

Hauxton Consultative Committee Meeting,

South Cambridge District Council Offices

Thursday 26th June 2013

Attendance: Mark Nicholls (**MN**), Harrow Estates plc (**HE**) (**Secretary**)
Cllr Tony Orgee (**TO**) (in part), Cambridgeshire County Council (**CCC**)
Steve Edgar (**SE**), Vertase FLI (**VFLI**)
Cllr Janet Lockwood (**JL**), South Cambridgeshire District Council (**SCDC**) (**Chair**)
Eileen Young (**EY**), Environment Agency (**EA**)
Steve Caldwell (**SC**), Redrow Homes (South Midlands) (**RHSM**)
Peter Ord (**PO**), South Cambridgeshire District Council (**SCDC**)
Jane Ward (**JW**), Hauxton Parish Council (**HPC**)
John Mann (**JM**), Redrow Homes (South Midlands) (**RHSM**)
Mark Smith (**MAS**), Atkins (**ATK**)
Tim Noden (**TN**), Harrow Estates plc (**HE**)

Also Present: Andrew Winter (**AW**), South Cambridgeshire District Council (**SCDC**)
Julie Ayre (**JA**), South Cambridgeshire District Council (**SCDC**)

Apologies: Cllr Gail Kenney (**GK**), Cambridgeshire County Council (**CCC**)
Tony Allison (**TA**), Former **HPC** Chair

Introductions and Apologies

Apologies had been received from SW as her role had changed she would no longer be in attendance. Nothing had been received back from GK.

1. Review of Actions Arising from the Previous Minutes

- 1.1 The Minutes of the previous meeting had been accepted.
- 1.2 Previous Minutes Item 1.1: TO commented regarding the outstanding S278 that he had contacted Jon Onslow and had presumed it to have been resolved. It was reported that this was not the case and that RHSM had been informed this was now going to Committee on the 23rd September as 3 objections had been received and this was an unacceptable delay. TO informed the meeting that the next Committee was the 15th July and he would contact the Chair to have this brought forward. JA reported that CCC had been asked to bring it to an earlier Committee but had been informed the Agenda was full. JL would also write to the Chair.

Action TO / JL

- 1.3 Previous Minutes Item 1.3: JL reported that fencing on the A10 needed to be reviewed as some panels had fallen down. JL also commented that the post and wire fence was much appreciated.

Action MLN

- 1.4 Previous Minutes Item 1.5: It was noted that the EA had visited the site following the January / February flooding to review the Flood Mitigation channel.
- 1.5 Previous Minutes Item 1.7: (To remain on the minutes as a standing item for discussion) SC reported that the strategy for the River Corridor was at an early stage and had not yet been formulated. The priority had been to address planning condition discharges but further consideration would be given. A Management Company would need to be accountable for this part of the site once appointed. JL wished to see integration with HPC.

Action SC
- 1.6 Previous Minutes Item 3.6: AW reported that the River Corridor Ecology Management Plan (RCEMP) was on its way in following a review of comments from Rob Mungovan.
- 1.7 Previous Minutes Item 6.5: RHSM are still trying to deal with CCC regarding the footpath. The markers appear to have been put in with an offset from the hedge-line. AW referred to an email received from CCC that the footpath needs to be 2m wide, timber edged and stoned up. AW suggested SCDC arrange a meeting with CCC on site with RHSM in attendance.
- 1.8 Previous Minutes Item 6.10: The Sports fields were to be discussed under the Questions From Residents Section.

2. Site Validation Reporting Progress

- 2.1 MLN reported that since the last meeting, discussions with the Authority continued through December and January. The Authority confirmed that the Environment Agency accepted the Controlled Waters position in January which just left Human Health. Discussions continued on the Human Health aspects and attempting to resolve the last remaining issues. This culminated in further flux box monitoring being undertaken on site taking on board comments made by the Authority on the previous monitoring undertaken in 2013. The results of the flux box monitoring were presented at a meeting with the Authority in April and formally submitted for consideration in support of the Human Health Risk Assessment. This position was subsequently accepted by the Authority and allowed the discharge of three planning conditions relating to the validation of the site at the end of May.
- 2.2 Following this discharge, at the beginning of June a Method Statement was submitted which deals with how the cover system will be implemented at the site in relation to a fourth condition (Condition 28) regarding Human Health and this is currently under consultation by the Authority and a timeframe is awaited for this.

Action AW/JA

3. Development Progress

- 3.1 SC reported that the Commercial Area was currently undergoing marketing and reports were awaited.
- 3.2 SC noted that RHSM were working through all pre-commencement conditions to obtain discharges which will allow a start on site.

3.3 SC informed the meeting that the unfortunately the Extra Care provider had now fallen away due to the delay and new provider would be needed. SC had written to the Housing Officer to assist. **Action SC**

3.4 TN reported that progress was being made in relation to the Mill Buildings and that while there was a presumption in favour of retaining New Mill House, there is a viability argument in relation to the Mill but it would need to be demonstrated that it is structurally unsound.

4. WWTP Progress

4.1 TN reported that the Pre-Application meeting had been held but was awaiting feedback on the sketch layout. **Action AW**

4.2 JL asked whether they would see the sketch layout at this stage. AW replied that it was not normal at Pre-application stage. TN added that currently this was to explore the principle and scale of development.

4.3 TN added that technical documents were being worked up and that an Environmental Statement was required.

5. Complaints and Responses

5.1 PO reported that there had been no complaints to the Authority in the period.

5.2 TA raised the flooding in January and the ditch on the Parris land crossing the A10 to the West and asked for this to be reviewed. **Action MLN**

5.3 MLN reported that the tree from Mr. Elliotts land was still blocking the River Cam months after it had fallen in. EY to discuss with colleagues at the EA. **Action EY**

6. Questions from Residents

6.1 JW asked if the hedge on the corner of Church Road and the A10 could be cut back as it was impeding the footpath. **Action MLN**

6.2 JL raised the Sports Fields. The Parish Council did not want the Tennis Courts removed but would like the rubble and debris taking away. **Action MLN**

6.3 JL reported that Peter Elliot had suggested the land under the demolished houses was potentially contaminated. MLN responded that this area had been tested and validated.

6.4 JL asked who will be monitoring the Cam and Riddy in future. EY confirmed that the EA will continue to monitor.

7. Communications

7.1 There were no Communications activities to report in the period.

8. Any Other Business

- 8.1 TN reported regarding progress in relation to the Bus Contribution following discussions with Stagecoach and funding a half-hourly service for seven years. JA and colleagues had been reviewing and looking at an alternative 'on-demand' service which could be funded for a longer period. TA also raised the potential for the bus to undertake a loop.

Action TN / JA

9. Date of Next Meeting

- 9.1 It was likely the next meeting would be organized for September.