

**Report to:** South Cambridgeshire District Council Planning Committee 9<sup>th</sup> August 2023

**Lead Officer:** Joint Director of Planning and Economic Development

**23/00482/FUL – Wellcome Trust Genome Campus, Cambridge Road, Hinxton**

**Proposal:** Full application for the Construction of two bridges and all associated structures, ramped walkways, stairs, lifts, boundary wall, footway and cycle paths, lighting, utilities, construction access, construction compound, hard and soft landscaping works, planting, tree removal, earthworks, drainage infrastructure, surface water drainage features and all necessary enabling works and demolitions.

**Applicant:** Urban&Civic, 50 New Bond Street, London

**Key material considerations:**

1. Principle of Development
2. Transport and Highways Impacts
3. Trees and landscape
4. Drainage
5. Impact upon Conservation Area and heritage Assets

**Reason Reported to Committee:** Called in by Hinxton Parish Council

**Presenting officer:** James Tipping

**Update/ Amendments Report**

It is requested that the following paragraphs are amended as follows:

[~~Strikethrough~~ = deletion]

[Underline = insertion]

**Condition 8 – Arboricultural Impact Assessment**

8. The tree protection measures shall be implemented in accordance with the details in the Arboricultural Impact Assessment (dated ~~May~~ August 2023) throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus

materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990.

**Reason for amendment:** Following discussions with the County Archaeologist and the applicant it was agreed that the supporting plans identified at Appendix A of the updated report would include all proposed footpaths located to the north of the site be covered by 'no dig' construction. The amended plans were not received until after the publication of the committee report.

The proposed foundation works associated with the western ramp and staircase, and where not located within the current alignment of the A1301, will be addressed via suitably worded archaeological works condition which already appears within the published committee report, under condition 13.

### **Conclusion**

Overall, the recommendation remains the same as outlined in Paragraph 11.1 of the Committee Report.

### **Report Author:**

James Tipping – Principal Planner (Strategic Sites)