

**Minutes of Girton Parish Council's Meeting of Wednesday 21st July 2010
at St Vincent's Close Community Centre at 7.30pm.**

Present: Cllrs D de Lacey (Chairman), B Bromwich (Vice Chairman), M Wilson, R Hiley (*from 10/81*), J Barnard, R Martin, L Sparling, J Ford-Smith, M Taylor, J. Garner, P Johnson, C Noble and J Ash. Cllr Reynolds (CCC), K Mansley (Secretary of the Parish Plan Steering Group), and two members of the public.

In attendance: Robert Stone (Clerk – *until Item 10/85/3*) and Natalie Stone (PFO)

Items

10/79 Welcome from the Chairman

Cllr de Lacey welcomed everyone to the meeting.

10/80 Apologies

Cllrs G Cockley & V Godby; and Cllr T Bygott (SCDC)

10/81 Members' declarations of interest for items on the agenda

Cllr de Lacey declared a personal interest in Item 10/85/2 as a SCDC Councillor; and Cllr Hiley declared a personal interest in item 10/85/3 in view of Girton Town Charity's contact with Wimpeys.

10/82 Public Participation session on agenda items & matters of mutual interest

1. Members of the public – A local resident drew the attention of the Council to the poor state of the drainage ditch at Woody Green, and warned that future A14 works may destroy Girton's WW II pillbox.
2. District Councillors' reports - Cllr de Lacey's report was circulated in advance of the meeting. He added that he had attended the Cambridge NW Forum meeting on 20th July. He was concerned that traffic data did not tally with the traffic model but this had not been accepted by officials. He would be discussing with the officer in charge of joint planning.
In Cllr Bygott's absence the Chairman read his colleague's letter to the secretary of the Girton Bowls Club concerning possible funding for the club as part of the S106 agreement for the NIAB development. The Chairman and Cllr Wilson commented on a number of factual inaccuracies.
Action: Cllr de Lacey to clarify the position to the Bowls Club in writing, and copy to Cllr Bygott.
3. County Councillor's report – This was circulated in advance of the meeting.
Cllr Reynolds added that he had also attended the NW Cambridge Forum, and had criticised officials for not making use of current data for Orchard Park. He had particularly challenged the figure in the planning that traffic would only increase by 1% in the immediate area of the NW Development. Cllr Ash commented that detailed information should be demanded as officials could be held liable for incorrect planning assumptions.
4. Police Report – The Chairman said that the police report for 9th June to 21st July received by the Clerk showed that there had been 5 crimes in Girton, three burglaries and two thefts. Twenty two incidents had also been reported. He noted that this report did not tally with the one he had received.
5. Parish Plan Presentation – Kieran Mansley said it had taken two and a half years to reach this stage of the parish plan. His presentation was intended to update the Council prior to

its formal consideration of what should be implemented in September. A number of issues arose, including:

- the scheduling of actions;
- updating the plan in future;
- the need to change the role of the Steering Group;
- the presentation of the plan to other organisations (e.g, the Local Strategic Partnership);
- the format of the final published plan;
- a budget for a launch event; and
- whether to publish the report in glossy form and circulate it to every house in the parish.

Councillors congratulated the Steering Group on its website; asked for clarification on how conclusions were reached; and suggested that statistical material be included as a separate appendix to the Plan. The Chairman thanked the Steering Group for all its work to date, and said the issues would be looked at in detail at the September meeting of the Council.

Action: Clerk to add item to September agenda

10/83 To confirm the minutes of Parish Council meetings of 9th June 2010

Prop: Cllr de Lacey Sec: Cllr Garner Approved by majority vote with 2 abstentions.

10/84 Matters arising

10/72 CRB checks for staff	Assistance had now been negotiated with Cambridgeshire CC, and CRB checks arranged for the Clerk and Bookings Secretary.
10/76/6 Statement of Case on A14	Completed and sent on 14 th June 2010.

10/85 Business items requiring a decision, or consideration by the Council

1. To confirm the remits of the:
 - (a) Sport and Recreation Committee (*Appendix A*)
Prop: Cllr Wilson Sec: Cllr de Lacey

Confirmed by unanimous vote subject to the following amendments to the text:

- replace the word “exterior” in line 3 of the first paragraph with “outdoor”; and
- replace “the larger community” with “residents of Girton and surrounding areas” in line 3 of the paragraph headed “To assess future needs”.

- (b) Planning and Resources Committee (*Appendix B*)

Prop: Cllr de Lacey Sec: Cllr Wilson

Approved in principle by unanimous vote.

Cllr Wilson accepted that the remit should be broadened to reflect Councillors’ comments on promoting the identity and integrity of the community as a whole, and rewording the section on “Project delivery”.

Actions: Cllr Wilson to redraft, and Clerk to add to September agenda for final approval.

2. To approve SCDC quote of £460 to clear the ditch between St. John's and 10 Acre Fields.
Prop: Cllr Johnson Sec: Cllr Hiley Unanimous.

3. To consider the request from Januarys for the purchase of part of the ransom strip on Weavers Field.

The offer was rejected in its present form with ten Councillors voting against and two abstaining.

Action: Clerk to write to Januarys.

4. To approve the Woodland Trust’s invitation to arrange a 10 Year Anniversary Celebration of the planting of the Millennium Wood. (*See Appendix C*)

The motion did not attract any support, and fell.

5. To approve a response to the local transport plan.

Cllr Taylor supported by Cllr de Lacey proposed making no response. Unanimous.

6. That the Council approve the organising of a petition to Cambridgeshire County Council requesting that the speed limit along Huntingdon Road be reduced to 30mph.

Prop: Cllr de Lacey Sec: Cllr Wilson

The Chairman explained that the 2006 petition to Cambridgeshire CC had been approved by the Joint Area Committee. Road surface conditions had resulted in the proposed 30mph speed limit being dropped. The new petition aimed to re-instate approval for the lower limit. Councillors raised arguments for and against, including the hazard of the bus lane, the current low accident record, investigating the results of the precedent at Trumpington Road, and at what point the new limit would apply. The motion passed (7 votes in favour, 2 against, and 4 abstentions).

7. To instruct the Clerk to write to the Planning Inspectorate supporting the Parish Council's wish to make representations opposing the appeal by Mr Calladine for a change of use of his land on Oakington Road

Prop: Cllr de Lacey Sec: Cllr Sparling. The motion was approved by majority vote.

8. That in the light of developments at NW Cambridge the Council take the following actions:

a) Write to the University of Cambridge stating the following points:

- i. That GPC welcomes the University pledge to entertain only an exemplary development that will "...embody best practice in environmental sustainability..."
- ii. That GPC consequently requests a clear undertaking that exemplary environmental standards will be applied, including:
 - (1). The recognition that the dB(A) scale is inadequate as a representation of human audition against which to measure noise pollution.
 - (2). That long-term studies are needed of the microclimate in Girton to determine in full its effects on noise and air pollution.
 - (3). That noise modelling be complemented with in situ acoustic propagation loss measurement at not less than 5 discrete frequencies within the spectrum of human audition.
 - (4). That the determination of noise and air pollution levels be based primarily on seasonal primary data collected in the parish, not modelling of the general case.
 - (5). That in the light of the site history, the survey for soil pollutants entails the collection of the broadest spectrum of hazardous substances including chemical, biological and radioactive materials. Particular care should be taken in respect of agrochemicals and the sampling density should be contrived to detect all point sources buried above the water table to a probability of detection of not less than 95%.
 - (6). That pollution tolerability levels be those adopted by the European Union.
 - (7). That pollution tolerability levels in case of cumulative pollution, both within and across pollutant types be subject to the most conservative standards.
 - (8). That rigorous traffic calming measures be applied to deter the passage of vehicle traffic through the site from Huntingdon Road to Madingley Road.
 - (9). That all dwellings without exception shall be of permanent construction.

Cllr Ash Sec: Cllr Martin. Approved by majority vote, subject to the removal of 8.

b.) Recommend that the Parish Plan consider:

- i. Measures to oppose the development, in accordance with the expressed wishes of parishioners.
- ii. A system of coping strategies to manage impacts should opposition fail.

Prop: Cllr Ash Sec: Cllr de Lacey

This motion passed by unanimous vote following clarification that the reference to “Parish Plan” should have referred to “Parish Council”.

c.) Publicise information regarding the project, GPC’s position and actions in respect of it via the parish magazine and other media.

Prop: Cllr Ash Sec: Cllr de Lacey Unanimous.

10/86 Finance & resource management

1. To approve payments from 9th June to 20th July 2010.

Prop: Cllr Martin Sec: Cllr Ash

A number of queries were raised by Councillors including payments for verge cutting, and litter picking. The Finance Officer confirmed that payment to NCC, the cleaning company, was £470. Payments were then approved by majority vote with one abstention.

2. To approve the balance sheet at 30th June 2010.

The balance sheet was approved by unanimous vote.

3. To receive the finance report from 1st April to 30th June 2010.

The report was received. Cllr Garner raised concerns about the lack of budgets for Wellbrook Way and was advised that payments would be met by S106 monies; and for the groundsman’s wages, which is included in the Recreation Ground Maintenance budget.

4. To receive the Finance Officer's paper on VAT and remit it to the Planning & Resources Committee for its considerations on establishing Trusts. (*See Appendix D*)

The paper was received and referred to the Planning & Resources Committee.

5. To approve expenditure for a Playground Safety Inspection Course for Linda Miller - £55 plus travel costs.

Prop: Cllr de Lacey Sec: Cllr Wilson. Unanimous.

10/87 Correspondence received (*to be circulated at the meeting*)

1	Northstowe Parish Forum Minutes	See paragraphs 3.4 and 3.5 on Drainage and Strategic Flood Risk
2	CCC’s Third Local Transport Plan	Extension of Consultation to 31 st July 2010
3	Letter from Girton Bowls Club	Ongoing correspondence.
4	Complaint about grass verge cutting at 6 High Street	Response sent clarifying responsibility, and providing promise of future cuts.
5	Highways Agency	Receipt of Statement of Case relating to the A14 Ellington to Fen Ditton
6	Go-East – A14 Ellington to Fen Ditton Improvement	Postponing the holding of the Public Inquiry.
7	Correspondence with a resident concerning the availability of space at Girton Glebe School.	
8	Letter from Girton Bowls Club	Ongoing correspondence.
9	To Highways – A14 Ellington to Fen Ditton Improvement Public Enquiry	Objections by Girton Parish Council
10	North West Cambridge Project	Invitation to further Masterplan Workshop on 29 th June at Murray Edwards College.
11	John Henry Group email warning of road closure in Duck End to lay BT duct	!4/9/2010 to 16/9/2010
12	Letter from Andrew Lansley CBE MP	Response from Clerk

13	CCC Children & Young People's Services	Invitation to Stakeholder meeting on 12 th July at The Meadow Community Centre.
14	SCDC notification of planning appeal	Land to west of Oakington Road
15	Letter from resident about bonfires	Advice from SCDC website
16	Letter to recreation ground litter picker.	
17	CCC Communities and Adult Services	Changes(cuts) for mobile library routes
18	Letter from NHBC Claim Handlers Permission to remove shubbery adjacent to 35 Weaver Field.	To be referred to Environment Committee
19	Correspondence with external auditor	Response sent from internal auditor
20	Cambridge City Council Invitation to speak at 14 July NIAB event	GPC Chairman attended
21	SCDC costs for ditching work	Item 10/85/2 on agenda
22	Shed at Wellbrook Way	Issue held pending decision on bowling green
23	Letter from resident requesting flowers on A14 bridge	To be referred to Environment Committee
24	Correspondence on additional school places in Girton	
25	Januaries – sale of “ransom” strip at Weavers Field	Item 10/85/3 on agenda.

10//88 To receive reports:

- i) Chairman’s Report - This was circulated in advance of the meeting. No queries were raised.
- ii) Girton Town Charity – Cllr Hiley reported that planning permission had been granted by SCDC for 7 houses subject to a number of conditions. It may now be possible to move forward with this project. An awayday was planned at Cranfield University.
- iii) Girton Youth Club - Cllr Johnson reported that he had met with Tim Shuker-Yates, the youth leader, and would pass on any questions to him.
- iv) Footpaths and Rights of Way – No report was received.
- v) A report on the actions taken at the play area arising from A14 lorry fire of 22nd June 2010 – Cllr de Lacey reported that soot and ash had fallen on the Council’s play area at Weaver’s Field as a direct consequence of the fire. A sample had been taken and tested. The results showed that the contaminants were within acceptable tolerances and the site had been cleaned. The bill would be sent to the lorry owner. **Action:** Clerk

10/89 To receive unconfirmed Committee minutes for the Sport and Recreation meeting of 23rd June 2010, the Planning and Resources meeting of 5th July 2010, and Planning meeting of 8th July 2010.

The minutes were circulated to Councillors in advance. No queries were raised.

10/90 Matters raised by Councillors, including items for the Agenda of 18th August 2010.

Cllr Taylor said he was sorry that Rev Will Adam was leaving the parish. He was a very supportive clergyman.

The meeting ended at 9.35pm.

Sport and Recreation Committee – Draft remit:

1 To oversee and administer sporting and recreational facilities in the Village which are owned or leased by the Parish Council, including the upkeep and maintenance of the Pavilion, all LEAPs, the Trim Trail, all exterior sporting facilities, and all equipment used for sporting facilities together with the marking of sports pitches.

2 To administer the use of such facilities by the public and to ensure public safety at any event held on or using such facilities.

3 To assess future needs of residents of Girton for new sporting and recreational facilities and where appropriate to draw up a budget for the provision thereof.

4 To liaise with the YouthWorks programme and to consider facilities for youth in the Village.

The Committee will work with the Environment Committee on areas of mutual interest or where the Environment Committee holds primary responsibility and expertise (e.g. drainage, hedging, gates/fencing, tree-work, public benches or seating, and litter and dog bin provision). A standing item on the agenda of meetings will be:

Matters of concern to/raised with the Environment Committee

Definitions: Geographical scope

For the purposes of administration the phrase “Recreation Ground” in any documentation or correspondence is, unless expressly stated, understood to refer to the entirety of:

1. The area comprising the Recreation Ground proper bordered by the Parish Church and Girton Glebe School including the Pavilion building, tennis courts, multi-use games area (MUGA) and car park.
2. Ten Acre Field to the rear of the Recreation Ground bordered by private land, St John's field and a strip of land owned by the Woodland Trust.
3. St John's field abutting the Recreation Ground along its northern side.

Definitions: Amplification of the role of the Committee

To Oversee – The Committee is responsible for taking the long view – one that takes into account more than one set of users’ wants and wishes and which balances general access of the community to recreational facilities with exclusive organised activities which attract charges.

To Administer – The Clerk and Bookings Administrator both actively manage the main site on a day to day basis. Bookings are essential tools to protect the investment of the Council. We know who is using a facility and when – they are guaranteed exclusive use for a set period and know the terms on which that use is granted, to observe regulations over use and report back any problems. The Committee is responsible for establishing and monitoring systems to achieve these ends.

To Maintain – The Council has a moral and legal obligation to ensure all its facilities are in a safe condition and fit for purpose. This covers the cleaning of the Pavilion, litter picking around the Recreation Ground and other play areas, grounds maintenance, inspections and repairs. If not properly maintained facilities will be less well used and the Council will lose income.

To Assess future needs – within budgetary and space constraints the Committee can highlight possible future projects – replacement of aging facilities or equipment for example – this area is also one where engagement with the larger community is important.

15 June 2010

Michael L Wilson
Revised 9 July 2010

Planning and Resources Committee – Draft remit

To co-ordinate the financial and forward planning of the Council

1. **Financial remit**
 - To receive from the spending Committees and the Clerk a statement of their actual and projected spending for the current financial year and their proposed budgets for the coming year at a meeting not later than the end of August
 - To prepare an annual budget and proposed precept to put before the Council in good time.
2. **Strategic Planning remit**

To receive from the Committees and other cost centres outline plans and costs for initiatives planned over a rolling four year period. Establish priorities and draw up a proposed multi-year strategic plan with allocated resources for Council approval.
3. **Human Resources remit**

To oversee and review staffing levels, staff activities, performance and training.
4. **Assets and Physical Resources remit**

Overview of Council owned or leased facilities (land, buildings, pitches, courts, etc) while leaving day to day management as responsibility of relevant Committees of the Council.
5. **Project Delivery**

Manage short to medium term projects as delegated by the Parish Council, including:

Wellbrook Way Community Land:
Advise Council on development of community land at Wellbrook Way.
To encourage the integration of the Wellbrook community into the village.
To investigate and if at all possible to implement a pedestrian and cycle route from the Wellbrook estate into Thornton Way or Thornton Close.
To consider appropriate administrative and ownership structures to safeguard the interests of all the people of Girton for the future is of these facilities.

Michael L Wilson – 1 July 2010
Revised 8 July 2010.

Celebrate and inspire Cast your memory back 10 years to the dawning of the Millennium.

What did you do? It may be that your community was one of **250** local groups who planted trees with the Woodland Trust, as part of the 'Woods on your Doorstep' Millennium woodland creation project (WoyD).

10 years after the Millennium, the results of this project are something of which to be proud.

This year, why not **celebrate your local wood on your Doorstep** with the community that helped make it happen by organising a community event?

In this pack you'll find suggestions and tips to help plan a woodland celebration. Events can be as big or small as you want – anything from a simple walk or picnic to a day filled with activities. The Woodland Trust will provide a **£100 grant** towards your costs and offer **free trees** for you to plant with your community.

To find out more or to **share your stories**, memories, videos and photographs with other communities, please visit **woodlandtrust.org.uk/celebrate**

The Woodland Trust has a vision of a UK rich in trees and woods, enjoyed and valued by everyone. Your community were pioneers of community woodland creation. Your woods and the stories attached to them can help us inspire others and make our vision a reality.

Woods on your Doorstep: CELEBRATE and INSPIRE... Further information can be found at woodlandtrust.org.uk

Girton Parish Council

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The Pavilion
Girton Recreation Ground
Cambridge Road, Girton
Cambridge CB3 0FH

The Parish Council and VAT

Present Situation

We are not registered for VAT but are able to claim back VAT paid. The current threshold for registering for VAT is £5,600 of **taxable** income – below this councils are not required to register although this may be subject to review and the threshold will change(to £5000) when VAT rates change to 20% in January. Both Non-business and Business-Exempt activities do not attract VAT. Our income last year from the Pavilion and Recreation Ground was £23,550 and to date we have not analysed how many of the bookings fall into the taxable category.

Some of our sports activities may not fall into the Business-Exempt category as they do not meet the strict criteria that Inland Revenue lay down.

At present our activities are divided in to:

1. Non-business - PC expenses, playground, open space maintenance
2. Business Exempt - club bookings of sports facilities, non-sporting bookings
3. Business activities - letting to casual users , single matches, block bookings to individuals

We claim back VAT on the Council's expenses. All the activities of the Council which do not provide any income fall in to the Non Business category and **are recoverable** in all circumstances.

For "Business Exempt" the rule is that we can only claim back if the amount relating to Business Exempt Supplies is "insignificant" i.e less than an average of £625 per month (£7,500 per year) **OR** less than 5% of total VAT incurred. In 2009 we claimed back £7,400 approx. of which about half could be claimed to relate to the Pavilion and Sports Fields This is at present within the limit. **But** large expenditures will take us over. If VAT on Exempt supplies goes up to £7,501 **NONE of the VAT is recoverable.**

However we have been claiming on all expenses and have not taken account that some of our activities are classified as "Business." As we are unregistered we are not allowed to claim back on purchases related to "Business" activities . **We need to examine our bookings for the Pavilion and Playing Fields to work out the proportion which fall into the "Business" and "Business Exempt" categories**

Some Councils, such as Histon & Impington, opt to register for VAT. They then charge VAT on lettings and can then reclaim back all input tax. Whether this is advantageous depends on the scale of operation.

Bowling Green

The advice we were given in February by Michael Williamson (VAT trainer for CPALC) was:

- If we lease the Bowling Green for a PEPPERCORN rent (£1) then it is a Non-Business Activity and we can claim back all the VAT on the construction.

- If we charge for its use it is a Business Activity and we will **not** be able to claim back VAT on construction.
- If the money for any building is coming from a charity there are complex rules on VAT - but it is likely to be payable.
- There is a possibility that if the money came from a charity and the PC owned the building but rented to the charity VAT **might** be reclaimed.

Under OPTION 1 we would receive no income from the Bowling Green. A “Full Repairing Lease” could be the answer but the Bowls Club would then be liable for costs it may not be able to afford.

Under OPTION 2 we have not budgeted for VAT costs and these will not be recoverable.

The letter received from HM Revenue & Customs simply referred us to notice 749 which deals with Local Authorities and Similar Bodies.

However in March Andrew Coulson from HMRC Ipswich Revenue & Customs Advice Team visited. In his opinion

- if the bowling green and hut were built as Phase 1, with a community building as phase 2, the bowling green was not a community project and VAT would be payable on construction.
- If the bowling green was built at the same time as a community building as a **single contract**, with the bowling green subcontracted to a specialist, then the whole project **might** be zero rated.

Business Rates

The other issue that was raised by Michael Williamson in February was the Council’s liability for Business Rates.

The Bowling Green (and any building) will be liable to Business Rates.

- Only if the Bowls Club becomes a **Community Amateur Sports Club** and the green is leased to them would **NO** business rates be payable.

The existing Pavilion should also be paying business rates – in the region of £1,000 per year as we would be entitled to small business relief. Presumably we have never paid and there has been a building of some sort here for a considerable number of years.

If the PC builds a further building at Wellbrook it may still get small business relief if the building is very small – but advice is to avoid the PC occupying the building.

The playing fields and play areas are fortunately not liable for Business Rates as they are a public area. Other parish councils all pay Business Rates on their buildings, unless the building is owned by a charity.

Natalie Stone

Finance Officer, Girton Parish Council 29th June 2010

NORTH WEST CAMBRIDGE DEVELOPMENT SEMINAR 29 JUNE 2010 – REPORT OF PROCEEDINGS

INTRODUCTION

1. This document reports a seminar held at Murray Edwards College to obtain stakeholder perceptions and input relating to the proposed development by the University of Cambridge within the Huntingdon Road / M11 / Madingley Road triangle. Councillors attending for Girton Parish Council (GPC) were Dr D de Lacey and Dr J Ash.

2. The planned development incorporates land both on and adjacent to the parish. The current plan provides for 100,000 m² of academic and commercial research floorspace, plus 2000 student bedspaces, 1500 University key worker homes and a further 1500 homes to be sold on the open market. It was reported that all of the dwelling structures on site will be of permanent construction. The total estimated increment of persons in the area is 7000. The accommodation would include senior living spaces and is organized into three designed 'neighbourhoods'. On site facilities in the plan feature retail outlets including a supermarket, a community centre, primary school and nursery. A police facility referred to as a 'touchdown' was mentioned, but not detailed. Much of the transport planning emphasises bicycle and pedestrian access across a 'radial' route to access the West Cambridge development, and the NIAB North development. Traffic calming measures would be applied in an attempt to deter motor vehicle through-traffic passing from Huntingdon Road to Madingley Road.

3. It is planned to take forward proposals to a Regent House Meeting in December 2010 or early 2011. Planning permission is to be applied for shortly thereafter, subject to the approval of the University authorities. Further material describing the development can be accessed at: www.nwcambridge.co.uk

CONDUCT OF THE MEETING

4. The meeting was well attended and the delegates included council staff, clergy, private sector workers and representatives from local areas, environmental and pressure groups. Conduct was orderly and the discussion contributory rather than confrontational. Following presentations and general questions, the seminar was organised into two sessions, each featuring four working groups to address specific aspects of the project. Attendees could participate in whichever groups they preferred. Opinions and issues were fed back by group at the end of each session. Each group chose their own chairperson, and seminar facilitators were excluded from these roles. Extensive preparation had been invested in the presentations, posters and cartography.

5. The behaviour of some of the public servants at the meeting indicated a perception that both the N W Cambridge development and the NIAB North development would definitely proceed.

POINTS RAISED

6. The opportunity was taken to raise the following points in the general question session:

- a. The experience of the parish is that planning to reduce car ownership is a triumph of hope over experience.
- b. There are significant concerns regarding traffic noise, and the plans as presently outlined place new residents in a noise pocket.
- c. There are significant concerns regarding traffic related air pollution.
- d. Part of the project lies on parish land. It follows that introducing new inhabitants introduces further parishioners to whom GPC owes a duty of care.

7. The ability of the emergency services to reach the site in a timely manner was challenged. This is particularly the case for Fire and Rescue Service, and Ambulance Service assets during peak traffic. A discussion with a representative from Cambridgeshire Constabulary emphasised the need for good data in crime-fighting. It was suggested that surveillance cameras might be a way ahead to protect pedestrians from street crime and provide real time data on suspicious vehicle movement. There are plans to provide an augmented police presence in this part of Cambridge – possibly the 'touchdown' facility. During a discussion with an engineer from Scott Wilson, one of the contracting parties in the project, the need to address the issues of noise, air and ground pollution was pressed. The University has pledged an exemplary development that will "...embody best practice in environmental sustainability..." This promise should be taken as a willingness to eschew the current paucity in environmental risk and pollutant tolerability standards for major projects.

SIGNIFICANCE FOR THE PARISH

8. While the parish may benefit in some respects from this project, particularly in potentially gaining a more local Police station and alternatives for shopping, it is difficult to escape the conclusion that the N W Cambridge plan, and the NIAB North project that is envisaged as an element in the larger development of this region, will profoundly affect the parish. Although the project will take 10-15 years to undertake in full, and construction traffic will be limited to access from the Madingley Road, the huge scale of the development will deprive the parish of the open spaces in its Southern aspect, replace them with activity that will inevitably increase the ambient pollution levels and introduce new parishioners whose exposure to these conditions will become a matter of concern to GPC. Undoubtedly, the development flies in the face of the expressed preferences of current parishioners.

RECOMMENDATIONS

9. The following recommendations are made:

a. That GPC writes to the University of Cambridge stating the following points:

i. That GPC welcomes the University pledge to entertain only an exemplary development that will "...embody best practice in environmental sustainability..."

ii. That GPC consequently requests a clear undertaking that exemplary environmental standards will be applied, including:

(1). The recognition that the dB(A) scale is inadequate as a representation of human audition against which to measure noise pollution.

(2). That long-term studies are needed of the microclimate in Girton to determine in full its effects on noise and air pollution.

(3). That noise modelling be complemented with in situ acoustic propagation loss measurement at not less than 5 discrete frequencies within the spectrum of human audition.

(4). That the determination of noise and air pollution levels be based primarily on seasonal primary data collected in the parish, not modelling of the general case.

(5). That in the light of the site history, the survey for soil pollutants entails the collection of the broadest spectrum of hazardous substances including chemical, biological and radioactive materials. Particular care should be taken in respect of agrochemicals and the sampling density should be contrived to detect all point sources buried above the water table to a probability of detection of not less than 95%.

(6). That pollution tolerability levels be those adopted by the European Union.

(7). That pollution tolerability levels in case of cumulative pollution, both within and across pollutant types be subject to the most conservative standards.

(8). That rigorous traffic calming measures be applied to deter the passage of vehicle traffic through the site from Huntingdon Road to Madingley Road.

(9). That all dwellings without exception shall be of permanent construction.

b. That plans for the parish be revised to incorporate:

i. Measures to oppose the development, in accordance with the expressed wishes of parishioners.

ii. A system of coping strategies to manage impacts should opposition fail.

c. That information regarding the project, GPC's position and actions in respect of it be publicised via the parish magazine and other media.