

ICKLETON PARISH COUNCIL

Minutes of the meeting held on Wednesday 20 April 2016 at 7 30 pm in the Gordon Woolhouse Meeting Room, Ickleton Village Hall.

Present: Terry Sadler (Chairman), Jess Bloomfield, Simon Cheney, Lewis Duke, Owen McGuire, Tim Pavelin, Michael Robinson, Sian Wombwell, Peta Stevens (Parish Clerk), Liz Gibson and David Lilley. Additionally 14 residents attended the Open Meeting presentation and the Q and A.

62/16 Apologies for absence: Lucy Davidson, Mick Martin. Other absence: Peter Topping.

63/16 To approve the minutes of the meeting held on 16 March 2016: The minutes were approved, subject to the addition of "JW "to those listed as responsible for the actions noted under "Matters Arising" item 47/16 (095/15). Accordingly, they were signed by the Chairman.

Open meeting. The Chairman adjourned the meeting for a presentation by Mrs Emma Fletcher, MD of SmithsonHill about their project for an agri-tech hub in Hinxton. Notes on the ensuing discussion are attached to these Minutes as Appendix A.

64/16 Adjournment for questions from the public. David Lilley reported overhanging vegetation on both sides of Brookhampton Street by Stoney Arch. **Action: TS, Clerk**

65/16 Matters Arising:

019/14 Ickleton Village Hall – Supplementary Trust Deed. –Nothing had been received from the Charity Commission concerning amendment of the Village Hall deed. **Action: Clerk**

043/14 Ickleton Post Office –There had been no developments since the last meeting.

026/12 Proposed 20mph Speed Limit and HCV's. The site meeting proposed by Evan Laughlin, CCC Highways District Manager (South Cambridgeshire), to discuss outstanding issues relating to the 20mph speed limit (positioning of some signs, and lack of expected roundels and repeater signs would be held on April 22nd. The Chairman, Lucy Davidson and Michael Robinson would attend. The 20 mph zone stickers had yet to be purchased. They would be made available to residents on a first come first served basis. **Action: TS, Lucy D, MR, Clerk**

169/14 Ickleton Information Guide. To be completed in the near future. **Action: J Flitton, C Driver**

197/14 Defibrillator Lewis Duke reported that the trainer had been ill. A third training session would be held on a Saturday morning with 21 May or 4 June being the probable date. **Action: Lewis D**

010/15 Parking on pavements. Michael Robinson reported that now the cricket season was about to start, he would be in a better position to contact the individual concerned. **Action: MR, Clerk**

045/15 Token of appreciation for former Clerk. The circular seat frame complicated the attachment of a plaque. The Chairman is investigating ways to overcome this. **Action: TS, Clerk**

086/15 Landscaping project: Boundaries of Howey's Yard. The Recreation Field around the site had been grass seeded. Sian Wombwell would see what planting, if any, was possible. **Action: SW**

094/15 Local Government Transparency Code. As mentioned previously, the Chairman and Clerk had only limited access to the Village website and required support to be able to make public additional information about the Parish Council and its financial transactions, as desirable under the Code. The situation would not improve without assistance. **Action: TS, Clerk**

095/15. Recognition of achievement from Parish Council (residents or groups). The Ickleton Awards Committee members had met and its recommendations for awards and prize levels circulated to Councillors. Awards had been recommended in four of the five categories. The financial value of the awards was discussed and set at £200 per category, Councillors voting 6:2 in favour. The Committee's recommendations of award winners was agreed unanimously. Winners of awards would be notified in advance to enable them to attend the award ceremony which would form part of the Annual Parish Meeting on 25 May. Letters would also be sent on behalf of the Parish Council to all nominees to congratulate them on their achievements. The Clerk would arrange for the printing of certificates and obtain details of the clubs, societies etc. who would benefit from these awards. **Action: TS, Clerk**

116/15 Issues with the local road network. It was agreed that there was little to add at this stage, given the comprehensive discussion that had taken place with Mrs Fletcher. **Action: Clerk**

144/15 Resolution of an SCDC Planning decision concerning Permitted Development. The Chairman had been in touch with Cllr. Martin, who was equally perplexed by the letter from SCDC Planning Enforcement Office. Cllr. Martin had agreed to investigate further. **Action: TS, Cllr. Martin**

150/15 New advertising sign overlooking the M11. The Chairman had now been advised that the sign was not situated on Highways England land. The general impression was that it was a CC Highways issue but it was proving difficult to achieve a resolution. **Action: TS**

181/15 Uttlesford Planning Policy Working Group: Proposed sites for new developments. The Chairman had responded to UDC about factual errors by officials in the site assessments. The response had been shared with neighbouring Parish Councils, District and County Councillors and MPs. Further liaison with Parish Councils would continue. **Action: TS, MR**

193/15 Bid for an agri-tech hub at Hinxton. The discussion of this item is recorded in Annex A to these Minutes. **Action: TS, L Duke, Clerk**

205/15 Local Highways Improvement Scheme 2016-17. The Chairman observed that it had not been worthwhile seeking feedback on our bid for a mobile vehicle-activated speed sign, given the low priority awarded to it. The possibility of acquiring one from Parish Council funds was on hold because the County is reviewing the third party funding process. **Action: TS**

201/15 Compilation of a project priority list for highways improvements. This would be held over until a number of standing items could be removed from the agenda. **Action: Clerk**

218/15 Availability of super-fast broadband (SFBB) within the Village. The Chairman had contacted Connecting Cambridgeshire who had confirmed this had been referred to BT, with whom CC was in frequent contact. The issue of Ickleton residents unable to order SFBB would be considered during their next call. The Chairman had contacted Great Chesterford Parish Council to advise them of this problem since they may also have problems with exchange only lines. **Action: TS**

218/15 Proposal for change to traffic arrangements: low bridge on the road towards Great Chesterford. The Chairman had written to CCC Highways to make clear that the Parish Council was not happy that present signage was considered adequate and that as this was not an accident black spot, funding was not available. Councillors agreed the approach to the low bridge was hazardous for pedestrians and cyclists. Repeated failures by drivers of high vehicles to observe the signs added to the risk of accidents. CCC Highways were becoming increasingly defensive. Doing something about all of this was becoming more difficult as Essex CC was also involved. The Chairman would speak to Mr Laughlin on April 22 but felt that no further action could be taken by the Parish Council. This was agreed.

239/15 Wellcome Genome Campus: Expansion Plans. The meeting arranged for representatives of the Wellcome Genome Campus to inform Ickleton residents of the Campus's Vision for the next 25 years was held on March 23rd. 64 members of the general public attended the meeting which was considered to have been successful. There had been a very good representation of engaged residents, the questioning had been succinct and had led to a good exchange of views which led to robust expressions of concern. Notes on the meeting are attached as Appendix B. Councillors agreed on the need to monitor how the Campus responded to the concerns raised. The proposed access to sporting and other facilities for local residents might be welcomed. The Chairman reported that an informal meeting would be held on May 3rd to facilitate an exchange of views on matters of local concern. Two Parish Councillors each from Duxford, Great Chesterford, Hinxton and Ickleton had been invited. It was agreed that the Chairman and Michael Robinson would attend. **Action: TS, MR**

269/15 Grass Verges in Abbey Street. This would be discussed with Mr Laughlin at the meeting arranged for 22 April. **Action: TS, LD, MR**

14/16 Construction of a BMX Track. The owner of the land had still taken no action to remove the structures. It was agreed to ask the landowner for an update on his proposals. **Action: TS, Clerk.**

37/16 Emergency Plan/Risk Assessment. CCC had circulated a comprehensive risk assessment schedule covering grass cutting activities. A sensible translation would be incorporated into our risk assessment, to be updated shortly. **Action: Lewis D, Clerk**

41/16 Roles and Responsibilities of Councillors. There were vacant slots particularly relating to the Village website. It was hoped that these would be filled at the AGM on 18th May. **Action: Clerk**

47/16 Implementation of the Wellcome Genome Campus offer to meet the printing costs of Icene. The Chairman proposed that this be discussed at the liaison meeting set for 12 May. Lewis Duke was unable to attend, and Jess Bloomfield would take his place. **Action: TS, JB**

47/16 Annual Parish Meeting Wednesday 25 May. The Chairman had invited the police contact Community Speedwatch with an invitation to address the APM. He had sent a copy of current guidelines

with an apology that he was unable to attend on 25 May. In the meantime, Community Roadwatch had been in contact. The Chairman would circulate the information forwarded. The Chairman asked for volunteers to deliver leaflets advertising the APM.

Action: All

66/16 Youth Representation: None.

67/16 Reports from District and County Councillors:

District and County Councillors' Report

None in the absence of Cllr. Martin and Cllr. Topping.

Liz Gibson left the meeting

68 Correspondence received

Heidi Allen's Office

SCDC (S.Kaloo)

SCDC (C O'Donoghue)

SCDC (K Hawkes)

CCC (E Laughlin)

CAPALC (T Webb)

Information on Tesco's funding for green space projects

New 3 C Shared Legal Services.

Revised Scheme of Delegation.

Green space projects- funding opportunity.

Great Chesterford Railway Bridge.

DIS *Extra*: Issues 880 /81 Funding and Grants Bulletin

CAPALC -Bulletin March 2016.

Successful claims to the Transparency Fund.

Submitting motions to NALC.

Information from NALC on annual meeting.

Note on revised legal topics on NALC website.

Bulletin on National Developments and Meetings.

March e-bulletin.

Newsletter on new developments.

Various e-newsletters.

Weekly rural newsletters.

Rural Housing Spotlight.

Spotlight on the Heart of the Village.

Rural Transport March 2016 .

Weekly e-bulletin news digest.

Various emails.

Focus on Funding.

Notification of AGM.

Update on restoring power supplies.

UDC Sites assessment.

Announcement of meeting 18 April.

Notice of full closure of Hinxton Road, 20-21

CPRE

Community Land Trust East

Engagement (NHS)

Rural Services Network

Rural Vulnerability Service

Public Sector Executive on-line

Fields in Trust

UK Power Networks

Deputy Chairman, Hinxton Parish Council

Wetlands Conservation Group

Clerk, Duxford Parish Council

September

Other various e-mails

Society of Local Clerks

SmithsonHill

E-Cops

Neighbourhood Alert

Sir Graham Bright

HM Revenue & Customs

Circulated to Councillors during the month.

Leadership in Action conference.

Poster for 11 April Transport Event.

Daily updates.

Various e-mails.

Monthly update.

Various e-mails.

69/16 Planning application(s) received from SCDC: Declarations of Interest to be declared.

For information: Applications withdrawn:

S/2617/15/FL Solar farm and associated development, Land at Abbey Farm, Grange Road (Mr S Bradshaw, Push Energy Ltd.) and

S/2642/15/FL Solar farm and associated development, Land at Rectory Farm, Grange Road (Mr S Bradshaw, Push Energy Ltd)

S/0342/16/FL and S/3044/16/FL Single storey extension, 3 Church Street. (Mr Davis)

Applications approved by SCDC:

i. S/3085/15/FL Single storey extension, 20 Brookhampton Street. (Mr M Waters).

ii S/3239/15/FL Additions to already approved application to create a 4th bedroom and 1m extension to dining utility room. 14 Brookhampton Street (Mr. H Lober)

Applications approved by SCDC (subject to certain conditions):

iii S/3180/15/FL Retrospective planning permission for demolition of existing agricultural storage unit and planning permission for erection of new agricultural storage unit and associated welfare and office facilities. 11 Mill Lane (Mr G Wallis).

iv S/0359/16/FL Extension to an office, Abbey Barns, Grange Road (Abbey 2000 Property Management).

Application refused:

S/0429/16/FL First Floor Garage Extension, Including Raised Roof, to Create Annexe above Garage, 66, Frogge Street, Ickleton (Mr Carter)

70/16 Reports from Councillors.

i. Jess Bloomfield and Owen McGuire had received complaints about the loud bang being heard around the Village. This came from a bird scarer to protect crops from pigeons.

ii Michael Robinson commented on the growing accumulation of grass cuttings from the cricket square under the hedges at the edge of the Recreation Field. It was agreed that these would need to be collected into a single heap and removed in winter.

iii Sian Wombwell reported on a traffic accident near the Strethall junction. There had been a problem in determining whether Cambridgeshire or Essex police should attend the accident site and it was worrying to learn that minor road accidents which fell within the jurisdiction of Essex police could now only be reported on-line.

David Lilley left the meeting.

71/16 Finance (Bank Balances) including payments to:

Harts (March Icene) **£113.16**; A Pavelin (Emptying Litter Bins) **£80**; Ickleton Village Hall (hire meeting room); **-£72.00**; Campaign to Protect Rural England **£36**; CCC (costs of implementing 20mph zone) **£5,126.67**; CAPALC (annual subscription) **£235.97**; A.G. Carpentry (new church gate) **£1,035** (cheque issued in 2016-16 financial year).

Money received: Barclays (Business Account interest) **£3.22** Mr & Mrs Bloomfield, (Purchase of burial plot) **£73**.

Icene Received: Cheryl Diana **£60.00**

Bank Balances: Community Account: **£11,307.88**. Business Base Rate Tracker Account: **£25,846.53**.

Donations requested. MAGPAS, East Anglia's Children's Hospices (EACH) Held over to the next meeting

Determination of amounts of Ickleton Awards. £200 per category was agreed **Action: Clerk**
Draft year-end accounts had been circulated. Councillors were asked to contact the Clerk with any queries/comments. **Action: Clerk**

72/16 Recreation Field and Play Area:

Update on play area refurbishment project. In Lucy Davidson's absence, this would be held over until the next meeting. **Action: Lucy D**

Spraying As it had taken a considerable time for the contractors to complete spraying last year, the Clerk contacted Agrovista who would contact Michael Robinson to arrange this. **Action MR, Clerk**

73/16 Cemetery/ Chapel – Condition to be kept under Review.

i. Rabbit damage. Michael Robinson had been unable to get in touch with his contact and it was now too late to undertake a cull. This should be brought back on the October agenda. **Action: Clerk**

ii. Cemetery chapel. The Clerk reported that Shane Cahill had contacted her to arrange a return visit to take more detailed measurements for the area to be repaired. **Action: Clerk**

iii. Fallen tree and leaning tree by cemetery wall. The Clerk was arranging for quotes. **Action: Clerk**

74/16 Churchyard.

Repair to pedestrian gate. The gate was in place and had received many favourable comments. The Clerk would pass on the Council's thanks to Adrian Green. **Action: Clerk**

75/16 Affordable Housing. The relevant legislation had yet to be approved by Parliament but it was evident that, in its final form, the Housing and Planning Bill would have very significant implications for social and affordable housing in our District. **Action: TS, Lewis D**

76/16 Annual Village Fete June 11th. Subject to the usual conditions, permission was given for the annual Village Fete to be held on the Recreation Field on Saturday 11 June. **Action: Clerk**

77/16 Open Gardens Day June 19th overflow parking arrangements. It was agreed that the organisers of the Village Open Gardens day could use the back gate on the Recreation Field for over flow parking on June 19th. **Action: Clerk**

78/16 Imperial War Museum-Neighbours' Forum-13 April 2016-report back. Lewis Duke reported that the new management structure, under the guidance of a part-time Head, appeared to be bedding down well with its emphasis being on the implementation of its new master plan. The refurbishment of the Officers' Mess to create a business centre was complete. Given the disaster at the 2015 Shoreham Air Show, the CAA was being extremely vigilant about spectator arrangements. Consequently, a matter of considerable concern was the possible re-occurrence of intrusions onto the site from the southern boundary.

79/16 SCDC Parish Planning Forum 22 March -report back. The Chairman had attended and had subsequently circulated a document commenting on items of interest to Ickleton. SCDC were in a state of flux, with posts still vacant and new appointments needing time to settle in. The absence of a Local Plan necessitated a detailed assessment of each application on its merits, with officers relying on case history to guide them. There was a contentious development at Duxford that had gone to appeal and the outcome of this would need to be studied closely.

80/16 Adjournment for questions from members of the public.

81/16 Date and time of next meeting and AGM- Wednesday 18 May 2016 at 7.30pm.

There being no other business, the meeting closed at 10.25.

Chairman

Date

Ickleton Parish Council

Meeting held on 20 April 2016 in the Ickleton Village Hall to receive an update on proposals for an agri-tech hub at Hinxtton

1. Background.

Mrs Emma Fletcher, MD of SmithsonHill, briefed the Parish Council at its meeting on 21 October 2015. She was invited to its April 2016 meeting to give an update to Ickleton residents and to answer queries. In addition to the Parish Council, 14 residents attended. She explained:

SmithsonHill This development company was a joint venture between the Smith family (well known farmers in the area) and Hill Group. It had 7 directors (3 members of the Smith family, 3 from Hill Group and herself as Managing Director). Its vision was to recreate Cambridge as the leading area for agricultural research.

The land in question comprised some 500 acres in Hinxtton along the A1301 north-west of the land owned by the Wellcome Trust. This land had been put forward as a site for the Hanley Grange eco-town. The land had subsequently been re-acquired by Robert Smith.

Transport Problems. Resolution was fundamental to the agri-tech hub going ahead. Problems identified included:

- Despite the present emphasis on the London-Stansted- Cambridge M11 corridor, there was no transport model for South Cambs and thus no cohesive approach to enable the area to put forward a significant sized project.
- Traffic volumes locally continued to grow and were estimated to be heavier than at the Girton interchange. Peak travel times had lengthened.
- This growth was due in part to the number of bio-tech companies taking advantage of local expertise. Because house prices in the region were so high, staff working at these science parks and technical industries were having to find accommodation further afield.
- No money had been allocated for improvements in South Cambs from the City Deal apart from £39m allocated for improvements to the A1307.
- The increase in local traffic has put Whittlesford Parkway car park under strain: this will get worse if a new station is built at Addenbrooke's (virtually no parking planned there).

Possible solutions Mrs Fletcher had concentrated on linking up interested parties. To date she had met the local MP, had 4 meetings with the science parks and technology centres and had attended meetings at most local Parish Councils. This had culminated in a meeting in Sawston on April 11th of transport consultants and representatives from local Parish Councils. Terry Sadler and Lewis Duke had attended on behalf of Ickleton. Suggestions included:

- developing rail/light rail opportunities in the area, enhancing transport links around stations and review of fare structures.
- A full M11 motorway junction at or around Stumps Cross
- a circular bus service covering the various science parks and including local villages.
- greater cohesion between the small amount of infrastructure that does exist
- bigger parking facilities at Whittlesford Parkway
- moving the Babraham P & R out to Fourwentways
- a by-pass from Frogge Street to Coploe Road to address Ickleton's "rat running" problems
- improvements to the Pampisford roundabout.

2. Response to questions

Acreege required for an agri-tech hub? This could not be quantified until current investigative work was completed. Obstacles already identified include the presence on site of: an aquifer that is of vital importance for Cambridge's water supply; a major gas main; a disused railway track; a Grade II listed house and various tree belts. The electricity supply was a major concern- the position in

Sawston was already fragile and SmithsonHill had been quoted £11.5m to bring electricity to the site. Concern was expressed at the size of development required to justify such expenditure.

Why could the agri-tech hub proposal not have been sited on the Spicer's site as this would make use of brown field land rather than take out a significant amount of greenfield land?

The company which had acquired this site in Sawston would eventually employ some 2,000 people working on brain cancer. Land not required directly for this work will be needed for other research users wishing to benefit from being in close proximity.

Interaction with the Wellcome Genome Campus? SmithsonHill tried to keep Wellcome fully informed of their efforts to achieve traffic improvements, inviting them to meetings and sending them copies of minutes etc. They appeared to be working very hard on their internal vision and wished to stand alone at present. SmithsonHill had no intention of interfering with the Wellcome Genome Campus's plans to re-site the A1301.

External interest in the agri-tech hub proposal? NIAB and 2 other companies were already conducting trials on site. SmithsonHill had already received a number of international and national expressions of interest.

Balance of use on the proposed development of the SmithsonHill site? This would be influenced by the obstacles already identified. Inevitably there would need to be laboratories and accommodation for heavy machinery as well as road infrastructure to enable movement around the site.

Was there a possibility of residential accommodation on the site? Mrs Fletcher was coming under pressure to include some element of domestic housing in the proposal to attract the level of financing required. She was not in a position to disclose the source of this pressure nor could she give any indication as to how much land might be allocated for this purpose.

3. The next steps.

SmithsonHill was still in the data gathering rather than design phase of development but Mrs Fletcher expected to be able to provide much more information within a couple of months. The review into the proposal for a P&R at Fourwentways was also to be released this June. Mrs Fletcher volunteered to come back whenever suitable after this date.

Ickleton Parish Council

Meeting held on 23 March 2016 in Ickleton Village Hall to receive information on the Wellcome Genome Campus 25 year Vision.

1. Background.

The Wellcome Genome Campus had held a briefing on 7 November 2015 to which Great Chesterford, Hinxton and Ickleton Parish Councils were invited. 6 members of Ickleton Parish Council attended. Little firm information was available as the 25 year Vision for the Campus only received approval from the Wellcome Trust Board in December of 2015. The Campus subsequently engaged in meetings with neighbouring villages to expand on their plans. 4 senior figures from Campus attended the meeting in Ickleton and gave presentations. They were Dr Martin Dougherty, Chief Operating Officer of the Wellcome Trust Sanger Institute and the Wellcome Genome Campus, Mr Duncan Parsley, Capital Projects Director, Dr Adrian Ibrahim, Head of Technology Transfer and Business Development, and Ms Wendy Arntsen, Head of Campus Development. More than 60 members of the public attended.

2. Presentation summary.

These covered:

- The ambition to develop Campus facilities to enhance research training and support. This should attract and retain the best talent world-wide.
- an overview of the plans with artists' impressions of what the Campus might become;
- planning developments within the present framework,
- the commitment to engage with local communities, including employment opportunities;
- the position of the Campus as the most successful centre in Europe for genomic research;
- the role the Campus plays in supporting the UK research community to ensure the translation of this research into excellent healthcare solutions;
- the importance to research development of having enterprise and innovation clusters in close proximity to facilitate collaboration and subsequent commercial opportunities;
- an overview of the proposed layout of the expanded Campus.

3. Proposed layout and implications for Ickleton.

The only remaining space with planning permission available for research development is to the south of the present Campus. Wellcome owns a triangle of land bordered by the A1301 and A11 and plans to develop to create an enlarged, cohesive Campus. To achieve this the A1301 will be diverted to the south (away from Hinxton). Other facts of interest include:

- A new Facilities Support Village is the only new development planned for remaining part of the Southfield site.
- The Campus entrance and Research and Development Village will be within the expanded Campus, as defined by the new A1301;
- A new Science neighbourhood community and residential village is planned for the area to the north east of the existing A1301;
- A residential village (900-1,200 units) is planned for a site at the eastern extremity of the new site. This will contain a mixture of accommodation for rental or private purchase with a large proportion reserved for Campus staff
- There is potential for a R&D zone adjoining the residential village.
- Ickleton will continue to be buffered from the developed site by the Wetlands area.

4. Transport Problems.

Resolution of these are fundamental to the Campus Vision. Local train stations have inadequate parking facilities while traffic congestion makes it very difficult for staff to get from the station to Campus. The serious problems which already exist for road traffic are exacerbated by the restrictions at Junction 9 on the M11. There is an urgent need for advanced transport surveys to underpin bids for funding.

5. Responses to questions

i. What transport solutions are under consideration?

Rail Developing local rail/light rail infrastructure is a major consideration. There is no thought of a new station between Whittlesford and Great Chesterford. Whittlesford Parkway station is very important to the Campus model but the parking situation there is chronic. The projected population increase from both the planned Campus residential accommodation and possibly also through UDC's proposals for Great Chesterford, will make this worse. One way forward might include using land owned by Wellcome Trust which stretches all the way to the station. The possibility of a monorail to the Campus was raised.

Road Structure The Wellcome Trust recognise the need to rationalise the local road network. It is in broad agreement with SmithsonHill that a concerted approach to local transport problems is essential. Points made during discussion include:

- Possible remedial measures are inevitably complicated by the need to negotiate with both CCC and Essex CC;
- Wellcome is happy to negotiate with CCC over the use of their land for remodelling the Pampisford roundabout;
- Northern access to the M11 at Junction 9 would cost over £50m but would undoubtedly alleviate Ickleton's traffic problems;
- Connecting the old and new parts of the Campus via a tunnel under the A1301 would be more expensive than rerouting the road;
- Access to the A1301 via Brookhampton Street will be maintained;
- The proposed layout of roundabouts on the rerouted A1301 could undoubtedly add to Ickleton's rat-running problems. But this was only an artist's impression and might well be changed as plans hardened;
- The Campus will be proactive in managing behaviour of both staff and contractors.
- The Campus could possibly employ vehicle recognition technology to deter cars using the Campus as part of their rat run through Ickleton;
- An Ickleton by-pass was discussed but the suggested route raised serious problems.

ii What was the budget for the Campus Vision? No firm budget has been set at this stage but the ball park figure is certainly well over the £100m range.

iii What is the need for the expansion when we have the Addenbrooke's 2020 initiative? Strong links with the Addenbrooke's site do exist with some staff having joint contracts. However, the growth potential for genomics and biodata is enormous and the infrastructure this research requires makes co-location impossible. Although interaction with Addenbrooke's will continue, the research on Campus is developing in a unique and focused way specific to it alone.

iv Why was the Campus planning for such a large residential Village when UDC had also identified Great Chesterford for a potential large development?

- The Campus 25 year Vision is to create an environment supportive to its staff and their families. The aspiration is to have 4,000 employees.
- Lack of affordable housing locally means staff are having to look for accommodation at a considerable distance from Campus. Concern was expressed at the extra traffic the new Village might generate: Wellcome considers this a major concern which must be avoided.
- The loss of agricultural land is regretted but Wellcome believe they have to balance this against the needs associated with scientific progress, regardless of whether the land is used for research or residential purposes.
- The size of the residential Village and the balance between rental and sale properties is not yet decided. Whatever its size, the Village will be built in clusters within a defined envelope
- The Wellcome Trust is not convinced that the Great Chesterford development will go ahead given UDC's commitment to the Stansted Corridor initiative.

v. What facilities will be provided for the new Village?

Plans include the possibility of a primary school and a small retail outlet. There is no intention to build a large-scale retail outlet, but it was noted that Tesco still have first option if a retail outlet is built on land reserved for the SmithsonHill agri-tech hub proposal.

vi. Removal of spoil?

Wellcome recognise the local flooding risk. They undertake to ensure everything is done in concert with current legislation and the requirements of local authorities. Wellcome accept that spoil from future developments will need to be moved off-site.

5. The next steps

A 3-4 year programme of activity is envisaged with concept expansion and development of the master plan during the next 2 years. Ongoing dialogue with neighbouring villages will take place throughout with a formal consultation exercise once the master plan has been progressed. A new website www.wellcomegenomecampus.org has been set up to enable the general public to monitor progress.

6. Interaction between the Wellcome Genome Campus and the Village.

Villagers are proud to have the Campus as their neighbour and recognise the need for the Campus to expand if it is to consolidate the world-wide impact of its research. However, we still have serious concerns at the inevitable implications for Ickleton in relation to a worsening of the already serious traffic problems and also the danger of creeping urbanisation of our neighbouring countryside. We welcome the openness the Campus is showing in its interactions with Ickleton and with neighbouring Villages during these preliminary stages of implementing the 25 year vision. We hope that this dialogue will continue during the planning process so that our concerns will be heard.