

Hauxton Consultative Committee Meeting

Redrow sales office, Hauxton Meadows

Thursday 24 March 2016

Present:

Janet Lockwood (JL), South Cambridgeshire District Council (SCDC) (Chair)

Jane Ward (JW), Hauxton Parish Council (HPC)

Phil Clark (PC), Redrow Homes (South Midlands) (RHSM)

Andrew Winter (AW), South Cambridgeshire District Council (SCDC) Planning

John Hammond, Clerk to Hauxton Parish Council

Apologies:

Tony Allison (TA), Former HPC Chair

JL & PC stated that this smaller meeting would be the format for the future reflecting the progress of the project.

1 Review of actions from the meeting of 25 September 2015

- 1.1 PC advised that the tree works part of the River Corridor Ecology Management Plan (RCEMP) had been delayed by two months but was now well in hand. All other works were completed in line with the RCEMP.
- 1.2 PC confirmed that the dog bin had now been replaced.
- 1.3 PC advised that Greenbelt Group (part of Greenbelt Holdings Ltd) had been appointed as the Management Company for the development. They will be responsible for emptying the dog bins and the rubbish bins beside Footpath No.1 with effect from 1 May 2016. The dog bins will be emptied once per month. Greenbelt will also be responsible for maintenance of the footpaths around the site.
- 1.4 Concerning future governance of maintenance until the whole site is handed over to Greenbelt Group, PC asked that HPC request information from Redrow.

2 Development Progress

- 2.1 PC advised that due to issues relating to the power sub-station until now, the number of homes occupied has been limited. At the time of the meeting there were 8 homes occupied, with a further 8 planned for occupation during April, now that the sub-station issues have been resolved.
- 2.2 JW raised the possibility of Neighbourhood Watch. PC advised that if HPC wish to progress this at Hauxton Meadows they should advise him.

3 River Corridor Ecology Management Plan (RCEMP) and off-site works progress

- 3.1 The tree works required to be done under this agreed plan by Redrow are now complete. Tree works to be done by Harrow Estates are currently in hand.
- 3.2 PC confirmed the log piles beside the river are to encourage insect species.
- 3.3 The post work, 5 year monitoring of species will begin during 2016 in accordance with the RCEMP.

- 3.4 PC advised that the large Chestnut tree which had fallen into the mill head race had been partially removed to enable access for the silt removal team.
- 3.5 PC agreed to the request by JW for some of the tree chippings arising from the work to be provided for mulching purposes around the shrubs on the recreation ground.

Action PC/JW

- 3.6 JW advised that Alan Kavanagh (the previous site foreman) had agreed for a small amount of crush to be given to HPC to repair some potholes on the entrance drive to the recreation ground. PC advised that this should not be a problem, but Redrow could not carry out the work or accept liability. PC requested photos/quantities required to see whether this can be provided.

Action JW/JH

4 S278-A10 Cambridge Road improvement works

- 4.1 PC advised that discussions were ongoing with CCC to determine whether the S278 works could go on to maintenance in the current condition. John Coyle is currently on holiday and would be contacted on his return. As the maintenance period is one year in duration, further information regarding the WWTP application would become apparent.
- 4.2 JW raised concern over the red marked cycle lane approaching the traffic lights from the M11, saying that this could be hazardous for cyclists with lorries turning. PC advised that the road design was Highways Department approved and cannot be amended.
- 4.3 HPC raised the replacement of trees and hedging on the corner of the A10/Sports Ground drive, which had been removed in order to create the enlarged access. The remaining soil bank is not stable and does not impede access to the sports ground. PC advised that this should be taken up with Harrow.
- 4.4 JL reported that a resident (police officer) had complained that the wheel wash of lorries prior to exiting the site is not happening on every vehicle, which is contrary to traffic regulations.

Action PC to remind operators

- 4.5 JL also reported that the traffic light sequence appears to operate to stop traffic and permit pedestrians to cross even when there are no pedestrians. PC advised that now that the traffic lights are operating, a monitoring survey is scheduled to modify the sequencing to ensure appropriate phasing of the lights.
- 4.6 PC confirmed that the Hauxton 'gateway' sign will be re-installed 'any day now' together with the 30mph sign on the off-side of the Church Road.
- 4.7 JW advised PC of the deterioration and collapse of the road surface due to service trenches near to the communications boxes on Church Road.

Action PC to investigate and effect repairs.

5 Planning Applications

- 5.1 Phase 3 – Redrow: The two planning applications for phase 3 which were rejected will be considered at an appeal hearing on 14 April 2016 at the SCDC offices. HPC confirmed that they objected to S/0409/15/RM for 132 dwellings (on parts of phase 1 and 3) but supported S/0410/15/RM for 14 dwellings. PC advised that a new house model (with a hipped roof) will be offered to residents in the next phase. This will be subject to the normal planning process and HPC will consider this in due course.
- 5.2 Mill buildings and associated land – Harrow: Concern was expressed by HPC over

the lack of progress regarding the commercial/retail area of the site. JW said that residents would like a small supermarket as part of this development. PC advised that no interest had been forthcoming. AW advised that the developers at Trumpington Meadows were also experiencing difficulties finding a supermarket chain prepared to set-up a 'metro-style' small supermarket.

AW advised that the planning application for the Extra Care homes, submitted by BPHA was currently being held up due to concerns by Highways Department relating to car parking of visitors to the proposed incorporated shop. This may require a change of layout.

6 Footpath diversions (on-site discussion)

6.1 PC clarified that Footpath No1 between plots 108 to 111 will be widened to 2 metres and rebuilt in hogging. Gardens in these house plots will step down to existing ground level, and be separated by a fence 1.5 metres high with 0.3 metres of trellis on top, to ensure that it does not become a darkened area.

6.2 PC agreed to replace the blue pegs in the correct positions to mark the route of the re-routed footpath around plot 107 when the area has been cleared. JW expressed concern over the existing surface which has been known to become water-logged in the past. The foundations of this property will be built when the footpath issues have been finalised.

Action PC to peg out footpath route then meet with HPC on site.

6.3 PC agreed to replace the damaged waste bin beside the river.

Action PC

7 Questions from residents

7.1 A complaint from a resident about the illuminated Hauxton Meadows signs is being considered by SCDC. AW to check with colleagues if any action is required.

Action AW

7.2 Residents had questioned the contamination of the silt being removed from the mill head race. PC advised that it has been tested and contains no contaminants. It will be treated for presence of an invasive weed (Himalayan Balsam), before it is removed and used for landfill. The silt could also be retained on site if mixed with topsoil to act as a growing medium in landscaped areas. The water permeating through the silt bags is not being tested as this is simply water from the Cam which is discharging back into the Riddy in accordance with the licence from the EA. A final pollution control mechanism has been deployed in the form of straw bales in the unlikely event that any silt escapes from the bags prior to the water reaching the brook.

7.3 PC said the organic flotsam on the river would not be cleared as this does not form part of the de-silting works and the equipment is not on site to remove this.

7.4 JL raised the issue of the bus service provision (between Hauxton Meadows and the Park & Ride), which is triggered on first occupation. PC advised that there is a health and safety issue if the bus is routed through the site, so a temporary arrangement is being considered. It is hoped the service can accommodate existing Hauxton village residents, when it begins. Clare Gibbons at SCDC is organising this.

Action AW to contact Clare Gibbons.

7.5 Some residents had expressed concerns over the risks to new home owners of gardening, arising from perceived contamination of the soil. PC advised that there is a 300-500mm layer of hardcore ('no dig layer') at the original level of the land. This is

then capped by a 'flood prevention and capping' layer of 700mm of clay, topped by a 300mm layer of top soil. PC provided a copy of the remediation report from the Redrow sales team to enable HPC to understand the remediation work that took place, and the post-remediation strategy. This could be subsequently communicated to the residents where unsubstantiated queries arise. AW also advised that SCDC had a dedicated page explaining the remediation for which a link would be provided on HPC website.

Action JH

- 7.6 Hauxton Primary School had requested the opportunity to display information in the showhouse about the school. This will be a decision of the sales team according to space and sizes, etc.

Action JL to advise school to contact PC with required information.

- 7.7 JW requested the opportunity to have a noticeboard on site. PC advised this could possibly be installed on the LEAP (green space) but this is part of phase 2 due to start in July/August and may not be ready for 2-3 years. It was agreed that a temporary noticeboard would be placed beside the showhouse, subject to a design and location being submitted for approval by Redrow Marketing Department.

Action JW

- 7.8 Residents had asked about the large ornamental stone near Church Road. This was a garden feature which will be removed.