

Hauxton Consultative Committee Meeting,

The Monkfield Room, South Cambridge District Council Offices

Thursday 23rd August 2012

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)

Susan Walford (**SW**), South Cambridgeshire District Council (**SCDC**)
Eileen Young (**EY**), Environment Agency (**EA**)
Cllr Gail Kenney (**GK**) (in part), Cambridgeshire County Council (**CCC**)
Jennie Daly (**JD**), Harrow Estates plc (**HE**)
Matt Hare (**MH**), South Cambridgeshire District Council (**SCDC**)
John Mann (**JM**), Redrow Homes (South Midlands) (**RHSM**)
Steve Caldwell (**SC**), Redrow Homes (South Midlands) (**RHSM**)
Jane Ward (**JW**), Hauxton Parish Council (**HPC**)
Christina Leafe (**CL**), Atkins (**ATK**)

Also Present: Tony Allison (**TA**), Former **HPC** Chair

Apologies: Mark Smith (**MAS**), Atkins (**ATK**)
Kate King (**KK**), Health Protection Agency (**HPA**)
David Arkell (**DA**), Cambridgeshire County Council (**CCC**)

Introductions

The meeting commenced with introductions around the table. JW was introduced as the new HPC Chair taking over from TA who was in attendance due to his past experience and involvement with the site. MH was introduced as the new case officer in relation to the RHSM Reserved Matters Application.

1. Review of Actions Arising from the Previous Minutes

- 1.1 Previous Minutes Item 1.14 – JL asked whether JM had considered further the request for a shop. JM confirmed that in the current proposals a shop is not proposed within the ground floor of the apartment area but RHSM are looking at the possibility of including one in the Commercial area.
- 1.2 Previous Minutes 7.4 – TA confirmed that HPC had taken on the management of the dog bins and that Chris Parr had been doing this up until he had suffered a broken leg.

2. Site Progress

- 2.1 SE ran through his presentation and reminding the meeting of the how the site looked and how the remediation had been progressed through remediation.
- 2.2 SE outlined some of the works undertaken since the last meeting which were not able to be undertaken at the close of last year.
- 2.3 Activities undertaken included the removal of a buried structure discovered outside the boundary of the site adjacent to the Riddy, collection of surface water run-off for treatment, monitoring and sampling of groundwater.
- 2.4 VFLI had since been compiling the Post-Remediation Risk Assessment for Controlled Waters and the associated reports were being prepared for submission. SE went on to outline the reporting process commencing with the site investigation at the very beginning.
- 2.5 SE explained the Risk Assessment principles and that this was validated by monitoring the groundwater to see if it was behaving as the model expected.
- 2.6 SE displayed a typical graph showing a contaminant concentration in soil and the degradation of this over time and gave an overview of the model which predicts how contamination will behave in groundwater as it moves. Some 4500 samples had been used in the compilation of the model.
- 2.7 SE indicated that the model assesses and predicts impact 1000 years into the future and that to verify this, sampling of groundwater had been undertaken. SE confirmed that the sample results had been assessed against the model predictions and that these were below those predicted in the model.
- 2.8 SE showed the results from one borehole which had been monitored for a number of years which was demonstrating the reduction in groundwater contamination.
- 2.9 JL asked if groundwater had been collected from the bank of the Riddy. SE explained that a previously reported seepage from the bank had been found to be related to the structure found outside the site boundary and that this had now been removed. The Riddy continues to be monitored.

3. Presentation by Redrow Homes regarding the Reserved Matters Application

GK joined the meeting

- 3.1 JM gave an overview of progress on the planning submission and explained the evolution of the site layout since the previous meeting.

3.2 Public Consultation has continued in the period with the last undertaken in June 2012.

3.3 The reserved matters application was submitted in May 2012 with an anticipated approval in October and start on site of Spring 2013 subject to site sign-off.

3.4 The layout now shows 285 dwellings, an increase of 10 dwellings due an increased number of smaller homes now making up 47% of the site with a reduction in four and five bedroom homes. Two-bedroomed homes had also now been included.

3.5 The main area of Public Open Space had been moved further north within the layout and the footpath link shown with the spine road now shown curved through the site to be acceptable to the highway authority.

3.6 JM indicated that the sales complex would be located off Church Road and construction traffic would use the A10 access.

TO joined the meeting

3.7 TA queried the flood alleviation works needed. MLN explained the site was to be raised by the importation of the minimum of 1m of cover during development which would take it out of flood plain.

3.8 JL raised the preference for the use of Cambridge buff bricks on the site. SC explained that MH had been provided with proposed material samples and feedback was awaited. MH confirmed the proposed materials palette had been provided by RHSM

3.9 TA asked whether there had been any further progress with the Mill buildings. JM responded that no further progress had been made at present.

4. Odour Monitoring of Complaints and Responses

4.1 SW confirmed there had been three unsubstantiated reports of odour this year and suspected they were associated with a letter drop round the village.

5. Site Monitoring and Reporting Progress

5.1 CL confirmed that ATK had received and reviewed the VFLI reports and were currently preparing the Verification Report.

5.2 CL also confirmed ATK were preparing the Human Health Risk Assessment (HHRA) to ensure there were no unacceptable risks and that this would be ready in the next few weeks.

6. Questions from Residents

- 6.1 GK asked if there was still anxiety regarding the progress of the M11 junction works. JD confirmed this was still a concern that works had not yet commenced.

Action GK

- 6.2 JL asked whether the speed limit reduction from 50mph to 40mph was being done. MLN explained that CCC Highways had received consultation from the Police who did not wish to see it reduced. JD suggested that HPC and SCDC should lobby the Police and that RHSM and HE had no issue with the suggested speed reduction.

Action JW /

JL

- 6.3 TA queried the location of the proposed A10 crossing point and that it seemed to have been moved and expressed concern if this was to be further round the bend of the A10.

- 6.4 TO asked if CCC had been approached regarding the 40mph proposal outside of the planning process. JD explained it would need a Traffic Regulation Order (TRO) to put it in place. To and GK agreed to take this up with CCC.

Action TO / GK

- 6.5 JW queried the ownership of the hedge with Church Meadow and whether as a result of the footpath diversion whether this would be removed. MLN suggested the path diversion is shown tight to the boundary but this would need to be reviewed on site to see what would be affected by it. JW indicated that a loss of screening was a concern for the village.

Action JM/SC

- 6.6 JW and JL raised the green hoarding on Church Road and asked what RHSM would be proposing as an alternative. JM/SC indicated that this area was to be the sales area so the hoarding would be replaced. JD suggested RHSM may wish to progress their alternative at an earlier stage if the Reserved Matters application was progressing to timetable.

Action JM/SC

- 6.7 JL asked regarding the Bus Service proposed for the site and wanted HPC to be involved in discussions to try and get the service to come to Hauxton to provide elderly access to the Park and Ride, reduce car use and take children to school.

Action JM/SC/JL/JW

7. HPA Report

- 7.1 KK had issued her apologies for this meeting but had stated in an email that she had no issues or concerns to raise.

8. Communications

8.1 SW informed the meeting that Gareth Bell (GB) the SCDC Communications Officer had prepared a statement in relation to the forthcoming verification submission and this had been agreed with HE.

8.2 EY confirmed that the EA continue to monitor the Riddy Brook and respond to any incidents or call outs. GK asked if anything had been found during the monitoring and EY stated nothing had been identified.

9. Any Other Business

9.1 TO queried the reduction of speed to 40mph and asked whether the cost of doing this was still supported. JD confirmed that this would form part of the Section 278 works proposed on the A10.

9.2 TA asked whether the WWTP has had any further advancement. JD explained that the focus had been on the Main Site and the reporting element and this area would start to come forward once this had been done. JD indicated the Waste Recycling Centre proposals were still outstanding but proposals were likely in the next 6 months.

10. Date of Next Meeting

10.1 The Date of Next Meeting was confirmed as the 18th October at 2pm in the Monkfield Room at South Cambridgeshire District Council Offices.