission. The Outline Permission did not fix the location of specific land uses or constrain residential to DA3 so this is not a change from the outline, just further detail now being provided. Also noted that the building heights did reduce during the OPA process from 20m.
- Clarification on number of jobs versus number of houses in the Outline Permission. The homes are only intended to be for campus workers and this is defined in the S106 agreement.
- Query about extent to which the Guide provides a narrative on relationship with Hinxton Village – there is detailed guidance on the design of landscape spaces.
- Timescales – the Design Guide is still in draft, will need to work with SCDC for another month or so to finalise the document.
- Car park animation was shown – queries regarding the car park level and light spill – the car park will be contained by the landscape terraces.

Hpf 28.4.23