

HASLINGFIELD ROAD DEVELOPMENT

Section 106 Agreement

Present: Councillors Fletcher, Day, Hatton, Gardiner, Alderton, Potter, McCormick, Rhodes-Kemp,

Mrs V Parkes, Mrs M Goding, Mrs V Tookey (Clerk)

District Cllr Van de Weyer, County Cllr Kindersley

Mr Ian Southcott, Mr Simon Barrett – CEMEX

Mr Andrew Fillmore – Planning Officer, South Cambs District Council.

Cllr Fletcher opened the discussion by asking CEMEX representatives to explain where they believed they were with the agreement.

Mr S Barrett stated that he believed they were very close to the final draft so that planning permission could be issued. A Fillmore confirmed this and once S06 is signed and completed Planning would issue the decision notice.

Points discussed/confirmed:-

- £100,000 would be released to Parish Council upon commencement of demolition, or settlement of reserved matters whichever is the earliest. (this sum will come from the Village Hall allocation initially, although consideration had taken place about taking a percentage from each of the various elements of the agreement which would prove more complicated) Ownership of Village Hall still being investigated by BPC and this sum will be used to employ consultants for both village hall and pavilion matters such as design, v.a.t. etc.
- Transfer of land and pavilion remains at commencement. Confirmed that once planning permission is issued there will be continual discussions between CEMEX and BPC.
- Water management options are still being considered. BPC and CEMEX had met during May and options are still being considered.
- When asked S Barrett confirmed that they were talking to a number of developers at the moment, but terms have yet to be agreed which will happen once planning permission is granted. Marketing package is being pulled together at the moment, and should take 4 – 6 months. Then a further 6 months for developers to respond and due diligence to take place.
- S Barrett confirmed they are working on the demolition plan which will include an asbestos survey (Hydroc have been contracted to do this), and then demolition and remediation will be costed.
- There is an archaeological condition in the Reserved Matters although in 2007 there was an extensive survey.
- Discharge of sewage – current plan is to pump to Haslingfield.
- Cycle path has to be completed by first occupation and recently initial bore holes have been drilled.
- Timetable is for 2 years to clear Reserved Matters and then one year to start build.
- When asked about possibility of a joint venture, S Barrett confirmed it may be something similar to a joint venture with a developer.

- Design for the public open space will happen fairly soon, since BPC need to make the decision regarding ownership/management.
- Fencing around quarry, building site and the railway line is still being considered bearing in mind both safety and visual needs. A developer would probably want a more significant fence for visual purposes, higher and more solid.
- Number of train journeys was raised. Permission is for 3 journeys a day, at the moment running 2 and some weeks only 1. S Barrett stated that infill was still on target.
- Maintaining the number of trees etc on Haslingfield Road where new school car park is planned was discussed. S Barrett agreed would keep as much as can. Wildlife and Ecological survey will need to be carried out.
- Timetable for the school was raised as a major and urgent concern. Payment is to be made 50% at commencement with remainder at first occupation. All present would hope that County were actively working on plans.
- Cycleway to Foxton should be completed at first occupation but recent news of Network Rail consultation regarding changes to crossing would have implications to design.

Val Tookey

Clerk

28.6.16