

Meeting notes / actions

Date:	06/08/2025	Project:	New St John's Station – Hospital Interface
Time:	0900-1100	Meeting Name:	Car Parking & Site Configuration Workshop 3
Location:	Committee Room, Bedford Hospital, Bedford	Project Number:	250117
Organiser:	Fiona Petch	Note Taker:	Fiona Petch

Attendees:	Initials:	Role:	Company:
Melanie Banks	MB	Director – Redevelopment & Strategic Planning	Bedfordshire Hospitals NHS Foundation Trust
Fiona Petch	FP	Director	Fatkin
Mohd Haris	MH	Senior Architectural Designer	Fatkin
James Philipps	JP	Director	Philipps & Co
Paul Banks	PB	Director	CPM Consult
Andy Meekings	AM	PM/QS	CPM Consult
Dan Miodrag	DM	Architect	5 th Studio
Tom Holbrook	TH	Founding Director	5 th Studio
Chloe Watson	CW	Development Manager	LCR
Steve Tomlinson	ST	Head of Placemaking	LCR
Renesha Khakh	RK	Transport Lead	Mott Macdonald
Jon Franklin-Ferrar	JFF	Project Manager	Mott Macdonald
Noye Isamah	NI	Permanent Way Engineer	Mott Macdonald
Adam O'Malley	AOM	Transport Planner	WSP
Graeme Stewart	GS	Programme Sponsor	EWR
Katie Hickman	KH	Programme Sponsor(?)	EWR
Mohamad Alserdare	MA	Area Manager	EWR
Richard Starkey	RS	Engagement Lead	EWR
James Ford	JF	Architect	WW+P
James Street	JS	Associate	WW+P
Jean Brunning	JB	Planning Policy & Strategy Manager (int)	Bedford Borough Council
Gavin Chinniah	GC	Head of Planning	Bedford Borough Council
Phil Wadsworth	PW	Planning Policy & Strategy Manager	Bedford Borough Council
Apologies			

Outstanding actions from previous meetings:

Description:	Comment	Actions:	Responsible party:
MB to share Trust car parking data.	Requires David Hughes to return from A/L	MB to share once available	MB
FP to share previous car parking studies with 5 th Studio	No reason for delay	FP to share asap	FP

New items:

Item:	Comment:	Actions:	Responsible party:
1	ST confirmed that it will not be possible to achieve a firm commitment on use of 'rail land' in time for the Trust's Elective Hub planning submission. This rules out rotation of the EH and moving it away from Britannia Road to increase pavement width. Noted that the planning app will therefore have to rely on Trust owned land for the building footprint, with continued use of leased land for parking and access.	Trust design team to progress planning submission accordingly.	JP
2	JF presented refined WW+P station work, including review of ped flow analysis and platform capacity. Island platform with unpaid bridge connection is still the preferred scenario, pending further engineering testing for track alignment scenarios.	N/A	
3	JF advised that the EWR strong preference is for station servicing to happen from the western side (Trust) rather than east. This would include deliveries, waste collection, etc – type of vehicle to be confirmed, likely rigid axle. Diagrams presented illustrating use of MSCP access road to a spur behind the Elective Hub and future Medical Building, for shared servicing access for station and Trust. ST/TH noted	Trust team to review servicing strategy for Trust buildings (in long term scenario)	JP

	that it was important this did not become a back alley with bins, clutter etc, but a high quality public space. Potential pedestrian route between MSCP and station.		
4	JF presented options for service road to go 'behind' or 'in front' of station stairs/lift core. Masterplanning preference is for it be in front and be a high quality public space, not a back of house tunnel.	WW+P to take into account whilst continuing development of station proposals.	JF/JS
5	JFF noted that the service road would need vehicular access control to prevent it being used by the general public/taxis for PUDO.	WW+P to take into account whilst continuing development of station proposals.	JF/JS
6	GS presented EWR programme update. Noted that ArchCo land (leased parking area) will need to be formally acquired under DCO, although there is still scope to try private treaty/negotiation ahead of DCO.	N/A	
7	FP queried where the King's Place public realm works fit into the EWR programme. MA advised that it would be halfway through Phase 4 (2031-2034) subject to various factors.	FP to update overlay programme accordingly.	FP
8	TH presented masterplan update highlights from meeting with BBC on 05/08/25. Emerging proposals for wider strategy and for character of Britannia Road.	N/A	
9	JP queried funding sources for the wider masterplan works and wondered whether any of this could be accessed by the Trust. TH noted that it was important to make sure expenditure was coordinated to avoid duplication or competition between stakeholders.	N/A	

10	JP noted there was flexibility over the position of the emergency generators for the Elective Hub.	Trust team to continue to develop proposals including location for generator building/enclosure.	JP/FP
11	JF requested data on the number of servicing vehicles for the Elective Hub.	JP to discuss with design team and clinical users and respond.	JP
12	GC queried the public consultation strategy for the Trust planning application. JP provided an overview of the engagement to date including staff and patients/visitors, and general public.	JP to share consultation timeline with the wider team.	JP
13	GC queried car parking demand resulting from the Elective Hub development.	Trust team to ensure this is set out in the planning application.	JP/FP
14	JB queried location of access to the MSCP in proximity to the Cauldwell junction. FP advised that both EWR and Trust highways consultants have reviewed and are happy with a distance of 60m. Scope to provide off-street reservoir on the access road and within L00 of the MSCP.	N/A	
15	JF noted that EWR will require access for construction traffic from the west e.g. Trust land. The existing rail line creates a barrier for approaching from the east and cannot be breached until the new track is built and ready to switch over. MB queried the transactional strategy for this and other potential land use arrangements.	BBC/Trust/EWR to continue to discuss transactional strategy as EWR proposals develop.	
16	FP tabled programme overlay with Trust elements and EWR elements. ST requested a set of phasing diagrams to provide greater detail; FP advised this was underway and will be shared in due course.	Trust team to continue developing phasing diagrams, including interim parking strategies pending input from highways consultant.	FP/JP

17	JB suggested referring to all design optioneering in the DAS (possibly in text rather than graphic form) to explain the design principles and evolution. Important to acknowledge station/MSCP etc.	Trust team to note in development of planning submission materials.	JP/FP
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Date of next meeting:

27/08/25, 0900-1100, online (Teams link to be circulated).