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16 October 2019

To: Chairman – Councillor John Batchelor
Vice-Chairman – Councillor Pippa Heylings
All Members of the Planning Committee - Councillors Henry Batchelor,
Anna Bradnam, Dr. Martin Cahn, Peter Fane, Brian Milnes, Judith Rippeth,
Deborah Roberts, Peter Topping, Heather Williams and Nick Wright

Quorum: 3

Substitutes Councillors Grenville Chamberlain, Mark Howell, Dr. Shrobona Bhattacharya,
(if Sue Ellington, Graham Cone, Dr. Claire Daunton, Eileen Wilson,
needed): Dr. Tumi Hawkins and Dr. Douglas de Lacey

Dear Councillor

You are invited to attend an Extraordinary meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER - SOUTH CAMBRIDGESHIRE HALL** at South Cambridgeshire Hall on **THURSDAY, 24 OCTOBER 2019** at **10.00 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
Liz Watts
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

Public seating is available both in the Council Chamber (First Floor) and the Public Gallery / Balcony (Second Floor). Those not on the Committee but wishing to speak at the meeting should first read the Public Speaking Protocol (revised October 2016) attached to the electronic version of the agenda on the Council's website.

PROCEDURAL ITEMS

1. Apologies

To receive apologies for absence from committee members.

2. Declarations of Interest

1. Disclosable pecuniary interests (“DPI”)

A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration at the meeting.

2. Non-disclosable pecuniary interests

These are interests that are pecuniary involving a personal financial benefit or detriment but do not come within the definition of a DPI. An example would be where a member of their family/close friend (who is not their spouse or partner) has such an interest.

3. Non-pecuniary interests

Where the interest is not one which involves any personal financial benefit or detriment to the Councillor but arises out of a close connection with someone or some body /association. An example would be membership of a sports committee/ membership of another council which is involved in the matter under consideration.

3. Recorded voting

PLANNING APPLICATION

To view plans, drawings and other documents submitted with the application, follow the link called ‘Application file’ and select the tab ‘Plans and Docs’.

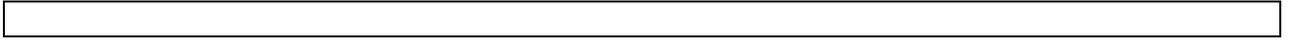
4. S/4329/18/OL - Hinxton (Wellcome Genome Campus Hinxton Saffron Walden, Cambridgeshire, CB10 1RQ)

7 - 370

Outline planning permission with all matters reserved for a phased, mixed use development comprised of up to 150,000 square metres of Gross External Area (GEA) of flexible employment uses including research and development, office and workspace and associated uses falling within Use Classes B1 (office, laboratories, light industry), B2 (general industrial) and B8 (Storage) uses; up to 1,500 residential dwellings (Use Class C3); supporting community uses and social infrastructure including a nursery (Use Classes D1); conference facility (Use Class D1) and associated hotel (Use Class C1); retail uses including shops (Use Class A1), restaurants and cafes (Use Class A3) and bars (Use Class A4); leisure uses (Use Class D2); landscape and public realm, including areas for sustainable urban drainage and biodiversity enhancements; energy centre and utilities; site access (vehicular, cyclist and pedestrian), car and cycle parking and highways improvements; early landscape and enabling works; and associated works. (This application is subject to an Environmental Impact Assessment)

Appendices A to P are contained in a supplementary agenda. Appendix Q is available on the Council’s website: type (or copy and paste) the following short link into a web browser and press Enter

<https://bit.ly/2oLv5Op>



GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

Notes to help those people visiting the South Cambridgeshire District Council offices

While we try to make sure that you stay safe when visiting South Cambridgeshire Hall, you also have a responsibility for your own safety, and that of others.

Security

When attending meetings in non-public areas of the Council offices you must report to Reception, sign in, and at all times wear the Visitor badge issued. Before leaving the building, please sign out and return the Visitor badge to Reception.

Public seating in meeting rooms is limited. For further details contact Democratic Services on 03450 450 500 or e-mail democratic.services@scambs.gov.uk

Emergency and Evacuation

In the event of a fire, a continuous alarm will sound. Leave the building using the nearest escape route; from the Council Chamber or Mezzanine viewing gallery this would be via the staircase just outside the door. Go to the assembly point at the far side of the staff car park opposite the staff entrance

- **Do not** use the lifts to leave the building. If you are unable to use stairs by yourself, the emergency staircase landings have fire refuge areas, which give protection for a minimum of 1.5 hours. Press the alarm button and wait for help from Council fire wardens or the fire brigade.
- **Do not** re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

First Aid

If you feel unwell or need first aid, please alert a member of staff.

Access for People with Disabilities

We are committed to improving, for all members of the community, access to our agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you. All meeting rooms are accessible to wheelchair users. There are disabled toilet facilities on each floor of the building. Infra-red hearing assistance systems are available in the Council Chamber and viewing gallery. To use these, you must sit in sight of the infra-red transmitter and wear a 'neck loop', which can be used with a hearing aid switched to the 'T' position. If your hearing aid does not have the 'T' position facility then earphones are also available and can be used independently. You can get both neck loops and earphones from Reception.

Toilets

Public toilets are available on each floor of the building next to the lifts.

Recording of Business and Use of Mobile Phones

We are open and transparent about how we make decisions. We allow recording, filming and photography at Council, Cabinet and other meetings, which members of the public can attend, so long as proceedings at the meeting are not disrupted. We also allow the use of social media during meetings to bring Council issues to the attention of a wider audience. To minimise disturbance to others attending the meeting, please switch your phone or other mobile device to silent / vibrate mode.

Banners, Placards and similar items

You are not allowed to bring into, or display at, any public meeting any banner, placard, poster or other similar item. Failure to do so, will result in the Chairman suspending the meeting until such items are removed.

Disturbance by Public

If a member of the public interrupts proceedings at a meeting, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chairman may call for that part to be cleared. The meeting will be suspended until order has been restored.

Smoking

Since 1 July 2008, South Cambridgeshire District Council has operated a Smoke Free Policy. No one is allowed to smoke at any time within the Council offices, or in the car park or other grounds forming part of those offices.

Food and Drink

Vending machines and a water dispenser are available on the ground floor near the lifts at the front of the building. You are not allowed to bring food or drink into the meeting room.

EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

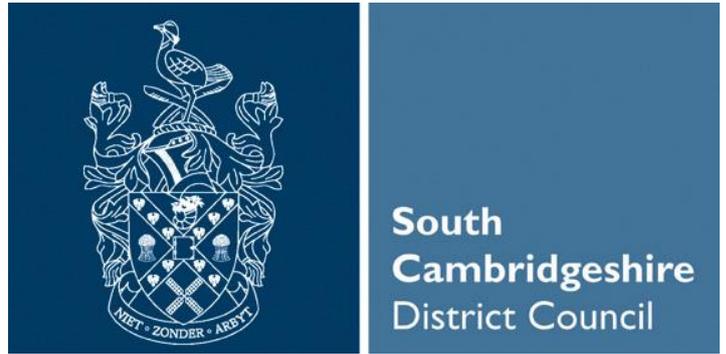
If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

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Agenda Annex



Public Speaking at meetings of the Planning Committee

October 2016

1. What is the Planning Committee?

- 1.1 South Cambridgeshire District Council's Planning Committee is a Regulatory Committee consisting of elected Councillors. It is responsible for the following:
- determination of larger, more complex or sensitive planning applications, including those that, formerly would have gone to the Northstowe Joint Development Control Committee, submitted to the Council by other organisations or by members of the public
 - any planning application submitted to the Council by one of its officers or elected Councillors;
 - Tree Preservation Orders and the protection of important hedgerows;
 - Responding on behalf of South Cambridgeshire District Council, as Order Making Authority, to Cambridgeshire County Council about Public Rights of Way within the District;
 - Monitoring the progress and outcome of Appeals and Enforcement Action;
 - Authorizing Direct Enforcement Action
 - Procedural matters relating to the planning process.

2. When and where do Planning Committee meetings take place?

- 2.1 The Planning Committee meets in the Council Chamber at South Cambs Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA at 10.30am on a Wednesday, which is usually the first Wednesday each month. Further details, including contacts, directions, and variations to dates / venue are available on the Council's website by visiting www.scams.gov.uk and follow the links from 'The Council', or by phoning Democratic Services on 03450 450 500.

3. Can anyone attend Planning Committee meetings?

- 3.1 Meetings of the Planning Committee are open to the public, so anyone can attend. A range of people with differing interests in specific applications observe these meetings, whether they are applicants or an applicant's agent, objectors, neighbours or other residents, local District Councillors or members of Parish Councils.
- 3.2 Despite being a public meeting, in some very occasional cases the law does allow the committee to consider some matters in private. For example, an application may contain information of a personal or commercially sensitive nature that the Council would not be able to publicise. In every case, however, the public interest in excluding the press and public from the meeting room must outweigh the public interest in having the information disclosed.

4. Can anyone speak at Planning Committee meetings?

- 4.1 The Planning Committee welcomes public speaking and participation from outside of the Committee's membership. All registrations to speak must be made direct to Democratic Services. Other than Members of the Planning Committee and the Council's officers, there are four main categories of other people able to speak at meetings of the Committee: -
- (a) 1 x Community Objector or objector's agent
 - (b) (i) 1 x Applicant (or applicant's agent)
 - (ii) 1 x Community Supporter **if** (and only if) the officer recommendation is Refusal or the applicant or agent forego their right to speak
 - (c) 1 x Parish Council representative (elected or co-opted Councillor, agent or Parish Clerk)
 - (d) Local District Councillor(s) or another Councillor appointed by them

- 4.2 Parish Councils and local Members speak as part of the planning process, regardless of whether they support or oppose an application. Objectors and Supporters speak as part of the specific application. Where more than one objector or supporter exists, they must agree between themselves on a presentation that covers all their concerns. Where the officer recommendation is Approval, a Community Supporter will only be allowed to address the Committee if the applicant or applicant's agent forego their right to speak.
- 4.3 The same person is not allowed to address the committee in more than one of the speaker Categories. Where speakers have competing interests, such as community objector and Parish Council representative, they should choose their dominant interest prior to registering to speak, and delegate the other role to another representative if need be.
- 4.4 In exceptional circumstances, the Committee Chairman may opt to make special arrangements such as where a neighbouring parish is perceived as being significantly affected by a proposal, or for a Portfolio Holder (member of the Council's Cabinet) to speak.
- 4.5 It is impossible to say at what time each application on the agenda will be discussed. Public speakers should therefore be prepared to address the Committee at any time after the beginning of the meeting.

5. What can people say and for how long can they speak?

- 5.1 Each speech is limited to three minutes. This applies even when the applicant (or applicant's agent) and a Community supporter both address the Committee, as detailed above – the objector can still only speak for three minutes. The Chairman operates a system of lights that indicate when one minute remains and when the allotted time of three minutes has been used up. Speakers address the Committee from a clearly marked table, and must speak into the microphone provided. They should restrict themselves to material planning considerations such as:
- Design, appearance, layout, scale and landscaping
 - Visual and residential amenity
 - Flooding and drainage
 - Environmental health issues such as noise, smells and general disturbance
 - Highway safety and traffic issues
 - Impact on trees, listed buildings, biodiversity, conservation areas and other designated sites.
 - Loss of an important view from **public** land that compromises the local character
 - Planning law and previous decisions including appeals
 - National Planning Policy Framework and Planning Policy Guidance
 - South Cambridgeshire Local Development Framework and the emerging Local Plan
- 5.2 Committee members will **not** be able to take into account issues such as:
- boundary and area disputes
 - perceived morals or motives of a developer
 - the effect on the value of property
 - loss of a **private** view over adjoining land (unless there is a parallel loss of an important view from public land)
 - matters not covered by planning, highway or environmental health law
 - covenants and private rights of access
 - suspected future development,
 - processing of the application,
 - the retrospective nature of a planning application
- 5.3 Speakers should be careful not to say anything derogatory or inflammatory, which could expose them to the risk of legal action. After the objector and supporter have spoken, Committee members may ask

speakers to clarify matters relating to their presentation. If those registered to speak are not present in the meeting room by the time the relevant item is considered, the Committee won't be able to wait, and will determine the application – officers will be able to say whether a particular item is at the beginning, middle or end of the agenda, but cannot give an accurate idea of when it will be considered.

- 5.4 Committee members will have read the written reports prepared for them, so speakers should try to avoid repeating points that are already explained in that material.

6. Can members of the public give Committee members written information or photographs relating to an application or objection?

- 6.1 Yes. The absolute deadline for submitting such material to the Democratic Services Officer is 1.00pm on the Friday before the meeting (such deadline being brought forward by 24 hours for each Bank Holiday between the day of agenda publication and day of the meeting).
- 6.2 Please send such information, preferably by e-mail, to Democratic Services (ian.senior@scams.gov.uk), who will circulate the information for you among all interested parties (applicant, objectors, Parish Council, officers). In the interests of natural justice, such information will not be distributed earlier than five working days (not including Saturdays, Sundays or Public holidays) before the meeting **Please do not supply information directly to members of the Planning Committee because of the need to identify substitute members, key Council officers and other interested parties.**
- 6.3 Projection equipment, operated by Council officers, is available in the Council Chamber for the display of a limited number of photographs only. How are applications considered?

7. How are applications considered?

- 7.1 The appropriate planning officer will introduce the item. Committee members will then hear any speakers' presentations, and might ask those speakers questions of clarification. The order of speaking will be as stated above. The Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made and seconded by members of the Committee. Should the Committee propose to follow a course of action different to officer recommendation, Councillors must give sound planning reasons for doing so.

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

Further information is available from Democratic Services, South Cambridgeshire District Council, South Cambs Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA – Telephone 03450 450 500.
democratic.services@scams.gov.uk

Updated: 18 October 2016

Guidance for Public Speakers

- 1. Please turn on the microphone by pressing the long thin button at the bottom of the unit. This will amplify your voice for those in the Chamber, and carry sound up into the viewing gallery above.**
- 2. Please speak directly into the microphone.**
- 3. You are allowed to speak for up to three minutes. The passage of time is indicated by the 'traffic light' system on the table in front of you. The light will turn to amber after two minutes, and red after three minutes. When the light turns red, the Chairman will ask you to sum up.**
- 4. At the end of your speech, please remain in your chair. Committee members may wish to clarify aspects of what you have said.**
- 5. Please turn your microphone off so other people can use theirs: remember to turn it back on when you reply to questions.**
- 6. When questioning is over, or there is none, please return to the public gallery, making sure that your microphone is off (if there is a light on the microphone stem, the microphone is still on).**

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Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Reports to: Planning Committee

24 October 2019

Author/s: Joint Director for Planning and Economic Development for
Cambridge and South Cambridgeshire

Application Number: S/4329/18/OL **Agenda Item:** 1

Date Received: 7 Dec 2018

Parishes/Wards: Hinxton

Proposal: Outline planning permission with all matters reserved for a phased, mixed use development comprised of up to 150,000 square metres of Gross External Area (GEA) of flexible employment uses including research and development, office and workspace and associated uses falling within Use Classes B1 (office, laboratories, light industry), B2 (general industrial) and B8 (Storage) uses; up to 1,500 residential dwellings (Use Class C3); supporting community uses and social infrastructure including a nursery (Use Classes D1); conference facility (Use Class D1) and associated hotel (Use Class C1); retail uses including shops (Use Class A1), restaurants and cafes (Use Class A3) and bars (Use Class A4); leisure uses (Use Class D2); landscape and public realm, including areas for sustainable urban drainage and biodiversity enhancements; energy centre and utilities; site access (vehicular, cyclist and pedestrian), car and cycle parking and highways improvements; early landscape and enabling works; and associated works. (This application is subject to an Environmental Impact Assessment)

Site Address: Wellcome Genome Campus Hinxton Saffron Walden,
Cambridgeshire, CB10 1RQ

Applicant(s): Wellcome Trust

Recommendation: Approve subject to provisions as set out in the formal recommendation (page 137)

Application Type: Outline (all matters reserved)

Key Material Considerations: Principle of Development
Case for Growth
Housing
Landscape
Heritage
Best and most versatile (BMV) Agricultural Land
Transport and Highways Impacts
Sustainability
Drainage

Committee Site Visit: 8 Oct 2019

Departure Application: Yes

Presenting Officer: Toby Williams, Principal Planning Officer

Application brought to Committee because: The application raises significant issues of public interest and is a departure from the South Cambridgeshire Local Plan 2018.

Decision Due Date: 24 Oct 2019

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C	ES Constraints Map and Adopted LP Policies Map Hinxtton
D	Parameter Plans
E	Development Specification
F	Illustrative Masterplan and Indicative Early Landscape Works
G	National Planning Policy Advice and Guidance
H	South Cambridgeshire Local Plan (2018) Policies
I	Supplementary Planning Docs. and Material Considerations
J	SCDC Officer Consultation Responses
K	Cambridgeshire County Council
L	External Consultee and Organisations
M	Parish Council Representations
N	Neighbour Representations
O	Life Science & Economic Orgs.
P	Cambs Quality Panel
Q	Environmental Statement Non-Technical Summary

1.0 Executive Summary

- 1.1 Wellcome is seeking outline planning permission to expand its existing Hinxton Genome Campus (the Campus), currently set within and adjacent to the estate of Hinxton Hall on 125-acres of landscaped parkland bordering the river Cam. The Campus is the world's leading centre for genomics research, having played a central role in the Human Genome Project (1990-2003), which read and recorded the complete sequence of DNA in an individual for the first time.
- 1.2 The existing Campus currently employs approximately 2,600 staff utilising 75,000 sq.m of existing scientific research, translation, education and support facilities, which has developed over the last 25 years. The sought permission is for a phased, mixed-use development which would provide up to a further 150,000 sq.m of new research and translation floorspace – resulting in 6,800 people working on the expanded Campus - and up to 1,500 new homes specifically for Campus workers to support the employment provision. The proposal includes land for supporting community and employment infrastructure.
- 1.3 A large triangular parcel of land – referred to as the Expansion Land – sits opposite the existing Campus across the A1301 and it is here where the majority of the new employment floorspace, housing and supporting uses would be accommodated. However, the Expansion Land is outside the Development Framework, outside the Established Employment Area defined for the Campus and is unallocated land in agricultural use.
- 1.4 The application has attracted significant objection from residents, parish councils and third parties. In particular, the transport implications of potentially allowing a scheme of the scale sought onto an already congested transport network at peak hours has caused a considerable degree of objection. Additionally, a scheme of this size would ordinarily be considered and come forward as part of a Local Plan (LP) review. In this regard, significant objections are raised and focus upon the implications of granting permission for Wellcome in the context of the adjacent emerging proposed allocation at North Uttlesford Garden Community immediately across the A11 in the District of Uttlesford.
- 1.5 Furthermore, many objectors point to the potential inconsistency of the Council if it were to support Wellcome's scheme because of similar planning and environmental issues between it and an adjacent site recently proposed and refused by the Council for an AgriTech business park. The AgriTech site is directly adjacent to the north of the Expansion Land and the Council refused and recently defended its position at a planning inquiry in June of this year. The AgriTech site is similarly outside of the Development Framework and on unallocated land in agricultural use. However, the material circumstances and context of the AgriTech scheme are vastly different to Wellcome's. These differences are explained as part of the officer assessment and are material to the recommendation. The outcome of the appeal is awaited but is not expected from the Secretary of State until the New Year.
- 1.6 Officers have assessed the impacts of the planning application and it is without surprise that the development of the Expansion Land conflicts in principle with the adopted Local Plan's spatial economic policies and would result in significant harm to landscape, harm to the setting of heritage assets and result in the permanent loss of 31.3 ha of best and most versatile agricultural land contrary to policies contained within the Council's adopted Local Plan (2018).

- 1.7 Officers consider that Wellcome's application must be considered as put forward on terms which seek planning permission as an exception to the development plan in recognition of this conflict. In officers view, the need for the exception is primarily focused on a Case for Growth and the national economic, health and educational benefits that would arise as a result. These benefits are put forward by the applicant and arise from their vision:
- 1.8 *'to build on the scientific foundations of the campus to become the international centre for scientific, business, cultural and educational activities emanating from Genomes and Biodata'.*
- 1.9 Planning permission is sought on an urgent basis to enable the UK to continue to compete in the global genomics market and within the context of an existing full site with limited additional capacity.
- 1.10 The need for the development and benefits arising are assessed across the scope of this report, but for the decision maker, the benefits in this case must clearly outweigh the conflict with the development plan in order provide a justifiable basis to grant permission. In officers' view, whilst recognising the significant harm caused and obvious policy conflicts derived by this proposed development, having regard in particular to the Case for Growth and the urgent economic need for the development in the location proposed, these material planning considerations outweigh the substantial level of harm identified. The proposed development would bring about significant economic and health benefits in the national interest.
- 1.11 The balance of these benefits in the circumstances of this application weighs in favour of a grant of planning permission and outweigh the conflict within national policy, national guidance and the development plan and the harm that in landscape, heritage and agricultural terms, the development would cause.

2.0 Site Description

- 2.1 The site is approximately 127.5 ha in size and located within and adjacent to the Wellcome Genome Campus. The site plan is attached at appendix B. The existing Campus is a relatively modern collection of employment buildings which have developed over the last 25 years and which are orientated east-west, having developed southwards on the site over time from the landscaped setting of Hinxton Hall in the northern part of the site. The existing Campus comprises three main elements: a conference centre associated with Hinxton Hall and associated visitor facilities (and nursery) to the north; two academic institutes: the Wellcome Sanger Institute and the European Bioinformatics Institute (EMBL-EBI) and supporting amenities in its centre; and the EMBL-EBI South building, Ogilvie Building (home to the 100,000 Genomes Project) and BioData Innovation Centre (BIC) to the south, the most recent additions to the Campus.
- 2.2 To the north and west of the site is the village of Hinxton, to the southwest the village of Ickleton and to the south the village of Great Chesterford. The villages of Duxford and Whittlesford lie a short distance to the north, on the western side of the River Cam. The existing Campus and villages nearby are set within a mature landscape, forming a settlement pattern which follows the Cam valley and is framed by rising ground in an open, arable, strongly rural landscape.
- 2.3 The site is located in the south of the District, 13.5km south of Cambridge city centre. The application red line encompasses:

Expansion Land

- 2.4 Separated from the existing Campus, the Expansion Land comprises a triangular shaped piece of arable farmland of approximately 113.5HA. It is defined by the northern boundary of Tichbault Road to the north, the A11 to the east and the A1301 to the west to a southerly point where it intersects with junction 9 of the M11. It is in agricultural use for the growing of cereals and onions in association with Hall Farm. It is generally open in character, comprising fields which face westwards as the land gradually rises from 35m AOD in the NW corner of the site adjacent to the A1301 to 58m AOD in the NE corner of the site adjacent to the A11(23m rise). The topography of the Expansion Land is of a subtle rounded chalkland landform rising and undulating from the Cam valley.
- 2.5 The Expansion Land includes a former railway cutting which is landscaped with mature trees and forms a wooded corridor. It runs in a SW-NE direction parallel to but set away from the alignment of the A11 and is dissected by a narrow valley running east-west across the site. Cutting across the centre of the Expansion Land from Tichbault Road in a north-south direction is a younger rectilinear landscaped belt of trees approximately 12 years of age, which eventually co-joins the southernmost railway woodland corridor. The fields are demarcated by thin hedgerows. Two single storey barn buildings and two large silo tanks are present within the north west corner of the Expansion Land, otherwise it is devoid of any buildings.

Campus Land

- 2.6 This is an irregular, roughly 'D' shaped, parcel of land mainly within the southern area of the existing Campus of approximately 10.25 ha. The Campus Land comprises land within the existing Campus, including an area of land used for parking in association with the conference centre, the main entrance to the existing Campus, the reception building, a single storey cottage (East Lodge) curtilage listed, internal access road, car park, undeveloped hardstanding, landscaped amenity space and grassland / scrub. It is largely flat albeit continues in its southern portion to gently drop down towards the river Cam in the west.

A1301, New Road and Access

- 2.7 The red line extends to include a long stretch of the A1301 close to junction 9 of the M11 to North End Road in Hinxton and a short stretch of New Road where it meets the southern extent of High Street, Hinxton. These works amount to approximately 4.2 ha of land. The access to the existing Campus is currently taken from the A1301 road via a three-arm roundabout. Agricultural access to the Expansion Land is currently gained from three gated access points directly from the A1301.

3.0 Land Uses and Constraints

- 3.1 The Expansion Land is located in the open countryside, outside the Development Framework of Hinxton. It is not green belt land. The Campus Land part of the application site is contained within an Established Employment Area which surrounds the existing Campus and extends to its southern boundary adjacent to the sewerage treatment works.
- 3.2 Both the Expansion Land and Campus Land lie within Flood Zone 1 (areas that have a less than 1 in 1000 year annual probability of experiencing flooding). Higher risk areas of Flood Zones 2 and 3 lie close to the western boundary of the

existing Campus near to the river Cam. A large part of the Expansion Land lies in groundwater source protection zone 2 (outer protection zone).

- 3.3 The Environmental Statement (ES) confirms that there are no statutory ecological designations within the site. The closest designated site is Hildersham Woods Site of Special Scientific Interest (SSSI) approximately 2.4km to the east. None of the trees within the part of the conservation area which extends into the site are subject to individual Tree Preservation Orders (TPOs), however, trees in conservation areas are protected by the provision in Section 211 of the Town and Country Planning Act 1990.
- 3.4 No public right of way crosses any part of the site. Tichbault Road forms a permissive path for local residents and a vehicular access for businesses and residential properties including Hinxtton Grange and those behind it. A byway skirts the southern end of the Campus Land, running east from Ickleton to emerge on the A1301, 200m south of the existing entrance into the Campus.
- 3.5 The site lies within the Imperial War Museum Duxford Air Safeguarding Zone 2, where there is a height restriction of 45m.

Adjacent Land Uses

- 3.6 To the north of the Expansion Land is arable land surrounding Hinxtton Grange (a historic grade II house and garden) which is the subject of the current appeal relating to the AgriTech park. Further to the north is the A505, connecting the A1301 at the 'McDonald's' roundabout. The A505 runs in an east-west alignment connecting M11 junction 10 to the west and beyond and the A11 to the east. Whittlesford Parkway railway station is located north off the A505 approximately 3.7km north west of the application site and provides the primary access to the national rail network.
- 3.7 Beyond the A11 and on rising land to the east of the site is the proposed allocation for the North Uttlesford Garden Community (NUGC) including for 5,000 houses, over circa 450 ha of land. This proposed allocation is contained within Uttlesford District Council administrative area which is defined in this part of its District by the A11. The proposed allocation runs parallel to the A11 marginally beyond Tichbault Road to the north and runs south along the northern side of the B184 from Stump Cross.
- 3.8 To the south of the Campus Land is a byway, providing access to the Great Chesterford Sewage Treatment Works (STW). Further to the south is the village of Great Chesterford which accommodates a railway station approximately 2.8km south of the site.
- 3.9 To the west is the River Cam and associated County Wildlife Site and Wellcome Wetlands Nature Reserve established in 2005 to provide ecological enhancement and compensatory flood storage. It is managed by the Wellcome Trust and Cambridgeshire Wildlife Trust. Further to the west is the West Anglia mainline. This runs between Cambridge (to the north) and London Liverpool Street (south) whilst also branching off to serve London Stansted Airport. It serves both railway stations at Great Chesterford and Whittlesford Parkway, albeit the frequency of service to the former is more limited.

Heritage Constraints

- 3.10 All three nearby villages of Hinxton, Ickleton and Great Chesterford have designated conservation areas. The closest of these is Hinxton Conservation Area, which lies to the west of the Expansion Land and incorporates most of the historic village of Hinxton. It extends south halfway into the existing Campus and out towards the A1301 where it cuts around the Church of St Mary and St John (Grade II*). To the north it stops at the beginning of North End Road.
- 3.11 Within Hinxton and on the existing Campus is the Grade II* listed Hinxton Hall, its stables and walled garden, which have been converted for use as conference and accommodation facilities. These lie just outside the application site. Hinxton contains numerous listed buildings including the Hinxton Church noted above, which at 20m tall, is set back from and on the eastern side of the High Street. Its tower can be seen from the Expansion Land. The application site, including the Expansion Land, form part of the immediate setting to Hinxton Hall, Hinxton Conservation Area and the Hinxton Church of St Mary and St John.
- 3.12 Hinxton Grange, a Grade II manor house, lies to the north of the Expansion Land and is flanked by associated designed parkland on its western side, together with a formal tree avenue linking to the A1301.
- 3.13 Figure 3.2, chapter 3 of the main report to the ES provides an overview map of the heritage and other constraints within and near to the application site. It is attached to appendix C of this report. The Cultural Heritage section of the assessment identifies in greater detail the extent of the heritage constraints applicable to the site.

4.0 Relevant Planning History

- 4.1 There is an extensive planning history dating back to 1949 in relation to the existing Campus site. Wellcome purchased the site upon which the existing Campus stands in 1992 which at the time comprised various existing buildings, including laboratories and supporting development such as a nursery.
- 4.2 The key planning history for the existing Campus is as follows:

S/1728/93/F	Research and development facilities (Use class B1(b), together with Access, Estate Roads, Parking and Landscaping.	Approved 22-April-1994
S/1859/93/F	Change of use of Hinxton Hall to provide ancillary offices and residential accommodation for the conference centre (Class C2).	Approved 10-Jul-1995
S/1896/93/F	Research and development facilities (Use class B1(b), together with Access, Estate Roads, Parking and Landscaping.	Approved 22-April-1994
S/1562/93/O	Planning permission granted for restoration of Hinxton Hall, the stables, Game Larder and North Lodge for conference training, dining and residential accommodation, together with new residential accommodation (Class C2) and new access and roundabout on the A1301.	Approved 14-June-1994
S/0888/97/O	Erection of Research & Development	Appeal against

	Facilities (Class B1 (b)) Ancillary Leisure & Central facilities, open space & landscaping & Associated Drainage & Access Works Outline, appeal, called in by the Secretary of State and heard at a Public Inquiry in June 1998 and re-opened in March 1999.	non-determination. Appeal dismissed. 08/09/1997
S/0790/02/O	<p>Outline application for Southfield permission, 27,000 sq.m (GEA) use class B1, together with ancillary facilities, open space, landscaping and associated drainage, infrastructure and access works (associated S106 agreement 5 Nov 2002, associated S106 UU 5th December 2002 (see commentary below)). The proposed accommodation included:</p> <ul style="list-style-type: none"> -an academic building totalling 10,000 gross sq.m comprising research laboratories, a research facility and data centre; -an Innovation Centre of 5,000 gross sq.m for 'start up' companies; -'Grow On' space totalling 9,000 gross sq.m for occupiers emerging from the Innovation Centre, or elsewhere in the next stage of development; and -ancillary facilities totalling 3,000 gross sq.m to primarily serve the extension, but located so as to also serve staff at the Genome Campus. 	Approved 02-Dec-2002
S/1585/02/RM	<p>Phase 1: Reserved matters application (associated with S/0790/02/O) for erection of buildings for research and development (B1b), together with ancillary facilities and infrastructure. Comprising circa 12,600 sq.m of research space, comprising the erection of an academic building (9,864 gross sq.m), a reception building (circa 3,000 gross sq.m), a Market Square and under and over ground car parking and site facilities. This part of the scheme has been developed and is now occupied and operational.</p> <p>(associated deed of variation S106 dated 16 June 2005 in relation to temporary works, including 6,000m³ sub-soil and haul road)</p>	Approved 07-Mar-2003
S/2067/05/F	Variation of Condition 1 of planning permission S/0790/02/0 to allow a further	Approved 30-Jan-2006

	period of 3 years for the submission of reserved matters and the commencement of development for erection of buildings for research and development together with ancillary facilities and infrastructure (associated deed of variation to carry through the obligations contained in the S106 of 5 Nov 2002).	Application lapsed on 30 January 2009
S/1204/09/O	Following the lapse of 2067/05/F, this further outline application was submitted for the erection of buildings for research and development together with ancillary facilities and infrastructure and associated work. It comprised the same description and scale of development as the 2002 and 2006 outline planning permissions excluding Phase 1 and associated works. Specifically, the application proposed an extension to the existing Genome Campus providing circa 14,000 gross sq.m of accommodation within Use Class B1(b) and with ancillary works comprising additional parking, landscaping, sports facilities, drainage, plant and infrastructure works	Approved 10-Dec-2009
S/0031/09/F	Rear Extension to existing Conference Centre, Extension to Existing Dining Roo, New 64 Bedroomed Residential Block & Infrastructure & Landscaping. The additional bedrooms took the total number of residential bedrooms up to 136.	Approved 27-Nov-2009
S/0022/09/LB	Alterations and extension to dining room (Hinxton Hall) & to conference centre (*former stables and walled garden) for new meeting room & Exhibition space. Create door opening through wall. Application associated with S/0031/09	Approved 07-Oct-2009
S/2013/10/RM	Phase 2: Erection of Buildings for Research and Development, Landscaping and Associated Infrastructure (Reserved Matters Following Outline Approval reference S/1204/09/O, (This permission was for the Technical Hub for EBI South (a new biological data centre for the UK, 4,854 sq.m, 3 storeys, 13.25m high)	Approved 07-June-2011
S/1099/14/RM	Phase 3: Erection of Research & Development Buildings with Ancillary Facilities and Infrastructure. This was for a 3,293 sq.m building (known as the BIC building, and includes a DNA sequencing facility) which now forms the southernmost building on Southfield. It included a	Approved 30-July-2014

	1,136sq.m integrated energy centre. It is 3 storeys in height and has a total height of 14.5m.	
S/2209/18/E2	Scoping request for the proposed development.	17 July 18 & 19 Nov 2019

Relevance of Unilateral Undertaking (5 Dec 2002)

- 4.3 Representations have been made in relation to a S106 Unilateral Undertaking (UU) dated 5th December 2002, entered into by Wellcome Trust Limited (WTL) in respect of its Hinxtton Estate. In the S106, WTL covenant not to change the use of the Hinxtton Estate or any part of it except in accordance with the Local Plan or under a Development Order or in accordance with planning permission granted by the Council. The S106 binds successors in title.
- 4.4 The Hinxtton Estate comprises 1) a large triangular shaped area of land including all of the Expansion Land, the land subject to the recent AgriTech appeal proposed by SmithsonHill and further land to the north of the appeal site (south of the A505), and 2) a roughly rectangular area of land to the west of the A1301, east of the railway and north of Hinxtton, extending close to the A505 (excluding land adjacent to Whittlesford Parkway Station East side platform where it extends underneath the A505 bridge north of the river Cam and the McDonalds/service station land. Council records show that the UU was entered into at a time when the WTL was seeking to sell Hinxtton Grange and its associated farmland. This is set out in a letter from Peter Pereira Gray on behalf of WTL on 5 Sept 2002.
- 4.5 Representations argue that the current application is a breach of the spirit and intention of the agreement reached in 2002 and have queried its relevance in relation to both the AgriTech appeal and this application. In response to this, the following three points should be considered:
- The UU still applies to the Hinxtton Estate and for the avoidance of doubt, following the sale of the land now the subject of the Agri-Tech appeal, the UU continues to have effect in binding successors in title to the land.
 - The UU was not required for the granting the 2002 planning permission in order to mitigate the impacts of the scheme (S/0790/02/O), having being entered into on 5 Dec 2002, post the issuing of the respective decision notice (2 Dec 2002), without reference to it and applicable to land outside the outline application site. It appears to have been offered in order to address local concerns about possible future use of the land. There is a separate S106 agreement pursuant to the 2002 application which secures among other matters highways works and a Green Travel Plan.
 - The UU envisages a number of scenarios within which development can come forward on the Hinxtton Estate, such as a grant of planning permission by the Council.
- 4.6 As such, the UU does not seek to hinder development of the land to which it is subject indefinitely but rather sets out a number of scenarios under which a change of use could come forward without breaching its terms. The UU is a material planning consideration but clearly there would be no breach of its terms should the Council grant planning permission. In the scenario of a subsequent appeal being made against any refusal of this planning application, it would be for

that decision maker to attribute weight accordingly but this notwithstanding there is a separate process required for seeking to remove or amend an obligation under S106A of the Town and Country Planning Act. It is not for the Planning Committee to pre-judge how the Council might approach the assessment of any subsequent S106A application, either in the scenario where any subsequent appeal is allowed or in any other circumstance. The existence of the UU should not be a determining factor in how the Planning Committee approaches its assessment of the application.

Remaining Floorspace

- 4.7 Only 1,185 sq.m remains of the most recent outline permission S/1204/09/O (i.e. floorspace that has not been approved in subsequent reserved matters applications). This is relevant in terms of the applicant's Case for Growth and the existing demand for further floorspace.

Expansion Land History

- 4.8 There is no planning history relevant to the Expansion Land.

Hanley Grange ECO Town

- 4.9 There is no planning history for this proposal, which emerged around 2008 with initial proposals for 8,000 homes rising to 12,800 homes. The site was owned in part by a development company, Jarrow Investments, which worked closely with supermarket giant Tesco in a bid to be one of the 15 shortlisted schemes competing for eco-town status. Hanley Grange occupied a large triangular parcel of land bound by the A1301, A11 and A505. It thus included the Expansion Land part of this application. Wellcome Trust announced it would not sell its land to Tesco and the proposal was not put forward as an application. Despite third party comments to the contrary, the Hanley Grange ECO Town proposal has no bearing on the consideration of this application.

5.0 Description of the Proposal

- 5.1 Wellcome is seeking outline planning permission to expand its existing Genome Campus, currently set within the estate of Hinxton Hall on 125-acres of landscaped parkland bordering the river Cam. The Campus is the world's leading centre for genomics research, having played a central role in the Human Genome Project (1990-2003), which read and recorded the complete sequence of DNA in an individual for the first time. It currently employs approximately 2,600 staff utilising 75,000 sq.m of existing scientific research, translation, education and support facilities, which has developed over the last 25 years. The Case for Growth - one of the documents submitted in support of the application - explains the need for the proposal and sets out a vision which is *'to build on the scientific foundations of the campus to become the international centre for scientific, business, cultural and educational activities emanating from Genomes and Biodata'*. The application is put forward by Wellcome as a unique opportunity in the interests of world health and of the UK economy. Planning permission is sought on an urgent basis to enable the UK to continue to compete in the global genomics market.
- 5.2 The sought permission is for a phased, mixed-use development which would provide up to a further 150,000 sq.m GEA (gross external area) of new research and translation floorspace – resulting in 6,800 people working on the expanded Campus - and up to 1,500 new homes. The new floorspace is proposed to be

restricted to ‘*extend the principle on which Wellcome has operated on the existing campus (Gateway Policy) to its extension to ensure only those firms and occupiers who fit within the vision for the proposed development operate from the site*’. This commitment is embodied within a proposed Gateway condition set out within appendix A and ensures that subsequent occupation of the employment floorspace is controlled and relates specifically to the needs of the expanded Campus. Likewise, the housing component being proposed is for existing and future Campus workers and will internalise some trips from people working and living within the site. The housing is not put forward to meet general market housing needs but specifically to meet existing and future needs – including affordable needs - of Campus employees, to enable retention of staff and provide a competitive offer for future employees given that the Campus is competing for firms and talent on a global basis. The controls to ensure this are discussed in more detail from paragraph 11.17 onwards.

- 5.3 The proposal also includes the following range of supporting uses: community and social infrastructure provision; conference facilities; hotel; retail; and leisure uses. The following environmental/infrastructure provisions are also included: landscaping and public realm, areas for SUDs and biodiversity enhancements; energy centre and utilities; site access (vehicular, cyclist and pedestrian), car and cycle parking and highways improvements; early landscape and enabling works; and associated works.
- 5.4 The full description of development as proposed is set out on the front page of this report. All matters are reserved for subsequent approval.
- 5.5 The application was submitted in December 2018 and subsequently amended/updated in April and August 2019 to reflect consultation responses and officer negotiations. The amendments have included: parameter plan revisions including a reduction in the maximum height and height distribution; an updated Development Specification (providing information on the land uses and maximum floor spaces proposed); a Design and Access Statement (DAS) addendum and a full consolidated version; a Health Impact Assessment (HIA) addendum; further information in relation to the ES including in relation to ecology, biodiversity, trees, archaeology, traffic data, air quality and revised LVIA visualisations; Briefing Note responding to the consultation; Draft Heads of Terms; revised Housing Statement; Viability Statement; and a document entitled Response to the Parishes. The amendments and further information have been subject to further consultation as appropriate.
- 5.6 As amended, the application as put forward for consideration comprises:

Document	Issued	Note
Application Form Ownership Certificates	Dec 18	-
Application drawings	Dec 18 and April 19	This includes parameter plans (PP's) 1-5 covering built development, height, green infrastructure, movement and highways. PP's 1-5 are put forward for approval. A no. of plans are put forward for information/illustrative

		purposes including the masterplan
Case for Growth December	Dec 18	
Development Specification	April 2019	See paragraph 5.8 below. For Approval
Design and Access Statement (DAS)	December 2018, Addendum April 2019, Consolidated August 19	
Energy Statement	Dec 18	
Environmental Statement	Dec 18 and April 19	See commentary on what this includes at paragraph 6.9 below.
Draft Estate Management Strategy	Dec 18	
Foul Sewerage and Utilities Assessment	Dec 18	
Health Impact Assessment and Addendum	Dec 18 and April 19	
Housing Statement	August 19	
Planning Statement including: -Policy Designations -Town Centre Uses Assessment -Social Infrastructure Strategy and Public Access Statement -Draft Section 106 Heads of Terms	Dec 18 S106 HoT's v6 revised August 19	
Statement of Community Involvement	Dec 18	
Sustainability Statement	Dec 18	
Viability Assessment	August 19	
Response to Parishes	August 19	
Briefing Note, Response to Consultation	August 19	

Plans

- 5.7 The plans submitted in support of the proposal are set out below. They are intended to be read alongside the Development Specification which is summarised at paragraph 5.8 below.

Drawing Title	Ref	Rev	Status
Site Location Plan	WGC-ARP-XX-XX-DR-AX-1	0	Information
Defines the extent of the planning application site boundary.			

Existing Site Plan	WGC-ARP-XX-XX-DR-AX-2	0	Information
Identifies some of the key features and buildings within the application site.			
Key Parameter Plan (PP1)	WGC-ARP-XX-XX-DR-AX-3	1	Approval
PP1: Defines the maximum extent of the Development Area (extent of built development). It does this by identifying three Development Areas (1-3) which are to be subject to further Development Area Briefs and Design Guides. Development areas 1 and 3 are located on the Expansion Land. Development Area 2 is located within the Campus Land. PP1 also identifies indicative locations of neighbourhood or retail / leisure focus, indicative access/crossing points and retained buildings.			
Maximum Building Heights Parameter Plan (PP2)	WGC-ARP-XX-XX-DR-AX-4	1	Approval
PP2: Defines zones of maximum building heights. Two zones are proposed, one which allows for buildings up to 11m and one which allows for buildings up to 16m from proposed ground level.			
Green Infrastructure Parameter Plan (PP3)	WGC-ARP-XX-XX-DR-AX-5	1	Approval
PP3: Defines areas of retained and enhanced vegetation, a buffer zone with bunding, acoustic bund, retained arable land with new hedgerows, natural and semi-natural space and semi-natural open space or space for outdoor sports. It shows the location of a common adjacent to the A1301 and the approximate location of a green corridor with spurs off it running through the centre of the site. Structural edge planting is shown around the Expansion Land.			
Movement Network Parameter Plan (PP4)	Approval WGC-ARP-XX-XX-DR-AX-6	1	Approval
PP4: Shows indicative primary and secondary routes within the site and new connection points for pedestrians, cyclists and vehicles.			
Highways Improvements, Parameter Plan (PP5)	Approval WGC-VEC-XX-XX-DR-AX-7	1	Approval
PP5: Defines an area within which highways works including for the A1301 and New Road are to be carried out. The designs shown for the highways works are indicative.			
Composite Plan of Parameter Plans	Information WGC-ARP-XX-XX-DR-AX-8	1	Information
A combination of all the parameter plans.			
Indicative Early Landscape Works Plan, Indicative	WGC-ARP-XX-XX-DR-AX-9	0	Indicative

Shows existing vegetation, vegetation to be removed or relocated, the indicative location of proposed early planting (mainly around the western and southern edge of the Dev. Area 1 facing the A1301) and proposed early enhancements to existing hedgerows along the A1301.			
Illustrative Masterplan	WGC-ARP-XX-XX-DR-AX-10	0	Illustrative
Shows one way in which the site, in accordance with the parameter plans, could be developed out.			
Existing Topography Plan	WGC-BUR-XX-XX-DR-AX-11	0	Information
Show the existing topography at 1m intervals			
Indicative Proposed Topography Plan	WGC-BUR-XX-XX-DR-AX-12	1	Indicative
Shows indicative changes in level across the site, including an area where the proposed bunding in two areas (bund A and bund B) adjacent to the A11 would be implemented.			

Development Specification

- 5.8 This includes a description of development which defines the breakdown of the uses and maximum floorspaces applied for. These are contained within a land use schedule. It also sets out a number of Development Principles by which any subsequent reserved matters applications must abide. The Development Specification is put forward for approval.

Land Use Schedule

- 5.9 Maximum land use floorspaces are defined within the Development Specification as follows:

Use	Amount
Research and Translation (employment) space1 (Use Classes B1, B2 and B8)	Up to 150,000 square metres (sq.m) Gross External Area (GEA)
Residential (Use Class C3)	Up to 1,500 dwellings
Supporting Uses:	31,100 sq.m GEA, including:
- Retail (Use Classes A1, A2, A3, A4)	- Up to 3,500 sq.m GEA
- Hotel (Use Class C1)	- Up to 5,000 sq.m GEA
- Non-residential institutions, and community and leisure, including nursery, conference facility, and education (Use Class D1/D2)	- Up to 22,750 sq.m GEA

Energy Centre and utilities	Up to 5,000 sq.m GEA

Development Principles

- 5.10 The Development Specification states that the Development Principles are intended to inform the preparation of Development Area Briefs, Design Guides and reserved matters applications. Subsequent applications and design work are required (via proposed conditions) to demonstrate conformity with the Development Principles. The Development Principles are not intended to fix a specific design outcome at outline planning stage but set performance criteria for the detailed design stages ensuring that a high-quality development is delivered. The principles are organised thematically, covering topics such as land-use, parking, building heights, open space etc. They have been assessed and agreed by officers and are set out in more detail in the Design and Layout section of the officer assessment from paragraph 13.26 onwards.

Structure

- 5.11 The applicant seeks a flexible planning permission to help respond to a rapidly changing scientific, institutional and commercial environment. As such, and not unlike many outline applications, the plans and supporting documents seek to establish guiding principles and parameters. For example, the plans put forward for approval only provide maximum parameters for the development and do not define but rather guide the location of land uses through a set of Development Principles attached to the Development Specification. Precise locations for buildings and their design are to be developed at the reserved matters stage. This is intended to allow for the flexibility to bring forward a development that can respond to the needs of its occupiers, closer to the point of delivery.
- 5.12 The applicant proposes three key stages in the approval process:
- 1: Grant of outline planning permission;
 - 2: Development Area Briefs and Design Guides; and
 - 3: Reserved matters applications.
- 5.13 The discharge of planning conditions and section 106 planning obligations would either relate to the outline permission or those attached at the reserved matters stages. The applicant envisages the delivery of the component parts of the scheme would commence, starting with early landscape works; followed by enabling works and then the delivery of buildings and open spaces.

Development Area Briefs and Design Guides

- 5.14 These are proposed to be prepared for each Development Area (or as otherwise agreed) to help define and inform subsequent reserved matters applications. Development Area Briefs (DAB's) are to provide the following information: the size, quantum and location of uses within the relevant Development Area; the footprint of development parcels/blocks; the proportion and distribution of Campus market and Campus affordable housing, including mix and tenure; community facilities provision; consistency with the ES; a transport report and proposed transport mitigation; open space and landscaping provisions; phasing;

compliance statement with design principles, Parameter Plans (PP's) and other supporting strategies. The full specification setting out the requirements for DAB's and what is required from the Design Guide process are set out in Annexures to the proposed conditions at appendix A.

6.0 Environmental Impact Assessment (EIA)

- 6.1 The application is accompanied by an Environmental Statement (ES) which has been prepared in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
- 6.2 The EIA Regulations require the ES to identify the 'likely significant environmental effects' of a development. The Government's Planning Policy Guidance highlights that the ES should focus on the 'main' or 'significant' environmental effects only and that the ES should be proportionate. The ES comprises four parts including main reports, appendices (with supporting detailed technical information and figures in support of the main reports, visualisations (in respect of landscape and heritage impacts) and a Non-Technical Summary. This last document is included in appendix Q.

Scope

- 6.3 An applicant who wishes to make an application for EIA development may request a Scoping Opinion from the local planning authority in accordance with Regulation 15 of the EIA Regulations. A Scoping Opinion sets out the local planning authority's opinion on the information that needs to be provided in the ES. A request for a Scoping Opinion was submitted to the Council on 5th June 2018 by Quod on behalf of Wellcome. It was accompanied by an EIA Scoping Report (dated June 2018).
- 6.4 Following a consultation process, the Council issued a scoping opinion on 17 July 2018, followed by a further scoping response on 19 Nov 2018. The applicant confirms (and officers are satisfied) that the ES submitted with the application is based on the most recent Scoping Opinion, which comprises the July 2018 Scoping Opinion, as amended by the further SCDC advice of 19 Nov 2018.

Temporal Scope, Phasing and Methodology

- 6.5 The ES considers the likely significant effects of the proposed development during construction and once it is complete and operational. It has been assumed that the construction phase would extend over approximately 11 years. The principal assessment year for the EIA is based on completion of the whole proposed development and is assumed as 2031.
- 6.6 The ES states that the phasing of the proposed development is not certain at this stage and is likely to be linked to market demand. It envisages that construction of the proposed development would be undertaken in one continuous construction phase, rather than a series of defined spatial phases. Each technical assessment in the ES therefore assumes a notional 'worst-case' scenario with respect to the envisaged construction methods, location (proximity to sensitive receptors) and timing as outlined in Chapter 6: of the ES 'Construction'. Both temporary and permanent construction effects are identified.
- 6.7 The application is submitted in outline form with all matters reserved. The ES therefore assesses the maximum quantum, physical extent and development principles defined for the proposal, set out in the submitted parameter plans and

associated Development Specification which are put forward for approval. Detailed designs for the buildings, their scale, layout and appearance would be subject to future reserved matter applications and would be subject to principles agreed through a Design Guide, the details of which are set out and secured by proposed Annexure C of the draft conditions within appendix A of this report.

- 6.8 For each impact assessment for the topics as set out below, the maximum adverse scenario, in terms of generation of significant environmental effects, is identified from the proposed development parameters, and the assessment is undertaken on this basis.

Topics

- 6.9 The ES assesses the following topics:

Alternatives
Construction
Agricultural Land Quality and Soils
Cultural Heritage
Biodiversity
Landscape and Visual Impacts
Light Pollution
Transport
Air Quality
Noise and Vibration
Water Resources
Climate Change
Waste
Socio-Economics
Effect Interactions
Summary of Effects and Mitigation Measures

- 6.10 The ES was updated in April 2019. The updates to the ES and revised supporting planning documents put forward by the applicant are as para 5.5.

Cumulative Assessment

- 6.11 As set out above, the Council issued its last formal scoping response to the applicant on 19 Nov. 2018. This clarified which sites it considered should be included in the cumulative impact assessment for the ES. The scoping response confirmed that neither the proposal for North Uttlesford Garden Community (NUGC) nor the proposed AgriTech site at appeal and promoted by SmithsonHill should be scoped into the cumulative assessment.
- 6.12 The scope of the cumulative assessment has been the subject of representations, including from Grosvenor, Terence O'Rourke on behalf of SmithsonHill, Uttlesford District Council (DC), Essex County Council and a number of parish councils, both as part of the scoping consultation undertaken by the Council and / or on consultation to the application. Most of these representations request a cumulative transport assessment with NUGC and AgriTech. Other representations also ask for cumulative landscape impact assessments with these two sites.
- 6.13 Representations made to the planning application also suggest a change in circumstances and have asked that the Council re-evaluates the scope of the ES.

The changes cited include that Uttlesford DC Local Plan (LP) has been submitted to the Inspectorate and is claimed to be at an advanced stage of preparation; NUGC is contained in the draft Uttlesford DC LP as an allocation for 5,000 houses. It is also argued that the Sustainability Appraisal (SA) supporting the Uttlesford DC LP has been updated to address previous deficiencies and that the SA determines that the spatial strategy is the most appropriate strategy thereby providing more certainty that NUGC will emerge.

- 6.14 For AgriTech, the appeal, which the Council resisted at a public inquiry, has not been determined and it is neither an existing nor an approved scheme. The Planning Inspectorate has confirmed that the Inspector's report to the Secretary of State (SoS) is timetabled to be submitted to the Secretary of State on or before 22 November 2019. There is no confirmed date, at present, for when the SoS will issue a decision in relation to AgriTech.
- 6.15 The EIA Regulations 2017 states that only existing or approved development should form part of an EIA for the purposes of cumulative assessment. Neither NUGC nor AgriTech constitute existing or approved development. Moreover, given that the AgriTech proposal has been refused planning permission and the subsequent appeal was strongly resisted by the Council and that the development plan including the NUGC has not been found sound or adopted, it is not considered necessary or appropriate for these two sites, which in terms of likely delivery are far from certain, to form part of the cumulative assessment within the ES.
- 6.16 Uttlesford DC confirm that the Stage 1 hearing sessions on matters including legal / procedural requirements, the spatial strategy and the Garden Communities have now been completed and the Inspectors' conclusions are expected by mid-October. Officers are of the view that whilst the Uttlesford DC LP has moved forward since the scoping opinion, this does not amount to NUGC constituting either an existing or approved development and it is neither necessary nor appropriate for NUGC to be included in the cumulative assessment in the ES.
- 6.17 As such, the ES, in assessing the effects of particular developments, has taken into account the consideration the following schemes:

List of cumulative schemes assessed within the EIA	Development Site
1	8 Greenacres, Duxford - planning reference S/0276/15/OL
2	Cambridge City Football Club football stadium, Sawston - planning reference S/2239/13/FL
3	Babraham Research Campus – planning references S/2016/11, S/0600/12/RM, S/0616/13/RM, S/0422/15/RM, S/1676/14/OL
4	Cambridge Biomedical Campus, Cambridge City – planning reference 16/0176/OUT
5	Sawston Trade Park – planning reference S/2284/17/OL
6	Granta Park – planning reference S/1110/15/OL
7	West Cambridge – planning reference Cavendish Building (17/1779/FUL), Shared Facilities Hub (17/1896/FUL), Civil Engineering Building (16/1811/FUL):

Implications for Cumulative Impact Assessment

- 6.18 The mitigation, including the transport mitigation, proposed by Wellcome in the expansion of their Campus is not dependent on infrastructure provision being provided by either NUGC or AgriTech. Neither are NUGC or AgriTech dependent on Wellcome's mitigation. Each proposal site has to 'wash its own face' in terms of mitigation of impact.
- 6.19 Should Wellcome gain planning permission, its status would change to an approved development and Uttlesford DC would be advised accordingly.
- 6.20 The transport consultants TPA, working on behalf of SmithsonHill for AgriTech, elected to undertake a cumulative impact assessment of the Wellcome proposal. The County Council has accepted in the Statement of Common Ground on Transport Planning Matters (para 2.13) as evidence to the Inquiry for AgriTech that the proposed mitigation, including that for McDonald's roundabout and along the A505 corridor, is sufficient to accommodate the transport impacts from both AgriTech and Wellcome. The reasons for this are set out at para. 15.52.
- 6.21 Any S106 for Wellcome would have to contain a number of options for delivery of transport mitigation along the A505 corridor and be suitably flexible to take account of a number of scenarios including the outcome of the AgriTech inquiry and, if granted, proposed delivery timescales for the two sites. The various scenarios are set out from paragraph 15.55 onwards.

7.0 Policy and Material Considerations

- 7.1 Planning law requires that the application is determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.2 The presumption in favour of sustainable development in the NPPF does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not be granted unless material considerations indicate otherwise.

National Planning Policy Advice and Guidance (NPPF and NPPG)

- 7.2 All relevant guidance is set out in appendix G.

South Cambridgeshire Local Plan 2018

- 7.3 All relevant policies are set out in appendix H.

Supplementary Planning Documents

- 7.4 All supplementary documents are set out in appendix I

Material Considerations

- 7.5 All relevant material considerations are set out in appendix I.

8.0 Publicity

South Cambridgeshire District Council

Advertisement	Yes
Adjoining Owners	Yes
Site Notice Displayed	Yes
Public Meeting/Exhibition	Yes
Southern Clusters Briefing	17 Jan 19 (Public)
Case for Growth Briefing	31 May 19 (Public)
Housing Briefing	1 August 19 (Officer-Member Briefing)
Transport Briefing	12 Sept 19 (Officer-Member Briefing)
Southern Clusters Briefing	15 Oct 19 (Public)
Viability Briefing	18 Oct 19 (Officer-Member Briefing)

Statement of Community Involvement

- 8.1 The application has been subject to extensive consultation and publicity. It is accompanied by a Statement of Community Involvement (SCI) which sets out the extent and approach to stakeholder engagement undertaken by Wellcome and summarises the outcomes around planning themes. It includes appendices which include all the consultation material used at the four different stages of consultation undertaken.
- 8.2 As part of the consultation responses to the application, some Parish Councils (including Hinxton) have expressed concern with the community engagement process and the resultant outcome of this. It is alleged that concerns about traffic congestion, the need for public transport, the scale of the proposal and commercialisation of the site have been ignored. It is also alleged that the proposal has grown over the course of the consultation process and no serious effort has been made by Wellcome to develop a 'partnership' with the parish community.
- 8.3 In the applicant's 'Response to the Parishes' of August 2019, it sets out the following:
- 8.4 *'Engagement with the local Parishes, on the current masterplan, began in 2017. The consultation programme involved a mixture of Existing Campus-focused and community-focused events to gain a clear understanding of the respective views of both the local population and members of staff on the proposal to expand the Existing Campus. This included a programme of pop-up events on the Existing Campus, community workshops, parish council meetings and briefings, Campus focus groups, public exhibitions, and online surveys over a 10-month period.*
- 8.5 *12.2 Stakeholder meetings were held on an ongoing basis throughout the process and included meetings with parish council representatives and local residents. Invitations to take part in each stage of consultation were sent to c.6,000 households covering seven parishes. The Statement of Community Involvement identifies that 20 local organisations and 7 parish councils were engaged in the process and that approximately 130 local people took part in each of the four stages of consultation, as well as 400 Campus staff.*
- *Stage 1, January 2018: The first stage of consultation was focused upon understanding Campus and community priorities, concerns and aspirations.*

- *Stage 2, March 2018: The second stage was focussed upon the site approach, masterplan principles and concept, including the extent of development and the proposed location of development areas across the site.*
- *Stage 3, June 2018: The third stage presented the initial emerging masterplan proposals. Virtual Reality was used to allow participants to ‘walk’ around and explore the different character areas of the Site to provide a sense of how the Proposed Development could look. The information included the number of homes expected to be provided (1,500) along with a substantial amount of Research and Translation space. This stage also included the illustrative masterplan which showed the extent of land to be developed.*
- *Stage 4, October 2018: The final stage of consultation was used to provide information on what would be submitted as part of the planning application, the amount of research and translation space proposed (150,000m²) [on] the draft parameter drawings*
- *...The EIA Scoping Report (dated June 2018) set out that the proposals were expected to include 175,000 sq.m of Research and Translation uses and up to 1,500 new homes.*

8.6 It is disappointing that the outcome of the community involvement from the perspective of the nearby parish councils is a negative one. The resultant issues of traffic and transport, scale and commercialisation are, however, now for members of the Planning Committee to resolve in their deliberation of the application.

8.7 In terms of Wellcome’s engagement with the existing Campus community, the SCI summarises the responses from two Campus surveys undertaken as part of stages 1 and 3 (outlined above). These gained 489 and 422 responses respectively. In particular, section 5.2 of the SCI states that as part of stage 1, a survey was sent to all Campus staff asking if they would “consider living on an expanded Campus if the right type of housing was provided”. Of the 476 Campus staff who responded to this particular question, 33% (156) responded ‘yes’ to living on Campus, 22% (105) were ‘not sure’ and 45% (215) responded ‘no’. The SCI states that ‘*A strong theme to emerge from those who said ‘no’ and ‘not sure’ was that there would need to be improvements to both the amenities and connections available to create a community they would consider moving to.*’ A similar survey question was carried out in stage 3 and produced similar results.

8.8 The SCI is a comprehensive document and provides a wide range of information which has informed the application and subsequent amendments to it, including information regarding the household income profile (Q12, Stage 3, page 122) of Campus workers and this is discussed as part of the housing chapter of this report.

8.9 A summary of all consultation responses has been included in appendices J - O. Full responses are available on the public file.

9.0 Consultation Summary

- 9.1 Due to the number and detail of the representations and consultation responses received in respect of the application, detailed summaries of responses in respect of SCDC officers, Cambs County Council, external consultees, parish councils, neighbour representations and from life science and economic organisations are provided in appendices J – O inclusive. The following section provides a high-level summary of the responses received.

Overview

Parish and Neighbour Representations

- 9.2 12 individual objections from parish councils have been received and 2 parish responses are in support. The objections are substantive and strongly framed. The parish councils closest to the application site have raised significant objections and these include from Hinxton, Ickleton and Great Chesterford but also further afield.
- 9.3 In addition to the parishes, a significant number of individual letters of objection have been received from local residents. The representations are mainly from residents of Hinxton and Ickleton.
- 9.4 The main issues raised by the parishes and residents concern the following:
- Principle
 - Traffic impacts and mitigation (in particular rat-running)
 - Quantum of development
 - Building heights
 - Landscape and character
 - Loss of agricultural land
 - Impact on biodiversity
 - Cumulative impact (AgriTech/NUGC)
 - Need for housing
 - Absence of affordable housing/housing ties
 - Impacts on schools and healthcare
 - Justification of Case for Growth and increased commercialisation of the Campus
 - Environment (flooding, sewerage, dust, noise, light pollution, water resource)
 - Heritage Impacts
 - Community engagement
 - Lack of clarity regarding community facility provision
- 9.5 Many of the parish council and third-party responses recognise the importance of the medical and other genome-related research work undertaken at the Campus. There is general acceptance that the continuation of the work of the Campus may require moderate and appropriate growth.
- 9.6 Issues of principle raised relate to the fact the scheme proposal (Expansion Land part) is on unallocated agricultural land, outside the Development Framework and neither the employment, housing nor supporting uses are supported by the Council's spatial strategies. It is argued that there is a strong policy presumption against the principle of the proposal and that any development should come forward as an allocation and considered cumulatively with other emerging allocations and major development sites.

- 9.7 Issues relating to traffic, transport and associated mitigation extend throughout the responses and form a significant part of the overall objections. Most of the objections raise issues with existing congestion on the network, particularly queuing at McDonald's roundabout and along the A505 from the M11 to the A11 at peak hours. Parishes and local representations cite rat-running at peak hours as a key existing issue, which is backed up by traffic counts taken within the locality. Concern is expressed that rat running through the nearby local villages and its associated harmful impacts (e.g. noise, fumes, vibration, health, highway safety, damage to property), particularly in Ickleton, Duxford and Hinxtion but also further afield, will substantially increase as a result of the proposal. Significant concerns are raised with the Transport Assessment (TA) submitted alongside the application and with the adequacy and extent of the mitigation and overly optimistic Travel Plan targets.
- 9.8 Most parishes and third parties consider that congestion will get worse as a result of the proposal and there is scepticism concerning the methodology and reliability of the traffic data that has fed into the TA, including from off-site impacts arising from the housing. Many responses cite the need for strategic solutions to the network including suggestions to provide a dual carriageway for the A505 and provide an improvement to the M11 junction 9 to allow northbound access onto the M11 from Stumps Cross and southbound egress onto Stumps Cross from the M11. A more joined-up (cumulative) assessment process and approach to solutions across the affected parts of the highway network from strategic sites, including NUGC, AgriTech and Huawei is sought. The mitigation proposed is not seen as being of benefit to local residents and neither is it seen as radical enough to alleviate existing and future problems on the network.
- 9.9 Many of the parishes and third parties also express significant concern regarding the Case for Growth, including the scale and need for the quantum of housing (ten times the number of houses within Hinxtion) and the justification for the scale and nature of sought employment provision. The new employment space is viewed as significantly shifting the nature of the work undertaken at the Campus from a mostly research led Campus to one that is dominated by an increased commercialisation and which would result in weaker links with the existing research institutes. Given the proposed shift in nature of the existing Campus eco-system and advances in IT, co-locational benefits for expanding the existing Campus are not accepted as justification to develop the site. There are significant concerns regarding the need for the housing, its affordability and whether in fact it will be for the open market and more generally with the impacts on the existing community in terms of schools and healthcare. The application is viewed by many of the parishes and third parties as a commercially led venture by Wellcome's investment arm.
- 9.10 Several parishes and third parties express concern regarding the significant landscape and visual harm that would arise from the proposal. The concerns are echoed more formally in the Council's own landscape consultant's advice (see para. 9.20 below). Following amendments to the scheme, which have removed the higher parameter plan height of 20m and shifted the distribution of height, the concerns remain; the scheme would be highly visible on open, rising land and it would be significantly out of character. Works to the A1301 (traffic calming, new junctions, roundabouts, crossings) would result in increased urbanisation.
- 9.11 The biodiversity and ecological stewardship elements of the proposal are questioned as to their methodology and value given the extent of built development that would arise. A wider package of improvements to the management of the surrounding countryside on land within Wellcome's control,

including access to it and improvements to alleviate flood risk within Hinxtton around the existing mill are sought.

- 9.12 Issues concerning community engagement are summarised in the Statement of Community Involvement section of this report (see para. 8.1). Matters concerning the existing unilateral undertaking covering the Expansion Land are dealt within in the planning history section of this report (see para 4.3).
- 9.13 Of those parishes that have responded to the April and August amendments of 2019, they do not consider that the amendments and further information have addressed the key issues. A further S106 letter has been received from Hinxtton Parish Council and detailed concerns have been raised regarding to the applicant's viability assessment. A strong rebuttal to the applicant's 'Response to Parishes' note has been issued by Hinxtton PC and which has also been criticised upon by Ickleton PC.
- 9.14 The issues raised are summarised in more detail in appendices M and N and are dealt with specifically within the officer assessment. The full responses to the application are available to view on the Council's website.

SCDC Officer Responses

- 9.15 Most of the internal SCDC responses to the scheme raise no objection subject to conditions and appropriate S106 controls. There are no objections from Environmental Health in respect of matters concerning air quality, contaminated land, noise and vibration, odour, light and waste management. The Development Officer (Health and Wellbeing) supports the applicant's Health Impact Assessment. The Sustainable Drainage Officer raises no objection and the Sustainable Communities and Wellbeing Officer is satisfied with the approach to community facilities and community support subject to a S106 which secures these elements and a Community Development and Support Strategy as set out from paragraph 12.39 onwards. The approach to the provision of open space within the site is also supported subject to a Sports and Play Strategy being agreed. There are no objections from Arboriculture or Waste Officers.
- 9.16 The Council's Sustainability Officer raises no objection subject to conditions. She states that the application shows a high level of ambition in relation to integrating the principles of sustainable design and construction into the design, taking things a step further through the introduction of the Restorative Sustainability approach (explained at para. 16.31). Resilience, sustainability and health and wellbeing are strongly embedded within the core development objectives and masterplan principles, with the applicant clearly taking a legacy landowner approach to development.
- 9.17 The Council's Urban Design Officer has assessed the plans, Dev. Specification, DAS and other supporting documents. She has been closely involved in the pre and post application process and supports the scheme. All issues raised have been resolved either through modifications to the plans/documents as part of the April 2019 submission or through the suggested conditions.
- 9.18 The Council's Ecology Officer originally raised concerns regarding the plans, the Development Specification, badger sett buffers and biodiversity calculations contained within the ES. Further information has been received and no objection is now raised subject to conditions.

- 9.19 The original housing offer was not accepted by the Head of Housing. Officers have worked with the applicant to negotiate a revised housing offer. A revised Housing Statement, together with a Viability Statement, was submitted as part of the August 2019 submissions. The housing offer is agreed with the Head of Housing subject to the satisfactory resolution of this through the S106 process in conjunction with a Sales and Lettings Policy.
- 9.20 There is an objection from the Council's landscape consultant (HBA). His advice is that the proposal would be very harmful to the local landscape character and visual amenity and that it contains built form of such scale and height that it could not be successfully mitigated over time and that the project has not been sufficiently strongly landscape led.
- 9.21 The Council's Heritage Officer has also raised an objection. She states that the development will cause a high degree of 'less than substantial' harm to the significance of Hinxton Conservation Area and cause a degree of 'less than substantial' harm to the significance of Hinxton Parish Church of St Mary & St John the Evangelist (Grade II*), Ickleton Parish Church of St Mary Magdalen (Grade I), Ickleton Conservation Area, and to a lower degree Hinxton Hall (Grade II*), due to inappropriate development in their setting.
- 9.22 The issues raised are summarised in more detail in appendix J and are dealt with specifically within the officer assessment. The full responses to the application are available to view on the Council's website.

Cambridgeshire County Council (CCC)

- 9.23 CCC has provided a range of comments across its departments including from: Transport; Education; New Communities; Library Services; Local Lead Flood Authority; Minerals and Waste; Archaeology; Public Rights of Way and Public Health.
- 9.24 County Transport initially raised a holding objection to the scheme as part of their first consultation response. Since then, further discussions and assessment have been undertaken and the trip rates, impact assessments for junctions (safety audit) / signal modelling review and the proposed mitigation has been agreed. No objection is raised by County Transport.
- 9.25 County Education has welcomed the proposed inclusion of space for a nursery to provide early years demand arising from the development. They seek a primary school on the site of up to a 2FE of capacity requiring a site area of 2.3ha together with financial contributions. The location of the primary school will be secured as part of the S106 process. Contributions are sought for a 1FE expansion towards Sawston Village College.
- 9.26 County New Communities seek financial contributions towards community support for new residents in the early phases of the development and have agreed the value of the equivalent provision to be provided by Wellcome directly. Library services seek the provision of a community building to meet the needs of a library and partner services together with a contribution towards furnishing and equipment. The County Lead Local Flood Authority (LLFA) has no objection in principle to the proposed development and concludes that the application demonstrates that surface water from the proposed development can be managed by conveying surface water runoff to bio-retention and attenuation areas around the development before infiltrating into the surrounding ground.

- 9.27 Other CCC consultees raise no objection subject to the imposition of suitable conditions.
- 9.28 The issues raised are summarised in more detail in appendix K and are dealt with specifically within the officer assessment. The full responses to the application are available to view on the Council's website.

External Consultees and Organisations

- 9.29 Objections have been received from Cambridge Past Present Future, Camcycle, Grosvenor (NUGC), Ickleton Society and Uttlesford DC. Concerns have been raised Essex County Council.
- 9.30 Many of the issues raised by these parties are summarised above and include references to issues concerning principle, the proposal not being plan led, the need for an Area Action Plan (AAP), better linkages and cumulative development assessment. The representations are individually summarised in appendix L and are dealt with within the officer assessment, primarily in terms of the cumulative EIA assessment from para. 6.11 onwards, principle and plan-led issues in paras. 10.1 and 10.21 onwards, the Case for Growth from para. 10.24 and in relation to transport and associated cumulative assessment and scenario planning from para. 15.52 onwards.
- 9.31 The full responses to the application are available to view on the Council's website.

Life Science Sector

- 9.32 A number of existing life science partners to the Campus have written in support of the proposal.
- 9.33 Babraham Research Campus emphasises existing working relationships of employees across the two sites and that some start-ups have emerged from either campus and relocated to the other to benefit from their specialisms (e.g. Kymab, Eagle Genomics). They emphasise a risk of not fulfilling the region's potential if the scheme is not realised.
- 9.34 Congenica explain that they are an international genomics company that is born out of the pioneering research undertaken at the Wellcome Trust Sanger Institute and by the NHS and that it is a partner in the 100,000 Genomes Project. They state that genomics as a science is in the throes of being translated from research into clinical practice with the potential for better healthcare through precision medicine, improved efficiency and affordability of health delivery. They state that the site will provide a place for the training of a new generation of skilled biodata scientists and the jobs to sustain them.
- 9.35 Present on the Campus since 1994, the EMBL-EBI state that they are the world leader in bioinformatics data resource provision and that they collaborate extensively with academics and commercial businesses. They state they have a requirement for 150 residential units and an immediate requirement for 5,000 sq.m of additional office space and they are working with public funders to secure investment for this. They state that *'having campus-linked accommodation would allow us to better support new international recruits and our hundreds of short-term visitors and collaborators'*.

- 9.36 Genomics England state they are a company set up to deliver the 100,000 Genomes Project (now complete) and that they lease a sequencing facility at the existing Campus. Their aim is to create a new genomic medicine service for the NHS, transforming the way people are cared for. They strongly support the proposal on the basis that it will enable the Campus to be the international centre of excellence in genomics and biodata.
- 9.37 Global Gene Corp write to say that they located their R&D headquarters onto the existing Campus within the Biodata Innovations Centre (BIC) building because of the unique location and access to the two existing research institutes. They state that their company will – through the development – continue to benefit from the close relationship with the institutes on site and other businesses working alongside.
- 9.38 Illumina emphasise they have contributed to and benefitted from the ecosystem around the existing Campus, including being able to attract and train the world's best scientists, transferral of talent in genomics and informatics, being co-located with start-ups and research collaborators. They have a current presence on the site and are partner in the 100,000 Genomes Project. They state this is an example of the opportunities for collaboration and success which has been created within the existing Campus environment. Illumina stress the need for required physical space on the Campus to continue its work as it could not achieve the same results if its teams were not specifically located on the Campus.
- 9.39 The London Stansted Cambridge Consortium support the continued growth of the Campus because they say it is essential for it to remain at the forefront of [genomics] and to help revolutionise healthcare. Next Gen Diagnostics and Specific Diagnostics are two companies located on the existing Campus. They emphasise the benefits they have gained from collaboration with employees at the Sanger Institute. The letter of support identifies the need for laboratory space to thrive and grow. Next Gen Diagnostics is the direct result of close and frequent informal interaction with experts on the existing site.
- 9.40 Open Targets state that they aim to change the way in which drug discovery projects are selected to improve their success rate and provide better drugs. They are founded by the EMBL-EBI and are a pre-competitive, public-private partnership. They are located on the existing Campus, employing more than 80 staff and running more than 40 projects and work with scientists from their commercial partners. They have connections with existing companies on the site including Genomics England and Eagle Genomics. They are anxious to utilise additional office and lab space on the Campus to support future expansion.
- 9.41 SciBite is a software business on the existing site. They state that they have benefitted from the co-location with the existing institutes on the site in terms of shared learning and recruitment. The facilities have enabled them to attract top talent. Sigma are similarly located on the existing Campus and state that their research and design methods are highly collaborative.
- 9.42 Connecting Science state that it is essential that *'the Wellcome Genome Campus ... should play a visible and constructive role in the public discussion and dialogue around this revolutionary science'*. They emphasise that their programme currently delivers training and learning opportunities for research and healthcare professionals across the UK, and beyond; manages a world-class events venue; supports scientists to undertake public engagement activities with schools and community groups; and researches societal attitudes to genomics in order to bring

public voices into policy and practice decisions. They state that the expansion of the Campus ‘...presents a huge opportunity to extend the reach and impact of the Connecting Science programme’.

- 9.43 Wellcome Sanger emphasise the Campus vision to be the international centre of excellence in genomics and computational biology and that the Campus is established as a critical piece of UK science infrastructure; representing the largest community of researchers focussed on Genomes and BioData, on a single campus, anywhere in the world. They state that the growth in data is exponential and in the last 12 months they have generated more petabases of DNA sequence than the last 25 years combined.
- 9.44 Wellcome Sanger assert that over the last decade the Campus eco-system has grown to include entities involved in innovation, translation, clinical application and commercial activities and that the Campus competes on a global basis for talent and translation opportunities. They emphasise that genomics is a core aspect of the Life Sciences Industrial Strategy and the near future of a genomics-enabled National Health Service. They state that the site is full and colleagues are currently in discussions with potential future occupiers for over 40,000 sq.m of the 150,000 sq.m contained in the outline planning application. These occupiers have approached the Campus directly for space because they see significant advantage in being co-located alongside the research institutes. If they cannot be accommodated on Campus the opportunities may be lost to the UK. The expansion plans are viewed by Wellcome Sanger as representing a momentous opportunity to ensure that the full scientific, health, societal and economic benefits of Genomes and BioData are realised.

Consultation Summary Tables

Parish Councils

Babraham	Objects
Duxford	Objects
Foxton and Fowlmere	No Comment
Great Abington	Objects
Great Chesterford	Objects
Great and Little Chishill	Neutral
Great Shelford	Objects
Heydon	Neutral
Hinxton	Objects
Ickleton	Objects
Linton	Neutral
Little Abington	Objects
Little Chesterford	Supports
Pampisford	Objects
Sawston	Supports
Stapleford	Objects
Thriplow	Objects
Whittlesford	Objects

SCDC Officer Consultation Responses

Ecology	No Objection
Environmental Health	No Objection
Communities	No Objection

Health	No Objection
Heritage	Objection
Housing	No Objection
Landscape	Objection
Trees	No Objection
Urban Design	No Objection
Sustainability	No Objection
Viability	Negative Residual LV (minus £43m)
Waste	No Objection
Water	No Objection

Cambridgeshire County Council

Transport	No Objection
Education	No Objection
Minerals and Waste	No Objection
Archaeology	No Objection
Public Rights of Way	No Objection
Local Lead Flood Authority	No Objection
Supporting New Communities	No Objection
Libraries	No Objection
Public Health	No Objection

External Consultees and Organisations

Anglian Water	No Objection
Cadent Gas	No Objection
CamCycle	Objection
Cambs Clinical Commissioning Group (NHS)	No Objection
Cambs Past, Present and Future	Objection
Env. Agency	No Objection
Essex County Council	Concern
Greater Cambridge Partnership	No Objection
Grosvenor	Objection
Highways England	Holding Objection
Historic England	No Objection
Ickleton Society	Objection
Imperial War Museum	Concern
Natural England	No Objection
North Hertfordshire District Council	No Objection
Police Architectural Liaison Officer	No Objection
Smithson Hill (AgriTech)	Concern
Sport England	No Objection
Sustrans	No Objection
Uttlesford DC	Objection
Wildlife Trust	Holding Objection

Life Science Sector

Babraham Research Campus	Support
BioMed Realty (Granta Park)	Support
Congenica	Support

EMBL-EBI	Support
Genomics England	Support
Global Gene Corp	Support
Illumina	Support
LSCC	Support
Next Gen Diagnostics	Support
Open Targets	Support
SciBite	Support
Sigma	Support
Wellcome Sanger	Support
Wellcome Connecting Science	Support

10.0 **Assessment**

Principle of Development

- 10.1 The development is put forward within the context of an up-to-date LP that was adopted in Sept 2018 and which is compliant with the NPPF, having been found by the Inspectors as a whole to be sound.
- 10.2 Policy S/1 sets out the following vision *‘South Cambridgeshire will continue to be the best place to live, work and study in the country. Our District will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment’.*
- 10.3 Policy S/2 defines a number of objectives to secure the vision including objective a) *‘to support economic growth by supporting South Cambridgeshire’s position as a world leader in research and technology based industries, research and education, and supporting the rural economy’.*
- 10.4 Policies S/5, S/6, S/7, E/9 and E/15 of the LP (2018) are relevant in terms of setting out how the vision and objectives are to be met through the Council’s spatial and employment policies.
- 10.5 Policy S/5 ‘Provision of New Jobs and Homes’ sets out the objectively assessed needs of the District over the period 2011-2031 for 22,000 additional jobs and 19,500 new homes. The supporting text to S/5 confirms that the LP identifies a supply of land that is sufficient to provide the predicted jobs and includes sufficient surplus if the economy performs better than expected. This surplus aligns with the NPPF para. 11a) that *“plans should positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change;”.* The plan therefore responds to the evidence of employment need with a flexible employment supply, beyond the needs identified, in order to respond to changing circumstances including the growth of sectors as they emerge. The Inspectors’ reports into the Local Plans found the employment provision for growth to be sound. As submitted in evidence as part of the inquiry into the AgriTech proposal by SmithsonHill, there continues to be a plentiful and flexible supply of land available for employment uses within the District.
- 10.6 Policy S/6 sets out the spatial strategy and the sequential and spatial preference for how the need for jobs and homes is to be met. In order of preference and as far as possible, the policy states that the need is to be met on the edge of Cambridge; at new settlements; and in the rural area at Rural Centres and Minor Rural Centres, with development in rural areas being limited.

10.7 Chapter 6 of the NPPF 'Building a strong and competitive economy is relevant.

10.8 Para. 80 states:

10.9 *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'*

10.10 Para. 81 states planning policies should:

- a) *set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;*
- b) *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
- c) *seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and*
- d) *be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.'*

10.11 Para. 82 states:

10.12 *'Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.'*

Objections

10.13 Issues of principle raised relate to the fact the scheme proposal (Expansion Land part) is on unallocated agricultural land, outside the Development Framework and neither the employment, housing nor supporting uses are supported by the Council's spatial strategies. It is argued that there is a strong policy presumption against the principle of the proposal and that any development should come forward as an allocation and considered cumulatively with other emerging allocations and major development sites.

Officer Conclusions on Principle

10.14 The Expansion Land element of the proposal (113.5 Ha of the total 127.5 Ha) is at odds with the LP spatial strategy. It is not a new or carried over major site allocation. It is located on the edge of the SCDC local authority border, in a rural

location some 9.5km from the edge of Cambridge (Tichbault Road to Addenbrookes Road as the crow flies). It is not related to a new settlement proposed under the SCLP and is not required or put forward to support the emerging NUGC. Neither is it contained within a Rural Centre or Minor Rural Centre. The Expansion Land is on agricultural land without any form of supporting allocation and its development would be contrary to the sustainable development sequence as set out by policy S/6. It would ordinarily be expected that a major development of the scale envisaged would come forward initially through a call for sites and assessed through an Issues and Options report as part of an emerging LP. Officers are of the view that if granted, the proposal would represent a significant departure from the adopted spatial strategy and would be contrary to policy S/6 in particular.

- 10.15 Policy S/7 concerns development within and outside Development Frameworks. The nearest Development Framework is that of Hinxton, which is identified as an Infill Village under policy S/11. S/7 sets out what is permissible outside of Development Frameworks which includes uses which need to be located in the countryside, such as for agriculture, horticulture, forestry and outdoor recreation or where supported by other policies in the LP (such as E/15). The Development Frameworks are defined through the adopted policies maps which form part of the SCLP (2018). The maps illustrate geographically the application of spatial policies and the justification for their location is set out in the supporting text at paras. 2.51 - 2.52 to the policy. The site is located outside any settlement boundary. Policy S/7 offers no explicit support for the Expansion Land element of the proposal in this regard.
- 10.16 Turning to the employment policies of the LP, policy E/9 'Promotion of Clusters' sets out that development proposals in suitable locations will be permitted which support the development of employment clusters, drawing on the specialisms of the Cambridge area in a range of sectors. In the view of officers, a suitable location, for the purposes of policy E/9 is a site which conforms, in locational terms, to the spatial strategy and allocations within the SCLP; on such a "suitable location" development of employment clusters will be supported. What policy E/9 cannot, and does not do, is provide for the release of sites for cluster-related development which are not allocated for development and which do not otherwise conform with the LP.
- 10.17 Whilst the nature of the work undertaken at the existing Campus, and which would be undertaken at the expanded Campus, could be considered to be a specialism of the Cambridge area, the location of the Expansion Land element of the proposal could not be considered *suitable* for the purposes of policy E/9, given the significant conflict with the spatial and other policies of the LP. The location of the Expansion Land is not supported by preceding spatial policies S/5, S/6 or S/9 and neither is it supported by E/15. Furthermore, as the employment development on the Expansion Land is not coming forward within a Development Framework or adjoining or very close to the Development Framework of Hinxton, neither policy E/12 or E/13 are engaged.
- 10.18 E/15 'Established Employment Areas' states that '*In defined Established Employment Areas, redevelopment of existing buildings and appropriate development for employment use will be permitted*'. The policy seeks to support the role and function of the employment sites identified subject to there being no negative impact on the surrounding countryside or landscape character (discussed later in the report). The existing Wellcome Trust Genome Campus including land to the south of the Campus – contained within the Campus Land -

is identified as an Established Employment Area. In terms of principle, as no housing provision is anticipated in this part of the site (Dev. Area 2), E/15 lends support to the suitability of employment uses on the Campus Land element of the proposal (10.25Ha) coming forward. This is not the case for the Expansion Land.

- 10.19 The applicant draws reference to policy E/16 'Expansion of Existing Businesses in the Countryside'. This policy sets out several criteria to be met in permitting expansion plans for existing firms in the countryside which are not listed in policy E/15. Policy E/16 does not lend any support to the proposal.
- 10.20 As such, the Expansion Land part of the proposal conflicts with spatial and employment LP policies S/5, S/6, S/7 and E/9. The Campus Land part of the proposal is supported by E/15 and by consequence S/7 (criterion 2). Supporting uses to the proposed employment and housing elements, such as the educational, retail, tourist and leisure uses are discussed separately within the assessment.

Review of the LP

- 10.21 Policy S/13 states that the Council will undertake an early review of the adopted LP. The applicant did not put forward the site for allocation as part of the now adopted 2018 LP process. Many consultees and third parties in response to the application suggest this should have been the case but in any event such a major proposal should only come forward following a formal allocation; the early review being the opportunity for the applicant to engage in a plan-led allocation that is not divorced from its economic and spatial planning context. The supporting text to the policy suggests that the early review is being undertaken to establish what impact the anticipated changed infrastructure, landscape and economic growth in the area might have on housing need and other aspects of spatial and transport planning. The review of the LP has now begun and is anticipated to be adopted in the summer of 2023.
- 10.22 Because this application has been made it should be determined by the Council. The applicant has the right of appeal against non-determination if the process for determination extends beyond what has been agreed. The fact that the LP review has begun is not a proper reason for not determining this application now.
- 10.23 The applicant suggests that the need for the proposal did not arise in time for the land to be considered as an allocation as part of the 2018 LP (this process began in 2011) and that there is an urgent need for the development in the national economic and health interests. The context of the urgent request for outline permission in advance of any formal allocation is set out in the Case for Growth, considered next.

Case for Growth

- 10.24 The Case for Growth (CfG) is a supporting document submitted with the application which seeks to provide an overarching justification for the delivery of the Genome Campus expansion.
- 10.25 The CfG document sets out that the existing Campus is the world's leading centre for genomics research, having played a central role in the Human Genome Project (1990-2003), which read and recorded the complete sequence of DNA in an individual for the first time and transformed the way life is studied. The

Campus has attracted some £3.2 billion in funding and has grown from 50 to 2,500 people drawn from 83 countries.

- 10.26 In the context of a full Campus with limited additional capacity, Wellcome wish to continue to thrive and put forward the application as a *'unique opportunity...in the interests of world health and of the UK economy'*. The application is also placed within the context of rapidly decreasing costs in genome mapping and an *'exponential explosion of biodata [offering] unparalleled opportunity for transformative breakthroughs in every branch of medicine and beyond'*.
- 10.27 The potential for genomics to transform the delivery of healthcare is not disputed by any third party, it is a dynamic area of science in which the UK is a world leader, but questions have been raised by consultees as to why it is necessary to expand in the location proposed as an exception to policy and why it is necessary to grant planning permission now rather than wait for the consideration of the site under the LP review.
- 10.28 The component parts to the answers to these questions and how the CfG addresses them are explored in detail below. There then follows an officer evaluation of the CfG.

The Role of Genomics in Delivering Government Life Sciences Policy

- 10.29 As context for its proposals, the CfG claims that genomics is and will increasingly be transformational to addressing global health and environmental challenges. It sets out that there are clear public health benefits of international importance that have resulted from the research that has taken place on Campus, including, for example, contributing significantly to mapping the first genome.
- 10.30 The CfG cites evidence demonstrating the importance that Government attaches to the life sciences sector within which genomics sits, citing the Life Sciences Industrial Strategy and Sector Deal in particular. National industrial and planning policy provides clear support for life sciences, identifying the sector in its Industrial Strategy as playing a key role in addressing the identified 'Grand Challenges'; the Industrial Strategy is explicitly referred to in the National Planning Policy Framework, which places particular emphasis on enabling economic growth in sectors *'where Britain can be a global leader in driving innovation'*. As a world leading centre for genomics, the current Wellcome Genome Campus clearly plays a key role in delivering the Government's Life Science Industrial Strategy.
- 10.31 The CfG cites evidence and government strategies which together demonstrate that the current global market opportunity of genomics is very significant, footloose and time limited. It also cites the Government's Life Sciences Sector Industrial Strategy and Sector Deal which notes that the UK is well positioned to be a global leader in genomics, building on existing scientific expertise, but notes that the UK is in danger of falling behind other global locations in terms of jobs and investment in genomics-related industry, referring to growth in jobs and government investment in competitor locations including San Diego and New England.
- 10.32 In principle, therefore, supporting the growth of the life sciences sector, and in particular genomics, is in the interests of global health and supports the UK Industrial Strategy. The case for supporting this growth through the expansion of the Wellcome Genome Campus on adjacent land is summarised below, followed by an evaluation of the arguments.

Alternative Locations

- 10.33 To support the proposed location of development, chapter 4 of the ES accompanying the application considers four alternative scenarios:
1. No Development – outlines the consequences of no expansion of the Existing Campus and the site remaining in its current form;
 2. Redevelopment of the Existing Campus – outlines the option of the Existing Campus being redeveloped to meet the project objectives;
 3. Development of Land to the North of Hinxton (Lordship Lane Farm) – considers the feasibility of developing land north of the Existing Campus, between Hinxton and Duxford, to meet the project objectives; and
 4. Alternative Designs – presents the main alternatives considered during the design evolution process.
- 10.34 In the first alternative no-development scenario, the Campus would not be able to offer the floorspace sought for the range of businesses envisaged and the negative environmental impacts of developing – particularly the Expansion Land – would not come about. The economic benefits that the expansion is anticipated to be generated, including 4,275 jobs at the Campus, would not be realised. The potential socio-economic losses are a material consideration. The ES concludes that international competition could result in significant job creation being lost overseas in the no-development scenario.
- 10.35 In the second alternative scenario where only the redevelopment of the existing Campus is put forward, further floorspace provision is constrained by the presence of flood zones, a County Wildlife Site, the Wetland Nature Reserve and an area of significant archaeological value. The existing Campus is also partly within the Hinxton Conservation Area and setting of Hinxton Hall (Grade II*). Wellcome argue the existing Campus only has capacity to deliver a small number of new buildings primarily within Southfield and that this could not provide the necessary floorspace for a successful expansion unless there was substantial redevelopment, necessitating replacing the existing modern buildings with larger buildings at a much higher density.
- 10.36 In the third alternative scenario development of land to the north of Hinxton (Lordship Lane Farm) has been considered. This land is within the ownership of Wellcome and is significant in size. It has the benefit of being closer to Whittlesford Parkway railway station but has the following limitations: closer proximity to Hinxton, Duxford and Whittlesford (coalescence); former gravel workings and historic landfill; flooding risks associated with the river Cam; impacts on river Cam County Wildlife Site. However, the main reason given by Wellcome for not choosing this land to develop as an alternative is that it would lead to a split campus location and would not lend itself to a collaborative work environment. That notwithstanding, land to the north of Hinxton is outside the Development Framework and its development, like the Expansion Land, would be contrary to the LP's spatial policies.
- 10.37 The fourth alternative considers different designs for the development of the Expansion Land. These are set out with the applicant's Design and Access Statement.

10.38 The ES states: *'The purpose of the Proposed Development is to expand the Existing Campus to allow it to maintain its position as a world leading cluster for genomic research. Alternative locations, other than on land to the north of Hinxtton which is owned by the Applicant, have been ruled out by the Applicant on the basis that a split location campus would not deliver the objectives of the project'*.

10.39 Some third parties suggest a genome campus elsewhere within the UK, in areas which have higher levels of unemployment, where the economic benefits would be felt more greatly. However, such alternative sites would not benefit from the very considerable investment that has already been undertaken at the existing site, its strategic location within the Cambridge cluster and the vision of Wellcome for the existing Campus *'to build on the scientific foundations of the campus to become the international centre for scientific, business, cultural and educational activities emanating from Genomes and Biodata'*. Wellcome's case for dismissing a split campus either locally or further afield relies on the co-locational benefits of the existing Campus expansion to carry weight. These perceived benefits are discussed later in the CfG assessment.

Campus Strengths

10.40 The CfG claims that if life science growth is not secured at the Campus then it is likely that investment will be made outside of the UK. The following features of the existing Campus are used to support this claim:

1. Its unique and focused role
2. The critical mass of life science activity
3. Its international reputation
4. Clustering and co-location

10.41 Supporting information provided by the CfG for each of these features is summarised below.

1: Unique, Focused Role

10.42 The CfG and Planning Statement include the following information supporting the argument that the Campus has a unique, focused role:

- The Genome Campus is the only single-focus genomics and biodata science community in the world.
- It has two of the world's foremost genomics institutes: the Wellcome Sanger Institute which is at the forefront of genomic sequencing and research and the European Molecular Biology Laboratory's European Bioinformatics Institute (EMBL-EBI) which receives, analyses, curates and makes available biomolecular science data to the global life sciences community. Evidence cited in the CfG states that the co-location of Wellcome Trust Sanger Institute and the EMBL-EBI, represents *"a significant aggregation of genomics and bioinformatics skills within a single campus"*.

2: Critical Mass of Life Science Activity

10.43 The CfG demonstrates that the existing Campus has a critical mass of world-leading life science activity, centred upon the co-location of the Wellcome Sanger Institute and the EMBL-EBI, which together play a role as anchor research institutes, attracting further investment and research. Case studies and other evidence are used to support this claim:

- Cites the Annual Report of the Chief Medical Officer (2016) in describing the Genome Campus as an example of a *'critical mass centre'* which should be viewed as national infrastructure, explicitly identifying the co-location of the Wellcome Sanger Institute and the EMBL-EBI.
- Provides examples of a number of public and public-private partnership organisations and projects attracted to the Campus in recent years, including the 100,000 Genomes Project, ELIXIR, Open Targets and BioData Innovation Centre (BIC).
- Provides evidence of demand for additional space from genomics focussed companies. In relation to the BIC, it notes quick uptake of available space there, and that six companies housed within the BIC had further expansion plans as of November 2017.

3: International Reputation

10.44 Linked to the Campus' critical mass, the CfG demonstrates its international reputation, using the following examples:

- Notes that the Wellcome Sanger Institute has a global reputation as one of the five principal centres responsible for the Human Genome Project, having mapped 30% of the first human genome.
- Refers to the international profile of the businesses that the BIC has attracted
- Refers to the international nature of the Campus community, including staff across the Wellcome Sanger Institute and EMBL-EBI having citizenship in 83 different countries.
- Refers to 3,800 research and scientific papers produced in the last five years by the two institutes of Wellcome Sanger and EMBL-EBI, many of which it claims to be amongst the world's most cited.
- Evidences the large number of international links with other genomic and biodata centres of expertise, researchers and commercial organisations.

4: Clustering and Co-Location

10.45 The CfG notes that clustering works at different geographical levels, acknowledging that the Campus: sits within the Oxford, Cambridge, London 'Golden Triangle' of research, development and innovation; the London-Stansfeld-Cambridge Growth Corridor; and the Cambridge Life Science Cluster. Such local and national connections are evidenced in the CfG at its appendix 3.

10.46 The Planning Statement also claims that the existing Campus is a globally important research cluster in its own right, and the CfG claims that there is a *'unique milieu for innovation created by the mix of genomics-focused occupiers on the site'*. These occupiers house experts *'from a range of professional backgrounds and disciplines...bringing their expertise together to serve a common purpose'*. The CfG includes: cited research; a daily interaction of Wellcome Sanger Institute teams diagram; and testimonials.

10.47 By way of example and to support the CfG clustering/co-locational arguments, a letter has been received in support of the application from Illumina. Illumina's headquarters are on Granta Park, but they also occupy space on Campus in the Ogilvie building. The letter from Illumina references the 100,000 Genomes Project to which they were a partner and in relation to this they state:

- 10.48 *'Many patients with rare genetic diseases and cancer have benefited from this study. This is an example of the opportunities for collaboration and success which has been created within this Campus environment, the ultimate goal of which is to bring benefit to patients to deliver genomic medicine services to the NHS. In order to support this goal, Illumina needs to expand its facilities and team on Campus to meet demand in the next five years. It is extremely important that Illumina has the required physical space on the Campus to continue its work as it could not achieve the same results if its teams were not specifically located on the Campus being adjacent to one of the largest concentrations of genomics and biodata expertise in the world.'*
- 10.49 As summarised in appendix O, other genetic focused firms currently on the Campus have written to the Council and expressed similar views regarding the benefits of collocation and collaborative work opportunities, with particular emphasis on the proximity of the institutes EMBL-EBI and Wellcome Sanger and the need to be 'on campus'. They include letters from Genomics England, Global Gene Corp, Next Generation Diagnostics and Specific Diagnostics, Open Targets, SciBite and Sigma.
- 10.50 The CfG states the Campus *'is one of the few places in the world where biologists work alongside software developer, data miners, mathematicians, physicists, user experience designers, computational biologists and bioinformaticians; bringing their expertise together to serve a common purpose'*. Part of the success of the Campus put forward in the CfG lies in the existing Campus open science policy where all pre-competitive and non-commercial occupiers are expected to be transparent in their working methods.

The Proposed Uses

- 10.51 The following section summarises the justification given by the CfG for the different elements included in the application masterplan, including:
1. Research and Development Space
 2. Connecting Science
 3. Housing
- 1: Research and Development Space*
- 10.52 The CfG claims a need to provide flexible science and data floorspace for commercial companies to meet *'just in time'* requests for floorspace, thereby capturing footloose global investment. It uses the following arguments to support this claim:
- Cites Government Life Sciences Strategy which seeks to ensure that the UK capitalises on its leading role in science and translates this further into commercial investment.
 - Drawing on the support identified in Government Strategy, cites the size of the global market and states that it is essential that the UK captures an increased share.
 - Evidences demand for space, identifying total interest for around 44,000 sq.m, and states that this provides confidence that the 150,000 sq.m proposed is reasonable.
- 10.53 Letters received in support of the application provide further evidence of need for additional commercial space. In particular, the EMBL-EBI state that they immediately require a further 5,000 sq.m of additional office space to house their

growing personnel and external collaborator numbers. Illumina state that many of the existing businesses on the site will outgrow their space within two years and that the need for more commercial space is urgent. This is evidenced in the response from Next Generation Diagnostics and Specific Diagnostics, two firms which currently occupy the BIC building who state that they will need space for their companies to thrive and grow and who are eager to occupy new space in new facilities on the expanded Campus should they become available.

- 10.54 The CfG puts the opportunity into context citing the Government's Life Science Competitiveness Indicator (Office for Life Sciences 2016) with the UK securing a declining share in Initial Public Offerings (the first sale of stock, indicating the start up of new businesses). By way of example in terms of demand, the existing BioData Innovation Centre (BIC), which is full with 9 companies, has attracted interest from 34 companies since opening in 2016. Two of the companies within BIC require additional space now and four companies are on a waiting list for when space becomes available.

2: Connecting Science

- 10.55 The proposal seeks to expand upon the Campus' existing Connecting Science programme which is based within Hinxton Hall and associated buildings and provides a range of meetings rooms, a lecture theatre, accommodation and dining facilities. The CfG sets out that the Connecting Science programme provides; post-graduate courses and conferences focussed on biomedicine; funds, develops and delivers training and conferences; and offers retreats for high-level scientific discussion. In 2016 it hosted 387 events and runs public engagement activities which reach over 10,000 people annually, including around 1,000 young people visiting the Campus annually. The programme aims to enable everyone to explore genomic science and its impact on research, health and society.
- 10.56 The CfG sets out that a new facility could include interactive exhibitions, tell the story of DNA, include a 'Gene Kitchen' allowing people to explore their own DNA and provide additional education and study space.
- 10.57 Wellcome Genome Campus Connecting Science has written to the Council in support of the application. Their letter sets out that it is essential that Connecting Science plays a visible and constructive role in the public discussion and dialogue around genomics. The letter states:
- 10.58 *'Our mission is to enable everyone to explore genomic science and its impact on research, health and society. We connect researchers, health professionals and the wider public, to spark new conversations and support learning by drawing on the ground-breaking research taking place on the Wellcome Genome Campus.*
- 10.59 *Our programme currently delivers training and learning opportunities for research and healthcare professionals across the UK, and beyond; manages a world-class events venue; supports scientists to undertake public engagement activities with schools and community groups; and researches societal attitudes to genomics in order to bring public voices into policy and practice decisions.*
- 10.60 *The expansion of the Wellcome Genome Campus presents a huge opportunity to extend the reach and impact of the Connecting Science programme. Our events are consistently oversubscribed, indicating the strong demand for our cutting-edge topics. As genomics becomes embedded within healthcare provision in the*

UK, via the NHS, the need for a workforce with the appropriate skills and training in this area will only increase.

- 10.61 *The Campus expansion offers the potential to substantially increase our training offer, reaching many more research and health professionals than is currently possible, in areas such as genetic counselling, biodata analysis, and informatics.*
- 10.62 *The masterplan would also bring the opportunity to increase our work inspiring the next generation of genome scientists, by expanding our schools programme with bespoke spaces and facilities. We already host visits to the Campus from key stakeholders such as school, community and patient groups, but are completely at capacity. An expanded site would allow us to increase the scale of this activity, opening up this most personal of sciences to the world, and playing a part in developing the biologists and computer scientists of tomorrow...'*
- 10.63 The argument is that if the vision behind the application '*to build on the scientific foundations of the campus to become the international centre for scientific, business, cultural and educational activities emanating from Genomes and Biodata*' is to be realised, the educational and cultural opportunities associated with the expansion of the Connecting Science programme present a key element of this. The application envisages a need for a facility of 5,000 sq.m to allow for the Connecting Science programme to expand. The application also allows for space for a Technical Educational Facility should there prove demand to train data scientists of the future and encourage the take-up of STEM subjects at A-level/NVQ for young people of sixth form age.

3: Housing

- 10.64 The CfG and Housing Statement claim that housing, and a wider lifestyle offer including cultural, sport and recreation provision is essential to ensure the continued attractiveness of the Campus to current staff and to top scientists from around the world, thereby ensuring its continued role as an international leader in genomics.
- 10.65 Arguments used to support this include:
- Identifies local housing availability and affordability challenges as a particular reason to provide housing on site, citing Campus surveys and focus group sessions which identified that availability of housing as a consistent concern, and that 33% of respondents would like to live on Campus.
 - Notes that the local housing market is difficult to access for those coming from overseas, both for those who seek to live in the area for the short and longer term.
 - Cites research stating that one of the wider conditions needed to support innovation is a 'total place agenda' including an affordable housing component, which promotes vibrancy, quality of life for residents, reduces through traffic, and encourages economic integration.
 - The application claims that the provision of housing will result in more sustainable travel patterns of those working on site.
 - All homes will be subject to restrictions ensuring occupation by Campus Related Workers.
- 10.66 In their response to the application, the EMBL-EBI has stated that they would '*quickly occupy and maintain rolling tenancies for a 150 of the planned accommodation units*'. Whereas Illumina state '*As the cost of housing in the*

local area can be challenging, the provision of new amenities, including housing for Campus-linked workers, will be beneficial in helping to create a Campus that can attract and retain talent'. The prospect of housing for staff is also supported by Next Generation Diagnostics and Specific Diagnostics in their response to the application in order to reduce commute times for employees.

Claimed Economic Benefits

- 10.67 Drawing on the above evidence of the strengths of the existing Campus and the above elements of the proposed expansion, the ES claims that the expansion would support *'a scaling up of opportunities in all areas of the Wellcome Genome Campus' existing work... for both the Campus and at wider spatial scales – up to internationally'*, including the following qualitative and quantitative benefits:
- Increased opportunities for formal research and formal and informal collaboration; increased education and outreach links through the Wellcome Genome Campus' *Connecting Science* programme; increased in-work training opportunities, growth in the concentration of genomics and biodata skills on Campus and overall skills profile within the broader life sciences cluster; increased supply chain benefits; and growth in Cambridge profile as a location of global standing in biodata and genomics research.
 - At a site level, the development would be expected to generate 4,275 net additional jobs. At the District level it would generate between 8,750 and 9,225 net additional jobs, and at the national level up to 11,190 and 11,790 net additional jobs.

Officer Evaluation of CfG Arguments

District-Wide Context

- 10.68 In considering the need for expansion of the Genome Campus proposed in the CfG it is important to consider the District wide situation.
- 10.69 The Cambridge and South Cambridgeshire Local Plan Employment Land Review 2012 which informed the Local Plan review considered growth across all sectors. The review identified the land and floor space required for employment development over the LP period for both Districts. It also analysed the qualitative needs for new employment development over the LP period, using a range of sources of information. It considers the sites available to meet needs, and gaps that need to be addressed. It was informed by a review of the commercial property market. The review met the requirements of the NPPG regarding employment needs and land supply.
- 10.70 The LP 2018 responded to the evidence of need with a flexible employment supply, beyond the level of need identified, in order to provide a flexible plan that can respond to changing circumstances including the growth of new sectors as they emerge. That flexibility is defined and secured by policies in the LP. The LP is not considered out of date or silent with regard to the issue of employment land supply, given the significant amount of employment land available to meet the assessed needs in the District over the Emerging LP period 2011-2031.
- 10.71 Considering land supply overall at the District level there is a sufficient and flexible supply of employment land to meet and exceed the needs identified in the plan period, to plan positively for clusters, and including sufficient surplus that

would also ensure that if the economy performs better than expected, the plan will not constrain economic potential. In purely quantitative terms there is no need for the floorspace proposed. The CfG must be considered in this context.

Why this Site?

- 10.72 Officers are of the view that there are no viable or credible alternatives that could be realistically explored by Wellcome if they are to realise their vision. The no-development scenario would result in potential harm to the economy. The existing Campus is constrained, has limited space for expansion and it is not viable for it to be subject to a wholesale redevelopment at higher density because it would involve the removal of fully occupied modern buildings and their replacement with taller buildings that would likely give rise to significant heritage and landscape issues. Developing on land to the north of Hinxton would split the Campus and, whilst closer to Whittlesford Station, is also subject to land use and planning policy constraints. Developing an additional or partner campus elsewhere in the UK would not have the benefits that the existing Cambridge cluster brings.
- 10.73 The Cambridge cluster does not rely on all firms being in one location. Firms across a range of high-tech research and development sectors are located in many locations across the Cambridge area, from central or edge of Cambridge sites, rural business parks, to village locations. In general, it is considered incorrect to assume that clustering benefits can only be obtained from locating a sector or specialism on a single site and this formed part of the Council's argument for resisting the AgriTech proposal on the adjacent site.
- 10.74 As part of a public meeting on 31 May 2019, members of the Planning Committee were invited to a briefing from Wellcome and its partners on the CfG. The CfG sets out that '*Genomics is the study of genes and their functions, exploring how living organisms develop, specialise, mutate and sustain life and how their DNA supports this*'. The CfG is put forward for a very particular life science sector within which the existing campus already specialises and excels, with the support of two world renowned research institutes, the Wellcome Sanger and the European Molecular Biology Laboratory's European Bioinformatics Institute (EMBL-EBI).
- 10.75 The highly specialist nature of the work undertaken at the Campus, its existing successful establishment, the anchored institutional research base and the evidence of future demand for significant floorspace combine to represent a set of material considerations which can be weighed in favour of the proposal. The context within which the application comes forward therefore significantly contrasts with the wholly speculative, wide breadth and loosely defined application for the AgriTech park as put forward by SmithsonHill at the recent inquiry. The Council's closings for the AgriTech inquiry included a submission that there was no evidence of occupier demand for space on the site, no anchor tenant proposed, no need demonstrated for co-location on a single site, no applicant experience in the field of AgriTech and no clear vision for what type of AgriTech floorspace would come forward. The Council argued the appellant's claimed benefits were seriously undermined by these factors. The same considerations do not arise in respect of the Wellcome proposal.
- 10.76 Most recently, in an article of 11 Sept 2019, the BBC reported the '*World's largest genetics project to tackle deadly diseases launches*', stating:
- 10.77 '*The £200 million whole genome sequencing project is being created, forming a partnership of pharmaceutical firms and health experts which will examine and*

sequence the genetic code of 500,000 volunteers at the UK Biobank, based in Stockport... The new project aims to improve health through genetic research, improve the prevention, diagnosis and treatment of a wide range of serious and life-threatening illnesses including cancer, heart diseases, diabetes, arthritis and dementia... Much of the sequencing will be by experts at the Wellcome Sanger Institute, based in Cambridge, and the results will help the NHS treat patients better. Through the Biobank research, industry can work with experts to create new treatments and preventative measures which will help those suffering from illnesses and may eventually reveal why some people develop diseases and others do not. Funding for the genome project comes from a consortium formed by the government's research and innovation agency, UK Research and Innovation (UKRI) with £50 million through the Industrial Strategy Challenge Fund, £50 million from the research organisation, Wellcome...'

- 10.78 In this case, linked to and supporting the existing Campus' unique focus, critical mass and resulting international reputation discussed above, the evidence provided of the benefits here of co-location and the extent of collaboration on one site is convincing. The fact that genomics organisations with headquarters elsewhere also have a presence on Campus - the BIC houses satellite teams from Genomics England, Illumina and Sigma Consulting Solutions - demonstrates that these organisations see clear benefits to co-locating with other life science organisations at the Campus.
- 10.79 Drawing on the above, while assessments of additionality of employment are intrinsically uncertain, the existing global reputation of the Campus, together with the clear evidence provided of demand for additional space, suggest that the estimated economic benefits of this proposal identified above are credible and should be given weight. Providing additional space for Campus existing activities could be expected to further increase the existing critical mass of scientific activity, increasing the number of collaborations enabled by co-location on one site. The existing critical mass and co-location benefits on the Campus are clearly location specific. As a result, the assessed quantum of global scientific and local and national economic benefits of this proposal would be unlikely to arise elsewhere in the UK to the same level and there is a risk that the economic benefits of the proposal could be lost overseas if not realised on this site.

Need for Commercial Space

- 10.80 The provision of flexible commercial space could be expected to enhance the attractiveness of the expanded Campus to large scale companies but it will also provide further start-up and grow-on space for genomics/bioinformatics companies and space for existing or new research institutes to expand. There is evidence of demand from these sectors, with the CfG stating that there is an existing interest amounting to 44,000 sq.m of the 150,000 sq.m applied for.
- 10.81 In contrast to the AgriTech appeal, the application is far from speculative and has substantial existing demands for additional floorspace which cannot currently be met. For example the BIC, which hosts nine partner companies, is full and some of those companies - which are direct spin-outs from the institutes - have indicated their wish to expand onto the enlarged Campus because of the co-locational benefits it offers. Whilst there would be capacity for individual firms, such as Next Generation Diagnostics and Specific Diagnostics who are in BIC currently, to locate to other employment sites in the District, the CfG makes a compelling argument that it is the unique nature of the Campus that will retain these sorts of companies whilst also drawing in companies of national and international importance to support the Government's ambition to translate UK

research into commercial activity. It is accepted that the existing open science policy – which encourages collaboration - does not easily align with larger established firms' commercial interests but this is not to say that such firms, like Illumina, would not continue to have a presence on site or not participate in collaborative projects working with non-commercial research partners such as Genomics England and the NHS into the future. The CfG states that there is a growing trend of commercial entities engaging in pre-competitive collaborations both within academic R&D and with other commercial entities.

- 10.82 The ambition shown by Wellcome, which seeks to grow the existing ecosystem, clearly aligns with the aims of the Life Science Industrial Strategy. Whilst third-party objectors have raised concerns regarding increased commercialisation of the Campus and a change in its nature, there are compelling reasons as set out as to why it should be allowed to evolve and to seize the huge growth opportunity now available to it. The commercial space would be subject to a planning condition restricting the specialist nature of the work undertaken by companies locating there. Given the unique nature of the proposal and the location, this approach is both reasonable and necessary. The commercial element of the proposal is acceptable due to the global scientific and local, regional and national economic benefits that would arise.

Connecting Science

- 10.83 The vision for the expanded Campus includes becoming the international centre for cultural and educational activities emanating from genomes and biodata. At any one time, the CfG estimates that the Campus hosts 500 visiting scientists and researchers. It is clear that the expanded Campus would not simply be a business park but would offer educational support and training and help disseminate the importance of genomics work to society at large. This ambition is reflected in the response from Connecting Science to the application. The Connecting Science programme is central to the vision for the application and is a key element in the CfG in promoting public awareness of and engagement in genomics. It would bring clear educational opportunities to those accessing the programme, including for local schools to promote the study of STEM subjects, foster links to help provide the potential for a UTC specialising in data science and would help train scientists of the future from the UK and abroad. The future plans outlined by Connecting Science clearly aligns with the Life Sciences Industrial Strategy which confirms that access to highly skilled scientists is one of the most important features of a successful basic science base in the UK.

Housing

- 10.84 The Housing Statement sets out that the 1,500 homes proposed represents a meaningful quantum, supported by evidence of existing latent demand and anticipated future demand created by the proposed employment expansion. As such, the CfG argues that the proposed quantum of housing would effectively form a reasonable contribution to addressing the specific housing needs of Campus workers, rather than attempting to meet general market need.
- 10.85 The evidence and arguments cited above relating to housing are not disputed: evidence cited in the CfG demonstrates a) the importance of attracting and retaining talented scientists from around the world; and b) that other international competitor locations are providing housing close to workplaces to maintain their attractiveness for scientists.

- 10.86 In principle, the provision of housing could therefore be expected to enhance the attractiveness of the expanded Campus to employers and scientists. On the basis that the proposal is acceptable due to its global scientific and local, regional and national economic benefits, inclusion of the housing proposal could be expected to maximise those benefits.
- 10.87 As a separate point, the argument that provision of housing on site would reduce the transport impacts of this proposal is not disputed. However, this justification is considered secondary to the economic case for housing discussed above and would not on its own merit locating housing in the open countryside in conflict with the Local Plan.
- 10.88 Beyond justification for the principle of housing at this site discussed above, the detail of the housing offer including tenures and types is explored elsewhere in this assessment from para. 11.00.

Justification for the Timing

- 10.89 A speculative development of the scale proposed has a theoretical potential to absorb employment capacity for future growth as envisaged in the LP. However, the nature of the floorspace proposed is to be conditioned for the specific research and translation needs of the genomic and bioinformatics sector and officers do not consider that a District wide employment land take-up would be prejudiced. Neither do officers consider that the application gives rise to a prematurity issue in the sense identified by the NPPF, which advises that refusal on these grounds will seldom be justified where a draft plan has yet to be submitted for examination.
- 10.90 It is a material consideration as to whether the development of the site would prejudice strategic issues that need to be considered through the LP review or prejudice other emerging LP allocations, such as NUGC. On this latter point, whilst Uttlesford DC has lodged a formal objection, no specific evidence is put forward which demonstrates that the proper planning of NUGC would be prejudiced. NUGC is across the A11 and whilst it is for that emerging proposal to justify its inclusion as part of the UDC LP, Wellcome are agreeable to allowing potential links across the A11 to Tichbaulk Road for pedestrians and cyclists should any permission for NUGC be forthcoming. The proposed expansion of the Campus is not dependent on NUGC coming forward but is suitably flexible in how it might allow better connections to be made.
- 10.91 It is clear that granting planning permission for this proposal would have an impact in the consideration of strategic sites and issues in this part of the District and beyond through a LP review. Notwithstanding the outcome of the appeal for AgriTech, such strategic sites across the area could include AgriTech, NUGC, the former Spicer's site for Huawei, Gonville and Caius aeropark plans, and any plans for Duxford IWM. Strategic issues include, but are not limited to, the A505 study commissioned by the Combined Authority and GCP plans for Whittlesford Parkway and the South East Transport Study for the A1307, the latter two projects of which are contained within the proposed S106 HoT's for proposed proportional contributions.
- 10.92 However, officers are of the view that the local, regional and national economic and global scientific benefits - as discussed above - are considered to outweigh the benefits of delay and consideration of the site as part of the LP review. In any event, the application has been submitted and needs to be determined. In addition, given that growth at this location is important to the delivery of the

Government's Life Science Strategy and Industrial Strategy, the competitive nature of the global genomics market and the linked risk that investment may be lost to other global locations - supported by clear evidence of immediate demand – are factors are considered to be particularly significant arguments that justify the urgency of the proposal.

11.0 Housing

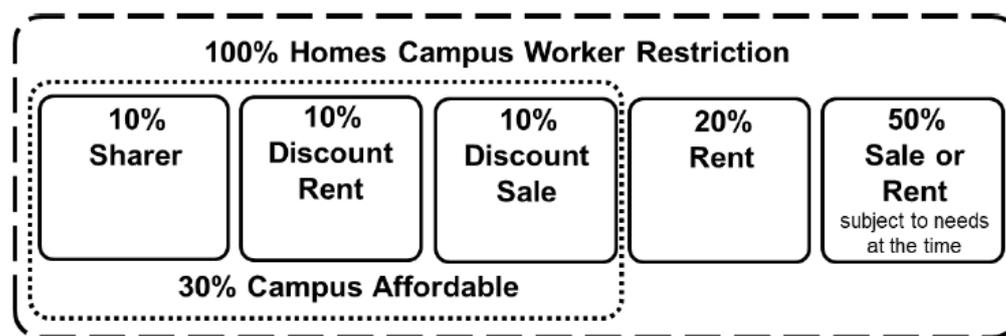
Overview

11.1 The housing is not put forward to meet general market or affordable housing needs. As set out in the CfG, the inclusion of housing as part of the proposal is seen as essential to help attract and retain talent, to strengthen the international competitiveness of the Campus and to enrich the sense of place as a living and working science community. A secondary effect of the housing would be to internalise a substantial number of trips within the site. The nature of the housing put forward is a key material consideration in relation to policies H/10 'Affordable Housing' and policy H/9 'Housing Mix'.

11.2 The housing offer put forward by Wellcome was revised in August 2019. Its main component parts are as follows:

- Up to 1,500 new homes of tenure and type to support and enable growth of the Wellcome Genome Campus;
- 100% of homes restricted to Campus Related Workers;
- 30% Campus 'affordable' homes; and
- At least 40% of homes for rent

The housing offer is summarised in the following diagram:



11.3 Wellcome's housing commitments are to be secured through a S106 agreement and conditions. These will allow on-going monitoring of need and review of provision on a regular basis to ensure that the homes meet Campus demands. The following sections of the housing chapter detail the key elements of the housing offer, but first it is necessary to understand how the housing is proposed to be defined as the scheme would progress from outline to reserved matters stages.

Defining the Housing

11.4 Following the grant of any outline planning permission (via conditions and S106 obligations), Development Area Briefs (DAB's) would be prepared for Dev. Areas

1 and 3. Dev. Area 2 on the existing Campus is not proposed for housing. The DAB's would be submitted to the Council for approval and would provide the framework within which subsequent RM applications would be prepared. A DAB would, amongst other things, set out the expected mix and tenure of homes to be provided for its area, including for specialist, accessible and custom-build needs. It would be informed by a supporting Housing Statement and a Housing Waiting List managed by Wellcome.

- 11.5 RM applications would then define the precise housing mix, informed by any relevant updates to a Housing Waiting list that may have taken place since the approval of a DAB. A RM Housing Report would be prepared alongside each RM that includes housing and would set out the justification for the type and tenures proposed.
- 11.6 The section 106 HoT's include a population monitoring and review provision and annual housing monitoring reports. This would allow a wide spectrum of information regarding the housing (consented / constructed / occupied / sold / rented / household income profile etc) to be analysed and fed into the DAB's and subsequent RM applications.

Quantum

- 11.7 As set out in the SCI, Wellcome has twice surveyed the existing Campus community to help understand the potential demand for housing and has facilitated structured focus groups which have explored employees needs in more detail. To those taking part in the first survey, the results yielded a positive 33% 'yes' to living on Campus, 22% 'not sure' and 45% 'no'. A further survey was carried out and produced similar results.
- 11.8 The SCI states that:
- 11.9 *'A strong theme to emerge from those who said 'no' and 'not sure' was that there would need to be improvements to both the amenities and connections available to create a community they would consider moving to'.*
- 11.10 Some third-party objectors have expressed concern that the evidential base for the quantum of housing is insufficient and that the specificity of the housing offer needs to be more clearly set out. 70% of employees are aged under 45 and it is these individuals for whom Wellcome state that the local market does not meet their needs. Third parties have expressed the view that the age profile of the Campus will mean that employees will typically wish to live in Cambridge which provides a greater range of amenities than on an isolated rural site. However, there is direct evidence of demand for housing on Campus from existing employers, including from the EMBL-EBI, who indicates that it would occupy and maintain rolling tenancies of at least 150 of the planned accommodation units.
- 11.11 With an increase in Campus employees from 2,500 to an estimated 6,800, the provision of 1,500 housing units could accommodate approximately 22% of all employees. Officers are of the view that the quantum of provision is appropriate in relation to the outcome of the Campus surveys and necessarily so given the unique nature of the proposal. Further surveys could be undertaken, however, Wellcome are not able to be more specific at the outline stage in terms of unit types, their distribution or cost. Whether employees are attracted to live on the expanded Campus will also depend on the quality of the place that is created, the range of community infrastructure and the flexibility to easily travel off-site as part of the Sustainable Transport Strategy. Wellcome's plans for these three elements

are ambitious and are to be secured as part of the proposed planning conditions and the S106.

11.12 A good number of employees may choose to live off-site, but this is not to say that the quantum of housing proposed is unrealistic. Many employees living off-site currently are based in Cambridge, but the provision of homes on Campus would offer greater choice given there is limited local availability of housing. The S106 HoT's requires a phased cap on the occupation of employment floor space as measured against a minimum resident population. This will ensure that the benefits of the internalisation of trips is largely secured and affirms Wellcome's commitments to providing a living/working science community.

Campus Related Workers

11.13 The proposed housing is to support the anticipated specific needs of the expanded Campus to help attract and retain talent and to compete internationally. The housing is not put forward to meet general market or affordable housing needs. Given that the housing would be contrary to adopted spatial policies and is put forward by Wellcome as necessary to support the CfG, it follows that the subsequent occupation of the housing must be tied to employees working on the expanded Campus as otherwise the CfG arguments are diminished.

11.14 To this extent, all homes are proposed to be retained for occupation by what are termed 'Campus Related Workers'. This would be secured through the S106 agreement. A Sales and Lettings Policy in the S106 would detail how tied occupation would be secured and managed.

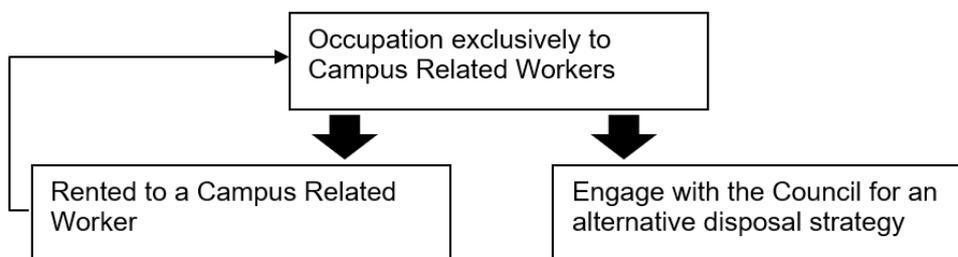
11.15 The applicant has submitted a Housing Statement which seeks to define a Campus Related Worker as:

11.16 *'any person employed by a Campus Occupier, or a person employed to provide specific services on or to the Campus, including both permanent and part time staff, those on fixed term contracts and sub-contractors. Except for Campus Affordable Homes, sales and letting will be on a first come first served basis'*.

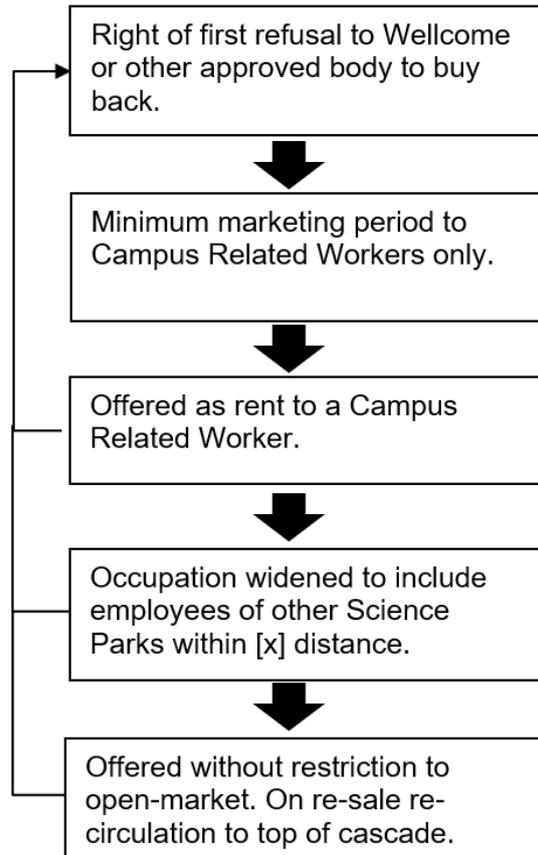
Draft Sales and Lettings Policy

11.17 Wellcome has submitted a draft Sales and Lettings Policy to inform the S106 drafting process. This would secure first sales, re-sales, first lettings and re-lets linked to Campus Related workers via a cascade mechanism. The proposed cascade can be summarised as follows:

First Sale



Re-Sales



11.18 The applicant advises the approach to the cascade has been taken intentionally because lenders would not provide mortgages on the homes if there was not a cascade out of the tied occupation. On re-lets, a similar cascade approach would be taken.

11.19 Wellcome state that the draft Sales and Letting Policy has drawn on the principles established for affordable housing products including shared ownership and new housing products such as Pocket Living. The approach taken would ensure the restrictions to Campus Related Workers is reapplied once the units are re-sold, which is over and above what is required of intermediate products. This would be secured in the S106.

Objections

11.20 Objections to the concept of tied accommodation have been raised by third parties, including that it is a 'feudal' concept, outdated and unworkable with potentially controversial implications for occupants. However, occupancy restrictions are not unusual to the planning system. Pocket Living, which operates in London, is one such example where local first-time buyers are prioritised for discounted market housing.

11.21 There are also many examples of agricultural workers' dwellings being subject to occupancy controls set through planning conditions/S106. As set out above, for the properties to support the CfG, they must be occupied by Campus Related Workers. Some third parties have suggested that if there is to be a Campus Related Worker restriction that it should not allow any flexibility outside of this and that workers should be given 12 months to vacate and sell but only to other

Campus Related Workers. Reference is made by third parties to accommodation provided by Stanford University, California, which ties accommodation in this way, however officers note that the Stanford website for 'New Home Owners' currently states:

- 11.22 **'Important Note:** In the current lending environment, some lenders are finding it difficult to lend on campus properties. If your property is leased, you are advised to discuss this with your lender prior to spending time and money securing financing. **Wells Fargo** has notified Stanford that at this time, it is not able to offer loans on Stanford leasehold properties or in conjunction with shared appreciation loans from Stanford.' (<https://fsh.stanford.edu/homebuyers/index.shtm>)
- 11.23 Whilst this is a different lending market, it demonstrates the potential issues purchasers may face if there is not a cascade out. As a result of the proposed cascade, third parties have also raised the issue of incremental and significant creep away from tied occupation which would not serve the CfG and which undermines the evidence of demand for housing in the first place. However, the need for a cascade out of tied accommodation does not flow from a perceived lack of demand for the housing from Wellcome, it is a practical consideration. It would not be in the interests for Wellcome for there to be a significant re-sale of homes to the open market given their purpose; this would weaken the competitiveness of the site.

Summary

- 11.24 The proposed cascade provides a managed framework, which whilst not eliminating the risk of the homes not serving their intended purpose, seeks to minimise that risk in an appropriate manner. Any S106 could build in a trigger for a review mechanism for the Sales and Lettings Policy which would allow the Council and Wellcome to alter/refine its provisions should the homes not be meeting the needs of the Campus. Officers are of the view that the proposed cascade provides a sound basis upon which to commence detailed drafting of the S106.

Campus Affordable Homes

- 11.25 Local Plan Policy H/10 requires 40% affordable homes on development sites of 11 dwellings or more except where it can be demonstrated unviable in light of changing market conditions, individual site circumstances and development costs. In which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated. The NPPF paras 56 – 64 and Annex 2 Glossary are relevant.
- 11.26 As set out as part of the CfG, the housing is not being put forward to meet the general market housing needs of the District nor to cater for its affordable housing needs. A traditional market led housing scheme subsidising an affordable component is not compatible with the vision for the Campus and would not meet its needs. The viability of the scheme as proposed has been assessed by the Council's viability consultant BPS in their report which is summarised in the viability section of the officer report from para 11.45 below.
- 11.27 Officers have sought to ensure the proposed housing will meet the needs of all workers on the Campus, irrespective of salary, permanence or specific role. This is to achieve a mixed and balanced community and to ensure supporting staff, such as lab technicians, teachers, catering staff, PHD students and post-doc researchers, have sufficient opportunity - due to the high costs of housing and its

limited availability locally - to access residential homes. In this respect, members will note that the definition of a Campus Related Worker includes both permanent and part time staff, those on fixed term contracts and sub-contractors.

- 11.28 The proposed affordable mix is informed by both the profile of incomes of existing Campus workers and the housing requirements of these workers which is set out in the SCI. Through surveys of existing Campus staff and analysis of income data the broad split shows a third of households earn less than £40,000, a third earn between £40-60,000 and a third earn £60,000 or more
- 11.29 Following negotiations and consideration of third-party objections, the housing offer was strengthened as part of the August 2019 submission to comprise 30% of homes (450 of the 1,500 homes), as Campus 'affordable'. This comprises:
- 10% of homes to be provided as Sharer Accommodation i.e. 2 bedroom or larger units let on individual tenancies specially designed with shared amenity space where rents are capped to be affordable to individuals earning up to £25,000.
 - 10% of homes to be provided at a minimum 30% discount to market rents with the Sales and Lettings Policy prioritising lettings of these homes to households earning less than £40,000.
 - 10% of homes to be provided at a minimum 25% discount to market sale with the Sales and Lettings Policy prioritising sales of these homes to households earning less than £60,000.
- 11.30 The affordable housing offer from Wellcome is supplemented with a commitment to regular review to ensure the housing continues to best meet workers' housing requirements (this does not extend to a viability review). The offer is supported by the Head of Housing and officers are of the view that, if the CfG is acceptable in principle, it follows that the housing offer including its affordable component has to be bespoke to the needs of the Campus rather than meeting the District's needs. Given the extent of deficit as shown within the viability appraisal, the housing offer is more than reasonable as a response to meeting the needs of a wide range of Campus workers from different household income brackets. A traditional model of general market housing subsidising affordable provision is not appropriate for the nature of the application. The CfG together with viability evidence jointly justify an alternative approach from the terms of policy H/10.

Housing Typologies

- 11.31 The specific characteristics of Campus Related Workers and their housing requirements have been considered by the applicant. Three broad types of housing are envisaged:
- Landing Pad: Housing for new recruits, particularly from overseas, and from elsewhere in the country. Likely short-term rental tenure, furnished homes and provision for sharers, such as in HMO style accommodation.
 - Flexible Rental: Good quality, well maintained rental homes provided on terms that allow relatively easy in/easy out along with longer rental terms and options including furnishing packages.
 - Homeowners: A range of sizes and types of homes for Campus Related Workers wishing to live on the site, including discount sale.
- 11.32 The type of housing to come forward will be set out in subsequent DAB's and RM's.

Sale and Rent

- 11.33 Wellcome set out that the local availability of rental homes is evidenced to be sparse and will be a concern for employers who will need confidence that potential staff will be able to find and afford appropriate rental homes local to the Campus. It is stated that local agents have noted specific requirements from renters aged 35 or less who are employed on 1 – 2 year contracts requiring flexible tenancies. A minimum of 40% of homes (600 of the 1,500 homes) are proposed to be provided as rent tenure comprising Sharer Accommodation and Discount Market Rent as well as traditional Build to Rent. Wellcome confirm there is flexibility for more rent tenure to be provided subject to the ongoing review of needs.
- 11.34 The commitment to properties for sale, only extends as far as 10% of homes to be provided at a minimum 25% discount to market with the Sales and Lettings Policy prioritising sales of these homes to households earning less than £60,000.
- 11.35 In view of the bespoke nature of the housing offer, officers are of the view that the proposed minimum commitment of sale and rental properties is appropriate.

Mix, Specialist Housing and Space Standards

- 11.36 Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing H/9 gives a target of at least 30% 1 or 2-bedroom homes, at least 30% 3-bedroom homes, and at least 30% 4-bedroom homes, with a 10% flexibility allowance. H/9 states the mix of affordable homes is to be set by local housing needs evidence. The NPPF para. 61 is relevant.
- 11.37 As the application is neither for market nor affordable housing to meet District housing needs, an alternative banding for the proposed mix of housing is proposed as follows:

Type	No. of Bedrooms					
	Studio	1	2	3	4	Total
<i>Proposed unit size mix</i>	0-15%	10-35%	20-60%	10-45%	1-20%	100%
<i>Homes</i>	0-225	150-525	300-900	150-675	0-300	Up to 1,500

- 11.38 The proposed mix has wide bands which allows the development to be flexible and respond to demand as it emerges. The mix will be identified as part of the DAB's and in response to the Housing Waiting List. RM's will be required to demonstrate that what is proposed meets demand. Officers consider the approach to be acceptable.
- 11.39 A condition is proposed which requires not less than 10% of the housing to be designed and constructed as Building Control, Category 3, wheelchair adaptable housing. This will ensure criterion 4 of policy H/9 is met.
- 11.40 It is unlikely given the nature of the site that there will be significant demand for self/custom-build and this would not be possible in the case of mixed-use

development parcels coming forward or in apartment blocks in higher density areas. As the housing is to be built for Campus Related Workers, it is also unlikely that there will be demand for accommodation for the elderly. Nonetheless, DAB's would identify the need for self and custom build plots and specialist accommodation. The need would be identified through the management of the Housing Waiting List and reflected in RM's applications.

- 11.41 A proposed condition would ensure that all residential units meet the Government's Technical Housing Standards – National Space Standard (2015) or successor as required by policy H/12.

Density

- 11.42 Policy H/8 requires housing density in new settlements to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.
- 11.43 The application does not seek to set a housing density. Officers consider that any such target would be inappropriate because of the mixed-use nature of the proposal and the fact that land uses are not proposed to be zoned as part of the outline consent. Design Guides are to be prepared which would, amongst other matters, identify the character, mix of uses, heights and density established through the parameter plans. The approach is entirely reasonable given the unique nature of the proposal. RM applications would have to demonstrate compliance with the Design Guide(s) and members would have the opportunity to review issues such as design and density as part of the DAB and RM's process.

Conclusion

- 11.44 The housing offer is unique to the nature of the application and is proposed to meet the needs of existing and future Campus workers and to support the growth of the Campus. Officers consider the quantum of housing is justified. The housing can be safeguarded for workers on the Campus and the draft Sales and Lettings Policy provides an appropriate framework for how the occupation of the housing could be managed. The Campus 'affordable' housing would prioritise people from lower household incomes to access the discounted rental and for sale properties. The Campus affordable housing offer is justified given the conclusions of the Council's independent viability assessor BPS. The mix of rental and for sale properties, mix of bedroom sizes and space standards, the specific types of housing and the density would be secured by condition and/or considered in the DAB's, Design Guides and subsequent RM's. The housing provision would be monitored and reviewed to inform phases of the development and a Housing Waiting list would be established. The suite of policies H/8, H/9, H/10 and H/12 are applicable and the proposal has either demonstrated compliance with these, or with justification, departure from their terms because of the specific nature and purpose of the housing being promoted. The housing offer is acceptable.

Viability

- 11.45 The applicant has submitted a Viability Statement in August 2019. It is put forward to demonstrate why a 40% level of affordable housing cannot be delivered as per LP policy H/10. Criteria 2(d) of H/10 provides that a lower level of affordable housing provision including a revised mix of affordable house type and tenure may be negotiated where it can be demonstrated that the level of

affordable housing sought would make a development unviable in light of changing market conditions, individual site circumstances and development costs.

11.46 The NPPF at para. 57 states:

11.47 *'It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.'*

11.48 The NPPG at paras 7-21 (9 May 2019) provides further detailed guidance on how viability appraisals should be prepared, recommending the use of standardised inputs and market evidence. It advises on how to establish Gross Development Value (GDV) and what the inputs to the costs of development should comprise including: development and infrastructure; S106; finance; professional fees and contingency fees. The NPPG at para. 13 advises land value is to be defined using 'Existing Use Value' (EUV) which is to include a premium for the landowner, referred to as EUV+. The NPPG advises that the premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land.

11.49 The applicant's Viability Statement follows NPPF and NPPG guidance. It is accompanied by a series of appendices from the applicant's specialist advisors: BNPP Real Estate for residential sales values; Cushman and Wakefield for commercial values; and Gardiner and Theobald for build costs. The particular circumstances behind the need for the housing are set out in the CfG and are referred to in the Council's own independent viability report from BPS.

11.50 The applicant states that in addition to the approach to housing, viability remains an issue in its own right and to make the significant investment required Wellcome must, like any charitable trust, target an appropriate return to mitigate the risk of the investment. Trustees are required to ensure compliance with their duty of prudence when assessing such an investment.

11.51 The applicant also states that the nature of homes to be delivered will affect scheme viability, both because of the scale, constrained market, restrictions on occupation and the commitment to delivery of a minimum proportion of rental homes. The applicant's Viability Statement includes two appraisals: a Baseline Appraisal which includes a 10% discount on residential sales values and a Placemaking Appraisal, which removes the 10% discount on residential sales values and increases the commercial values by 10%. The Placemaking Appraisal is an enhanced appraisal in line with Wellcome's aspirations for the site benefitting from investment in the public realm and buildings to achieve a high quality place.

11.52 Key inputs for the two appraisals include:

- Assumed phasing over 11 years
- EUV+ £37-55m (not accounted for in the Residual L.V.)
- Residential sales values of £407psf (Baseline), £453psf (Placemaking)
- Residential rental £350psf
- Commercial: £32.5psf (Baseline), £35.75psf (Placemaking)

- Profit on residential sale 17.5% on GDV
- Profit on residential rent 15% on GDV
- Profit on commercial 15% on GDV
- Profit on affordable 6% on GDV
- Infrastructure costs of £310m
- Finance interest 7%
- Land acquisition costs 6.8% (not accounted for in the Residual L.V.)
- Contingency 5%

Applicant's Modelling Outcomes

- 11.53 These are set out in section 5 of the applicant's Viability Statement, produced by QUOD (August 2019). It concludes that by adopting the default values, the Baseline Appraisal results in a residual land value of minus £110,280,536. The Placemaking Appraisal results in a residual land value of minus £43,084,064.

Independent Assessment of Viability

- 11.54 BPS are the Council's appointed viability assessors for the scheme. They have reviewed the applicant's latest Viability Statement and related Housing Statement of August 2019. They have appointed their own cost consultants.
- 11.55 The overall conclusions in respect of viability are set out by BPS in paras. 2.31 - 2.37 of their report and are set out below:

2.31 The Quod appraisal has been based on the assumption that the 30% housing will be for either discount rent, discount sale, or for sharers.

2.32 The proposed costs have been assessed by our retained Cost Consultants – Geoffrey Barnett Associates and as can be seen from their report their assessment broadly coincides with the costs adopted by Quod within their appraisal and as such can be considered reasonable.

2.33 We have also undertaken our own research into prevailing residential values and conclude that the guidance on unit values provided by BNP appears sound. We have reviewed the values adopted in relation to the Campus Affordable units and have found the valuation inputs to be reasonable.

2.34 On a similar basis we have undertaken our own research into prevailing commercial rents and yields and conclude that the advice prepared by Cushman & Wakefield appears realistic and comprehensive.

2.35 Quod's development appraisal shows a very considerable deficit which effectively means overall developer's profit falls to almost half the rates included in the appraisal with no allowance for land value. We have found the inputs adopted by Quod to be broadly reasonable and we have not suggested any revisions to the appraisal at this stage.

2.36 We have noted in Section 7 our recommendation that a comprehensive review mechanism should be considered by the Council. Given the timescales of the project it is likely that the scheme could morph and there is scope for variation in both costs and values in line with changes in market conditions.

2.37 Development appraisals are highly sensitive to relatively small changes in appraisal inputs and that given the anticipated period for delivering this

development it is highly probable that viability would be likely to change over time. A review mechanism would allow the use of actual costs and values within the appraisal and as such provides a means for reflecting the actual viability of the scheme at stages through its delivery.'

Objections

- 11.56 Hinxton Parish Council has provided separate comments on the applicant's Viability Statement. The issues raised include that the:
- 10% reduction to sales Baseline undermines argument for quantum of housing.
 - £37-55m (62m) Benchmark Land Value is inflated. It should be approx. £4m.
 - £310m infrastructure costs are inflated and require full justification; valuation assumptions should be adjusted accordingly.
 - 81% Gross Internal Area assumptions are low and should be checked.
 - 7% finance rate is high. It should be 5.5%.
 - letting and sales fees are assumed at market rates, but these would be much lower.
 - 6.8% land acquisition costs should not be included as the land is already owned by Wellcome.
 - valuation yields for pre-lets appear conservative.
 - values for residential rental appear low.
 - funding arrangements lack evidence of Wellcome's investment structure.
- 11.57 BPS has provided further advice to the Council on the Hinxton PC's concerns. This advice is set out below.

Benchmark Land Value (EUV+)

- 11.58 In respect of EUV+, Quod estimate this to be between £37-55m. BPS share the concerns raised by Hinxton PC and advise in the current circumstance, the site would not come forward for development were it not part of the unique development. The Expansion Land would not have potential for other uses other than its current agricultural use value, therefore a strict interpretation of the NPPG suggests that the level of incentive should not need to be significant and that an enhanced land value is not the critical requirement in bringing the scheme forward. In the context of the land's potential for other uses, BPS consider a value closer to agricultural value to be more appropriate. The issue of land value has not been explored further because the scheme is showing such a considerable deficit even before land value is allowed for.
- 11.59 It should be noted that Quod's appraisal does not include a benchmark land value and that their appraisal shows a £100m negative residual value before any allowance for land value has been made, as such the assessment of viability is not influenced by Quod's view of land value at this stage.
- 11.60 The £58m within the Baseline Model and £62m within the Placemaking model which Hinxton PC refer to is not a benchmark land value, rather, a deduction made from the gross development value to allow for purchasers' costs in calculating the net development value of the scheme. This is a normal valuation allowance.

Infrastructure Costs

- 11.61 Hinxton PC note the estimate of £310m for infrastructure costs which they recommend should be analysed in detail. At outline stage it is difficult for BPS to assess these costs in detail because detailed drawings and phasing plans are not required. A review mechanism is recommended by BPS to account for changes in these costs.

Gross to net floor space

- 11.62 Hinxton PC state that the gross to net ratio for residential space is 81%. BPS do not have any details regarding this but suggest that this point be revisited once plans for each phase are drawn up.

Finance rate

- 11.63 The finance rate assumed by Quod is 7%. This is, in BPS's experience, a reasonable allowance to include arrangement fees. The assessment is a generic assessment of viability and as such specific funding options have not considered.

Lettings and sales fees

- 11.64 Lettings and sales fees have been considered on a generic basis. Regarding land acquisition costs, although Quod state that these would be included as a standard rate of 6.8%, there are no land acquisition costs within the appraisal given the negative residual value output.

Commercial pre-let yields

- 11.65 Hinxton PC consider that the valuation yields appear conservative for the pre-let commercial space. A yield of 5.25% has been used as advised by Cushman and Wakefield. BPS have not identified any evidence to dispute the yield adopted. A late stage review would pick up any adjustments to values over the course of the development.

Value of rented accommodation

- 11.66 At outline stage BPS do not have specific details regarding the mix of the rented units, however, they note that these include sharer units and Campus affordable rents which are up to 70% of market rent. BPS are satisfied with the information provided to date however, again, a review would pick up any adjustments to values over the course of the development.

Funding of the development

- 11.67 BPS do not have any details regarding Wellcome's funding arrangements as this is personal to the developer and falls outside of the normal generic approach required to be taken when considering viability in a planning context.

Review Mechanism

- 11.68 BPS advise that if actual costs vary considerably from those assumed, there may be further scope to justify an increase in on-site Campus affordable housing. Such an approach would be in line with NPPG guidance given the:

- extent of flexibility being sought by Wellcome for example in unit size and the rental/sale mix.

- significant infrastructure costs, some of which could be shared/reduced if other proposed strategic development sites come forward (AgriTech/NUGC such a waste water improvements, electricity connections).
- potential fluctuations in inputs (costs and values) over time for such a significant project.
- Concerns regarding Existing Use Value+.

Overall

- 11.69 Officers consider that it would be inappropriate to secure off-site contributions towards traditional affordable housing because the scheme is not seeking to meet District wide need but the specific needs of the expanded Campus on-site. As it currently stands, the offer of 30% Campus 'affordable' housing is put forward by the applicant on the basis that there is no review mechanism. This is because of the considerable deficit that has been assessed, which as noted above, does not account for EUV+. As such, Officers consider that it is unlikely that any review would result in a financial surplus arising from the scheme that would render a justifiable request for an uplift in its Campus 'affordable' housing component. As such, a review mechanism does not currently feature as part of the HoT's.
- 11.70 This notwithstanding, if Members of the Planning Committee were minded to seek a review, it would have to secure the proposed Campus 'affordable' housing commitment of 30% as a baseline from which the housing offer on site could only improve upon in order to safeguard the Council's negotiating position. This may be difficult to agree because the applicant has already improved their offer notwithstanding a position of viability deficit. Such a review mechanism, if sought by Members, would address the concerns identified by Hinxton PC in its response to viability. Any such review mechanism would have to be subject to further detailed S106 negotiations that would have to be delegated to officers should the application be endorsed for approval.
- 11.71 As such, given the purpose of the Viability Statement, the provisions of policy H/10 and the existing housing offer of 30% Campus 'affordable' housing, officers advise that there is sufficient evidence to proceed on the basis that the housing offer is reasonable.

12.0 Supporting Uses: Education, Community and Health

- 12.1 Policy TI/9 states that local circumstances, including increasing pressure on provision of places, must be assessed for proposals for education facilities in order to achieve the most sustainable development. The policy seeks new or enhanced education to fulfil criteria including being appropriately located to the community they serve.
- 12.2 Policy SC/2: requires that new development will have a positive impact on the health and wellbeing of new and existing residents and requires certain planning applications to be accompanied by a Health Impact Assessment.
- 12.3 Policy SC/4 requires that all housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. It states that in making assessments of need and the timing of delivery of the service or facility, account will be taken of capacity at existing facilities in the locality, their accessibility and of other local circumstances.
- 12.4 Policy SC/6 provides guidance on the provision of indoor community facilities to meet the need generated by the development. It sets a standard for the hall

space as 111m² per 1,000 population with additional ancillary space to be on-top of this. It also allows for contributions to be made off-site as appropriate to the size of the scheme.

- 12.5 Chapter 8, 'Promoting healthy and safe communities' of the NPPF is relevant.
- 12.6 The ES, chapter 18 (Socio-economic effects), sets out the approach to mitigate impacts associated with the development. Based on Census (2011) data on household size and the indicative housing mix set out above, the completed development would be expected to have a resident population of approximately 3,021 people.
- 12.7 The applicant confirms that the proposal will have the capacity for the following social infrastructure:
- Health Centre – up to 500 sq.m GEA General Practice (GP) surgery space, or similar
 - Fitness centre – up to 4,000 sq.m GEA
 - Community hall – up to 350 sq.m GEA
 - Cultural facility – up to 5,000 sq.m GEA
 - Nursery – up to 500 sq.m GEA space built to shell and core to provide up to 120 nursery places for children of Campus related workers
 - Primary school – up to a two form of entry (FE) school on site (if required)
 - Technical Education Facility – up to a 250 place facility that would support the Genomics and Biodata scientific and research objectives of the Campus (if required).

Education

- 12.8 The County Council, as the Local Education Authority (LEA), has provided advice in relation to the range of educational needs arising from the proposed 1,500 homes. Their advice is reflective of the unique nature of the application coming forward and of the flexibility in unit sizes sought. The County advice has considered NW Cambridge as an example of where a bespoke child yield - lower than the standard multiplier - was agreed. The County advice was revised in July 2019 in respect of primary school provision.

Early Years

- 12.9 Three early years facilities are within 2.5km of the site: Crocus Early Years Centre on the existing Campus which provides full day care; Duxford Pre-school ages 2-5; and the Chesterfords' Preschool in Great Chesterford ages 2-4. Both pre-schools only operate during term-time.
- 12.10 The County Council advise that all three providers are full or close to existing capacity and that the facility will need to be open for the earliest occupations. The applicant estimates that the development would be expected to house between 126 and 260 children of pre-school age. A proportion of these would require nursery provision. Not all early years children will require early years places, and some will find provision with private childminders, family or alternative providers.
- 12.11 The S106 HoT's seeks to secure the provision of an early years facility in two phases: first phase provision of 60 places (315 sq.m), extended to a second

phase to provide 120 places (490 sq.m). The outline application parameters include capacity for up to 500 sq.m. It is likely the nursery would be managed by a contracted nursery provider. It would either be provided as a shell and core for a provider to occupy or be provided to an agreed specification with a confirmed provider. The first phase would be delivered prior to the first occupation of the housing.

Primary

- 12.12 The range of potential primary school yields have been considered by the County in relation to the upper and lower housing mix profiles provided by Wellcome (see para. 11.36 onwards). These yields result in a range of need from a 0.7 of FE (143 primary aged children) to a 2FE (413 primary aged children). The County state that the yield ranges quoted by the developer in the ES reflects the low to middle of the possible outcomes and there is a possible scenario that produces higher numbers based upon the maximum no. of 3 & 4-bedroom properties being built out. The County confirm that the planning assumptions should focus on managing a 1.3FE (a middle ground estimation of child yield = 280 primary aged children) with a contingency to support a further 0.7FE if required.
- 12.13 In terms of mitigation, the County confirm that in order to meet the demand for places arising from the combination of scenarios, off-site contributions towards increased capacity at Duxford (the closest primary school to the site approximately 3.6km walking distance to the north-west) are no longer being sought as primary mitigation. It is proposed to secure a primary school of up to 2FE of capacity on site. This would require the S106 agreement to secure the provision of a 2.3ha site together with financial contributions. This would be in two phases: Phase 1 – 1FE with a 2FE core and Phase 2 – 1FE expansion based upon need with a review mechanism.
- 12.14 The County suggest an early transfer of land within 12 months of commencement of development and early payment triggers in order that works can be undertaken upfront to deliver places in anticipation of the emerging demand. Given the wide range of potential child yields, a delay notice for the provision of land and/or contributions – which are estimated to total £9,570,000 - is suggested to give flexibility in terms of the timing of the mitigation with a final decision regarding on/off site provision to be no later than 500 occupations. The approach is reasonable.
- 12.15 Whilst the application does not seek to define a location for a primary school, Wellcome has engaged with the County Council regarding potential options. Officers are confident that should on-site provision be required that the masterplan is suitably flexible to allow for a primary school to be delivered which would meet the County's adopted specifications.

Secondary

- 12.16 Within a 3-mile radius, there are two secondary schools; Sawston Village College and Linton Village College. Sawston Village College is the catchment school for children from Hinxton. It is approximately 5km to the north. Sawston Village College is a 7FE secondary school and has an overall capacity of 1,050 pupils. It currently has 17 surplus places available across all year groups. The County advise that the surplus is below the recommendation of 5% surplus included in the National Audit Guidance. Linton Village College is operating over capacity and is not easily accessible from the site by foot or cycle.

- 12.17 The ES estimates that the secondary school child yield could be between 97 – 99 children. The County seek a contribution towards a 1FE (150 place) expansion of Sawston Village College. The level of contribution has not been identified. This is to be calculated on approval of each reserved matters application based on the forecast yield generated by applying the County Council's detailed multipliers to the approved dwelling mix.

Technical Education Facility

- 12.18 The parameters of the application allow for the provision of up to a 250-place facility that would support the genomics and biodata scientific and research objectives of the Campus. The applicant confirms the aim of such a facility would not be to duplicate existing provision but respond to Government objectives to improve technical as well as standard academic routes, and to ensure appropriately skilled people for the growth sectors of the future. The County confirm that there is some concern over the viability of post-16 provision and there has been closure of existing provision in recent years but that it would be fully supportive of the Campus working alongside existing providers to offer specialist educational provision. The applicant is aware that there has been mixed experience of some types of provision in other sectors but, given the medium to long term nature of the development it considers it appropriate to provide physical capacity should it be required.
- 12.19 The ES confirms that if a technical education facility was not delivered it would have a negligible effect. The provision is not a planning requirement within the scope of policies SC/4 and TI/9 but is nonetheless supported in order to support the overall Campus vision.

Overall

- 12.20 The approach to educational provision accords with policies SC/4 and TI/9.

Community Facilities

- 12.21 A Social Infrastructure Strategy, including a Draft Outline Facilities Access Statement is appended to the applicant's Planning Statement. This sets out the process through which the approach to community facilities has been developed and includes a baseline assessment, a summary of community and stakeholder consultation, and an impact assessment. The applicant confirms that their Social Infrastructure Strategy aims to:

- Mitigate the impacts associated with the resident community expected to live on site – in line with SCDC policy requirements.
- Support the overarching vision of the Campus with respect to meeting its scientific, business, cultural and educational objectives.

Permanent Facility

- 12.22 The masterplan includes capacity for a 350 sq.m community hall and the applicant seeks to secure this as a permanent facility on the Expansion Land. Policy SC/6 requires a hall of 335 sq.m and the S106 would secure an outline specification for this to be submitted alongside the first RM's application for housing. The hall is to be of a size sufficient to accommodate a full-size badminton court in line with Sport England advice. Ancillary facilities increasing the overall provision above 350 sq.m are also to be secured. The outline

specification would include the need for flexible space and an assessment of accommodation needs for a range of activities/services including health, children & family, adult learning, library fit out and ancillary spaces such as a foyer, café space, meeting rooms, activity space, kitchen, toilets, storage & parking to support the facility.

- 12.23 The precise layout and size of the building would need to be subject to a design development process that would take place at a later stage, as it is important that the final design reflects the outcomes of consultation with key stakeholders including the local authorities, residents and other community groups and the emerging new community within the development itself. It is not certain at this stage as to whether the community facility would be a standalone building or form part of a joint building, such as for Wellcome's Connecting Science programme. In the latter case, ancillary facilities could form part of a shared provision. The S106 HoT's requires the timing of delivery to be reviewed and updated with each housing RM's but that it should be no later than the occupation of the 500th unit. Provision would be in accordance with an agreed Community Development and Support Strategy to be agreed with the Council, which would secure amongst other matters the specification for the facility and its final timing.

Temporary Facility

- 12.24 Officers also seek temporary community facility provision, as it is essential that community space is available from the point of first occupation of the housing, prior to the provision of a permanent facility. This is set out in the S106 HoT's and could either be in the form of the utilisation of existing facilities at the Campus or the provision of a temporary facility on site.
- 12.25 The approach to permanent and temporary community facility provision accords with policies SC/4 and SC/6.

Hinxton Village Hall and Open Spaces

- 12.26 Hinxton PC has written to the Council asking for the community impacts on Hinxton to be mitigated by the applicant.
- 12.27 Hinxton PC state that the existing village hall and playground are accessed and used by significant numbers of Genome Campus employees, their spouses and families. They indicate that such usage would increase markedly in the future. Officers agree that, notwithstanding a permanent facility to be provided on site, the development of the Campus would be likely to generate demand for the use of the village hall and its nearby recreational space. This is because it is an established community facility and together with the Red Lion PH and St Mary and St John Church, will attract use from future occupants of the Campus, particularly as the application seeks to promote links to and from Hinxton via New Road and envisages the wider Campus being opened up to public access.
- 12.28 Policy SC/4 allows for account to be taken of capacity at existing facilities in the locality, their accessibility and of other local circumstances. The supporting text to policy SC/7 allows that for on individual sites negotiation may take place on the types of space provided on site, taking account of the needs of the area, existing provision and any identified deficiencies in provision. The policies provide a standard of provision in relation to housing development. There is no standard of provision for employment areas under E/10 or for a mixed employment / housing led scheme such as that proposed. The applicant envisages employee use of the community infrastructure and open spaces to be provided on site. It is therefore

reasonable to assume that additional impact on Hinxton village hall and the open spaces within Hinxton would arise. The principle of securing some local mitigation within Hinxton is therefore reasonable. The extent of the mitigation sought / offered is a matter of judgement for the Council.

- 12.29 The existing village hall in Hinxton provides a main meeting space with seating for up to 90 people and associated kitchen, toilet and parking facilities. There is an outdoor play area nearby. Hinxton PC state that the existing hall would not be able to manage increased capacity and set a preference for the provision of a new hall and improved parking, potentially on the same or on adjacent land in the centre of the village (a draft specification for this is provided). As an alternative, works to extend or refurbish the existing hall are set out by the PC. The use of additional recreational space (within the current ownership of Wellcome) within the village is also sought together with additional recreational facilities (playing fields / play equipment), an area for biodiversity and an orchard. No values for this mitigation are identified in the latest correspondence from Hinxton (Sept).
- 12.30 Wellcome provided a response to the request on 13 Oct 19 confirming that they are willing to make contribution to Hinxton PC of £250,000 to cover recreational space / facilities enhancements. They confirm that the field adjacent to the village hall is currently let on a Farming Business Tenancy and falls within the Higher Level Stewardship agreement for the wider estate and that it is used for grazing cattle. Wellcome confirm that land immediately adjacent to the current playground could be made available (subject to notice period) on a temporary basis to cover increased usage by new residents until permanent facilities are delivered on the Expansion Land or for a defined fixed term.
- 12.31 In officers' view, whilst this response is encouraging there is no justification for the level of contribution offered or what this could practically deliver to mitigate the likely long-term increased demands on the village hall. Neither is there an indication of precisely what land could be made available, for what time period and under what terms it could be offered. Officers are of the view that the level of contribution would be unlikely to be able to deliver a new community hall which is Hinxton PC's preference. Members will have to bear this in mind and the fact that a permanent community facility is to be provided on the Expansion Land in terms of the overall consideration of need and necessity.
- 12.32 The S106 HoT's provides for community facility mitigation. In the view of officers, the range of community facilities being sought (temporary, permanent on-site, off-site improvement / re-provision and improvement to and / or further provision of recreational facilities and land) has justification and would comply with policies SC/4, SC/6 and TI/8. Subject to further satisfactory resolution of off-site provision for the village of Hinxton to be negotiated and agreed by officers the proposal is acceptable.

Community Development Support

- 12.33 The supporting text to policy SC/4 states that new developments take time to develop and that support is needed to help people to settle and start the groups, clubs and activities found in more established neighbourhoods.

General Support

- 12.34 Wellcome already provides extensive support for the current working community, which it intends to extend to the expanded Campus. Officers consider that this commitment should be secured through in-kind support equivalent to 0.5 FTE

(£18,850pa) over 5 years, which would require a financial commitment of £94,250.00. This support would be for general community development to support placemaking in the new community and integration with the existing community through a programme of activities/events, regular liaison with residents, provision of information and signposting etc.

Specialist Support

- 12.35 The County Council has highlighted a range of potential specialist community support provisions. These are set out in the table below.

Phased funding requirements Cost Summary	Amount
Total kickstart funding	£15,683
Mental health training (level 2)	£10,200
Mental health counselling services	£2,400
Locality staff (2 years)	£112,500
Children centre staff (2 years)	£41,432
Children centre equipment/activities	£18,750
Domestic abuse kickstart funding (if Level 2)	£2,700
Specialist community development worker (2 years) if level 2 or 3	£37,500
Multiagency coordination if level 2 or 3	£23,750
Healthy New Towns initiative legacy (project workers)	£18,750
Healthy New Towns initiative legacy (kickstart funding)	£8,400
Total	£292,065

- 12.36 The type of support would be for more vulnerable residents who often struggle to engage in more general community development work and to combat loneliness, poor mental health and antisocial behaviours resulting from a lack of community cohesion and social networks.
- 12.37 Officers consider that providing services for the new Campus residents presents a challenge as it is difficult to predict the needs of a community before it forms. For the expanded Campus, particular needs will arise from the transient nature of its community, the anticipated levels of rental property (min. 60% or 600 homes) and different population characteristics to the surrounding area, with a potentially large international pool of employees who may themselves or whose partners/children may have language barriers.
- 12.38 The applicant considers that they are best placed to provide the support for the future Campus community. Officers seek a level of specialist support of no less than £292,065 to be provided by the applicant. This approach is reflected in the HoT's. It does not preclude the applicant from procuring specialist services provided by the County Council as required.

Community Development and Support Strategy

- 12.39 In order to secure the level of general and specialist support envisaged as necessary and to ensure the timely provision of community facilities, a Community Development and Support Strategy (CDSS) is suggested to form part of the S106 HoT's. This would need to be agreed with the Councils and outline the nature of support to be provided and when. The CDSS would be agreed prior to the occupation of any homes. As the scheme develops, the needs of the new

Campus community may change and as such officers suggest that the CDSS is monitored yearly and reviewed at 1, 2 and 4 years from first occupation.

Community Chest

- 12.40 The applicant has agreed to provide a sum of £20,000 to support community development through grant funding for community-led initiatives on site. This would be administered through the SCDC Community Chest (small grants scheme).

Apprenticeships

- 12.41 The applicant's S106 HoT's includes the commitment to the preparation of an Apprentice Construction Strategy. This would be secured in the S106.

Overall

- 12.42 The approach to securing appropriate community support for future residents accords with policy SC/4.

Health

Health Impact Assessment

- 12.43 The applicant has submitted a Health Impact Assessment (HIA) as part of their application. This considers the health care requirements of the new residents, and assesses how those needs will be fulfilled, taking into consideration existing facilities within the area. The HIA was submitted as part of the original submission and supplemented with an addendum in April 2019 in order to address concerns. It has been assessed by both SCDC and County officers and is deemed acceptable, meeting the required standard of the HIA SPD (2011).
- 12.44 Of note in the HIA is a commitment from the applicant to seek to embed the principles of the draft WELL Community Standard in the design of the development. The Standard is set out in appendix B to the original HIA. It comprises 10 draft mandatory conditions and aims to impact individuals not just within the walls of their home or workplace, but throughout the public spaces where they spend their days. It includes an independent certification process and is designed to support the health and well-being across all aspects and areas of community life. Officers support the applicant's commitment to embed these principles.
- 12.45 A statement of compliance with the HIA at the RM's stage is to be secured by condition. The approach complies with policy SC/2 and the HIA SPD (2011).

Primary GP Health Services

- 12.46 The ES (chapter 18) confirms that there are two GP surgeries within 2.5km to the south of the site in Great Chesterford. These are Crocus Medical Practice and the Gold Street Surgery. Sawston Medical Centre (part of Granta Medical Practice group) is 3km to the north and is a large 10 GP centre that runs a range of health services including antenatal care, asthma, cardiovascular, COPD, and diabetic clinics, and provides a range of long-term medical condition care, and minor

injuries and surgery services. A pharmacy is located on site. The ES confirms that the three GP surgeries have an average of 2,450 registered patients per GP which is higher than the recommended benchmark provision of 1,800 patients per GP, however all three surgeries are currently accepting new patients.

- 12.47 The ES estimates a residential population of 3,021 people and suggests potential demand arising from the development of the equivalent of 1.7 FTE GP's. It is understood that Sawston Medical Centre has physical capacity within its existing building to offer additional services / expand its patient list should demand arise.
- 12.48 The development includes capacity for the provision of a health centre of up to 500 sq.m GEA on the Expansion Land, should the demand arise. This could be an NHS or private facility and it could also be in the form of a satellite service to an existing medical practice. The applicant has approached Granta Medical Practice in this respect and at the pre-application stage they expressed interest in developing closer links with the Campus to meet the medical needs of existing and future staff and residents. However, no formal response from the Practice has been received as part of the consultation.
- 12.49 The Cambridgeshire and Peterborough Clinical Commissioning Group (CCG) has responded late into the consultation process. The CCG seek a S106 contribution of £567,771. This is based on their NHSE planning formula of the amount of floor space required x £2300. They advise that they do not wish to allocate the sought funding directly to Granta as the primary care landscape is changing. They request the flexibility to utilise the funding towards 'health'. The CCG's response runs counter to the initial advice received from Sawston Medical Practice and provides no detail as to the need for the contribution or how it would be used to directly mitigate the impacts of the development. Officers have advised the CCG that the request for a contribution does not meet CIL Regulation 122 requirements. Any further responses from the CCG will be reported on the Update sheet, however, as it currently stands there does not appear to be any demand for an on-site facility and there is no justification for a contribution off-site. Officers seek delegated authority under the S106 HoT's for the resolution of this matter.

Community Access

- 12.50 The supporting text to policy SC/6 'Indoor Community Facilities' seeks to secure that all residents have access to facilities which are appropriate and suitable for their needs. Policy SC/7 'Outdoor Play Space, Informal Open Space and New Developments' emphasises that access to good quality open space and children's play facilities has significant benefits for community health and wellbeing. Policy HQ/1 'Design Principles', states that as appropriate to the scale and nature of the development, proposals must achieve a permeable development with ease of movement and access for all users and abilities.
- 12.51 The applicant's Planning Statement includes an Outline Facilities Access Statement. This summarises intended community access as follows:

General Site Access

12.52 The development would provide a range of uses to which local people and the wider public would have access. This would include the public realm such as open spaces, play spaces, roads and parking and accesses into and out of the site. Increased access to the public realm would also extend to the existing Campus as well as the expanded Campus. Access arrangements to buildings providing independent retail, food and drink uses, leisure facilities and visitor and community facilities would also be available. A few existing employment buildings will require additional security arrangements to allow for wider public access across the Campus. This will be achieved within buildings.

12.53 The applicant states that opening the Campus up to provide public access is a key principle of the development and will be essential to its future success as an exemplary living and working environment with a strong sense of place.

12.54 Specific provisions for uses are set out in the Outline Facilities Access Statement and are as follows;

Nursery

12.55 Nursery places would be prioritised for children of Campus Related Workers and Campus residents. The allocation of places would be managed by a nursery provider.

Sports Pitches

12.56 There would be no restriction on public access to use of sports pitches. Arrangements would be managed through a third-party operator or Wellcome in line with a principle of managed public access. There is likely to be a booking requirement and fee for use of the pitches.

Health Centre

12.57 Should provision be required on site (500 sq.m is reserved in the masterplan and land would be reserved as part of the S106), access would be managed through an NHS or other provider, and would likely operate on a catchment area basis with access prioritised for Campus Related Workers and residents living and working close to the facility.

Community Hall

12.58 Access would be managed through Wellcome in line with a principle of managed public access. There would be a booking requirement and fee for use.

Primary School and Technical Education Facility

12.59 Access arrangements relating to primary school provision on-site would be determined by the relevant school admission authority (the Local Authority or provider Governing Body) and would be in line with the Schools Admissions Code 2014. At the time of arranging admissions criteria, oversubscription criteria would be established and would be expected to include a principle of applying a catchment area for the school whereby generally children living closer to the

school site will be prioritised for access, alongside principles of, for example, prioritisation of siblings of existing students.

Leisure Centre and Visitor (Cultural) Facilities

- 12.60 Public access would be provided for leisure uses. The operator of any such leisure/fitness facility is unknown but officers assume that there would be likely to be a fee for the use of indoor leisure facilities, such as a gym.
- 12.61 A visitor centre (Connecting Science) is envisaged and the applicant proposes that public access to this would be provided.

Officer Conclusions on Community Access

- 12.62 Opening up the existing and future Campus to public access across its public realm is a step change in how accessible and outwardly visible the site is intended to become. It is a major commitment on behalf of Wellcome. This measure will require alternative security arrangements to be put in place for buildings, the removal of the existing security access from the A1307 and alternative gated arrangements from New Road. A specific condition proposed within appendix A would secure the provision and timing of this.
- 12.63 This is an outline application and as such there is no detail as to how access would be managed for the proposed community facilities, on what terms for the wider public and at what cost. Clearly there are benefits in making the best use of the proposed community infrastructure, which includes extending access to the wider community. In general terms, the proposed access arrangements are to be supported but as this is an outline application, the detail of the access arrangements, their management and their costs will have to be agreed as part of detailed Access and Management Statements (S106 HoT's) for each of the following facilities: community hall; cultural visitor facilities such as a Connecting Science building (D1 uses); indoor leisure facilities (D2 uses); outdoor sports pitches; allotments; and educational facilities (where shared facilities such as sports facilities or community space might be provided). These are to be secured within the S106.
- 12.64 Subject to these provisions being secured, the application accords with policies SC/6, SC/7 and HQ/1.

Estate Management

- 12.65 Policy CS/4 'Meeting Community Needs', identifies that as appropriate to the nature of facilities provided, developers will prepare management and maintenance strategies, to be approved by the Local Planning Authority, to ensure robust and effective implementation, adoption and maintenance in the long term.
- 12.66 A draft Estate Management Strategy was submitted as part of the original submission in Dec. 2018. This provides an overarching summary of how different parts of the scheme, from construction to occupation, are envisaged to be managed and how these would be secured through any grant of planning permission.

12.67 The table below sets out how the key elements of the scheme are to be managed.

Topic	Method of Management
Construction	Construction and Environmental Management Plan (condition)
Landscape	Landscape and Ecological Management Plans (Annexures B and D of the proposed conditions in appendix A).
Transport	Site-Wide Travel Plan, Car Park Management Plans and provisions to monitor and mitigate rat-running (S106).
Roads	Prior to any adoption of internal estate roads, a management and maintenance plan for these would also be secured within the S106.
Sustainability	Sustainability Strategy and its management (conditions)
Design	Managed through DAB's and a Design Guide (Annexures B and C of the proposed conditions in appendix A)
Access	Open campus vision (condition)
Security	Individual RM's applications
Public Realm and Open Spaces	Public access and management of these secured through the S106.
Commercial Services	Delivery and Service Plans for occupiers (condition)
Housing	Sales and Lettings Policy + review provision of the Policy and Housing Waiting List (S106).
Waste	Outline Waste Management Strategy (condition)
Community Infrastructure	Individual Access and Management Statements as set out in the officer summary section in 'Community Access' (S106)

12.68 The Estate Management Strategy commits to the establishment of a community liaison group. This would allow for regular channels of communication between the local villages and the development, including its new residents. The applicant confirms that this group would seek to proactively address concerns and potential issues before they arise. It is to be secured by a proposed planning condition and would be managed by Wellcome and/or an appointed estate management partner. As the detailed arrangements for the management of the site and its component parts is uncertain, the S106 HoT's requires confirmation of the management arrangements as the community infrastructure is provided through a detailed Estate Management Strategy.

12.69 The approach to estate management is acceptable and complies with respective LP policies including CS/4.

13.0 Supporting Uses: Hotel and Conference, Retail, Leisure and Visitor

- 13.1 Policy SC/4 'Meeting Community Needs' states that all housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. The scale and range of this provision or contribution will be appropriate to the level of need generated by the development. Criterion 4(f) states that the community facilities and services to be provided include... Commercial facilities important to community life including childcare nurseries, local shops restaurants and cafes, and public houses. Criterion 5 of the policy states that new retail provision should not undermine the vitality and viability of nearby 'town centres' as defined by the NPPF.
- 13.2 Policy E/10 'Shared Social Spaces in Employment Areas' states that appropriately scaled leisure, eating and social hub facilities will be permitted in business parks and employment areas subject to a number of criteria, including that the uses are ancillary and would primarily be to meet the needs of workers in the business park, not attracting significant levels of visitor traffic into the area. The policy supports the development of complimentary facilities in order to help develop the social milieu of free-standing business parks which are not close to existing comparable village facilities
- 13.3 Policy E/19 'Tourist Facilities and Visitor Attractions' supports proposals for new or extended tourist facilities and visitor attractions in the countryside subject to a number of criteria. The supporting text to the policy sets out that tourist facilities and attractions could include visitor and information centres and that the policy is intended to support the District's existing attractions and assets.
- 13.4 Policy E/20 'Tourist Accommodation' states that outside Development Frameworks, development to provide overnight visitor accommodation, holiday accommodation and public houses will be permitted by the change of use / conversion / replacement of suitable buildings and by small scale new developments appropriate to local circumstances. It places a 4-week limit on stays in such accommodation and is controlled by a proposed planning condition within appendix A.
- 13.5 Policy E/21 'Retail Hierarchy' provides a spatial retail hierarchy for the District, whereas policy E/22 'Applications for New Retail Development' advises that proposals involving additional retail floorspace resulting in a retail threshold over 250 sq.m outside village centres should be accompanied by a Retail Impact Assessment. These policies are directly engaged in terms of the Town Centre Uses Assessment submitted by the applicant. Policy E/23 'Retailing in the Countryside' provides support exceptionally for the sale of convenience goods, ancillary to other uses, where proposals, either individually or cumulatively, do not have a significant adverse impact on the viability of surrounding village shops, or the vitality of Rural Centres or other village centres.
- 13.6 Officers are of the view that policy SC/3 'Protection of Village Services and Facilities' is not engaged as the application does not propose the loss these facilities.
- 13.7 There are no policies in the Local Plan which directly address the suitability of conference facilities, however, the NPPF defines conference facilities as comprising a main town centre use and this use is assessed as part of the Town

Centre Uses Assessment provided by the applicant which is summarised below at para. 13.14.

- 13.8 The supporting uses are defined in the Development Specification and are as follows:

Use	Amount
Supporting Uses:	31,100 sq.m GEA, including:
Retail (Use Classes A1, A2, A3, A4)	<i>Up to 3,500 sq.m GEA</i>
Hotel (Use Class C1)	<i>Up to 5,000 sq.m GEA</i>
Non-residential institutions, and community and leisure, including nursery, conference facility, and education (Use Class D1/D2)	<i>Up to 22,750 sq.m GEA</i>

Hotel and Conference

- 13.9 A conference centre of 5,000 sq.m (use class D1) is envisaged by the applicant to come forward on the site together with a hotel (use class C1) of no more than 5,000 sq.m. The ES (chapter 18) anticipates a hotel of approximately 150-175 rooms. The applicant anticipates that up to 1,000 sq.m of the hotel floorspace could be used as ancillary space, e.g. for a gym. The level of provision is equivalent to existing Campus overnight accommodation (134 rooms) and conferencing facility floorspace which amounts to 6,000 sq.m combined.
- 13.10 The applicant states the level of provision has been informed by research from commercial agents and known demand and that as the Campus sits at the heart of a national and international network of collaboration the provision of visitor accommodation on site is therefore an essential element underpinning its ability to host such collaborations.

Retail and other 'A' Class Uses

- 13.11 Up to 3,500 sq.m GEA is put forward for retail (Use Classes A1, A2, A3, A4). The applicant states that the retail uses are intended to serve the day-to-day needs of those both working and living at the Campus to reduce external trips and to contribute to a competitive quality of life offer. Such uses are expected to include shops, cafes, restaurants and bars. The retail uses are intended to be of a proportionate scale to the population of the proposed development. The Development Principles (DP4.1), which are sought for approval as part of this application, establish that no single retail unit would have a floorspace of greater than 500 sq.m (GEA).

Leisure Uses

- 13.12 Up to 4,000 sq.m of use class D2 floorspace is anticipated to be a health and fitness centre. The current Campus gym is approximately 400 sq.m and serves approximately 600 people. It is oversubscribed, with demand from members of the local public as well as Campus staff. The proposed leisure floorspace is

considered proportionate to the anticipated increase in the Campus population that would arise as a result of the development.

Visitor Facilities

- 13.13 D1 uses (non-residential institutions) are envisaged to include a new building of approximately 5,000 sq.m as part of Wellcome's Connecting Science programme. This would constitute a visitor attraction given Wellcome's aspirations and policy E/19 is therefore engaged. The need for this aspect of the development is set out in the CfG at para. 10.83 of this report onwards.

Town Centre Uses Assessment

- 13.14 The Planning Statement includes a Town Centre Uses Assessment. It includes a Sequential Test and an Impact Assessment covering retail and leisure uses. The following proposed 'Main town centre uses' as defined by the NPPF have been assessed:

Town Centre Use	Category Use	Maximum amount (GEA)
Offices (Use Class B1)	Office	150,000 sq.m
Retail development	Retail (within Use Classes A1, A2, A3, A4)	3,500 sq.m (individual units no more than 500 sq.m)
Leisure and entertainment	Health centre Fitness Centre	500 sq.m 4,000 sq.m
Arts, culture and tourism	Conference	5,000 sq.m
	Hotel	5,000 sq.m
	Visitor or cultural uses for public engagement	4,000 sq.m
	Other cultural use / anchor	1,000 sq.m

- 13.15 The assessment notes that the precise quantum and distribution of the uses is not yet known. These would be defined through DAB's and RM's applications.

Sequential Test

- 13.16 In terms of this test, the applicant states that it is not possible to segregate the [town centre] uses from the Wellcome Genome Campus by locating them within such a centre (or in fact any other location), whilst achieving the objectives or anticipated benefits of the proposal and that it would not be reasonable to disaggregate or reduce the development to fit any available sites as this would compromise the vision of the proposed development. The sequential test concludes that there are no other suitable sites on which the proposed town centre uses could be located and the sequential test is passed.

Impact Test

13.17 The Impact Test assesses the potential impacts of the proposed retail and leisure floorspace separately and assumes an impact area of 10 minutes' drive from the site and a new residential population of 3,021 people together with a new working population of 5,330 people. 'A' use classes (up-to 3,500 sq.m) are to be no more than 500 sq.m for individual units. The leisure use is anticipated to occupy up to 4,000 sq.m of D2 floorspace and is indicated to be a fitness centre.

13.18 It concludes for retail, food and beverage uses that:

- there is no evidence to suggest that the trading effects of the retail, food and beverage floorspace being proposed will lead to significant adverse impact on the vitality and viability of neighbouring centres or on future planned investment. Instead, the retail, food and beverage floorspace will be supported by the substantial on-site expenditure generated. Furthermore, the substantial residual expenditure will also be available to support similar facilities elsewhere in the wider area.

13.19 It concludes for leisure uses that:

- In terms of leisure impact, the nature of local leisure provision is such that the introduction of leisure floorspace within the scheme will not lead to a significant adverse impact on existing provision. The increase in working and living population to the local area as a result of the proposal, which will be available to support existing leisure provision within the local area, means that the effects of the proposal will not adversely impact the vitality or viability of any of the local centres.

Officer Conclusions on Supporting Uses: Hotel and Conference, Retail, Leisure and Visitor

13.20 The hotel element of the proposal conflicts with policy E/20 in that its provision would not be a change of use / conversion / replacement of a suitable building and neither would it constitute a small-scale new development. The retail and other 'A' class uses do not comply with the retail hierarchy as set out under policy E/21 and would constitute retailing in the countryside as defined by policy E/23 which only allows exceptional cases where the impacts on viability and vitality on rural centres and village centres is deemed to be acceptable.

13.21 In terms of visitor facilities, any RM's application could determine the appropriateness of a building for this use in terms of its scale, nature and role within the expanded Campus. However, policy E/19 does not lend support to the provision of such a use because, whilst it would likely to enhance the existing assets of the Genome Campus and the CfG identifies a need for the location, the development of such a building, in combination with other buildings on the Expansion Land, would likely result in significant adverse impacts on the character and appearance of the area and be contrary to criterion C of the policy. This harm is confirmed by the Council's retained landscape consultant HBA and discussed later in this assessment.

13.22 This notwithstanding, officers are of the view that that intended scale of the hotel and conference, retail, leisure and visitor facilities would be appropriate to the proposal, support its placemaking function and be complementary to Wellcome's vision for the Campus. In this respect, the supporting level of provision accords with policies SC/4 and E/10 for the housing and employment aspects of the development respectively. In fact, if the range of supporting facilities is to be

realised - together with appropriate access and management arrangements in place - the overall provision and potential benefit for residents and employees together would be beyond those ordinarily arising from either a solitary residential or employment led only scheme. The supporting uses would clearly contribute to the social and economic sustainability of the site and would reduce future occupants' need to travel off-site.

- 13.23 The range supporting uses would not have a detrimental impact on existing facilities within the locality. The Sequential Test and Impact Assessment have been carried out in accordance with NPPF and NPPG guidance and officers accept the outcome of these. This is on the provision that should any of the 'main town centre uses' exceed any of the assessed upper floorspace limits, a proposed planning condition would require a further impact assessment to demonstrate the vitality and viability on nearby local centres would not be compromised.
- 13.24 As such, the supporting uses - as standalone elements - are unacceptable in principle and do not comply with the spatial policies which underpins the LP's approach to their provision. However, officers consider the supporting uses to be an essential part of the applicant's vision for the Campus and there is little merit in the Council disaggregating their respective merits from this. In this respect, the supporting uses - which also include the educational, community and health aspects of the proposal - either succeed or fail as a result of merits to be attached to the CfG and the exceptional case being put forward by the applicant to develop the site.

Energy Centre

- 13.25 The proposed development includes a site-wide low carbon strategy that seeks to meet the minimum 10% carbon emissions reduction, averaged across the site, due to low carbon technologies required by policy CC/3 'Renewable and Low Carbon Energy in New Developments'. A key commitment to achieve the requirement of CC/3 is to provide low carbon heating through an energy centre with site-wide district heating. The energy centre - together with a heat network infrastructure - is to be technology agnostic to allow flexibility to select the most appropriate heat source during detailed design development for RM's applications. The supporting energy centre use, which is estimated as up to 5,000 sq.m in size, is appropriate should outline permission be granted. There is no conflict with policy CC/3 or para. 151 of the NPPF.

Design and Layout

- 13.26 The relevant policies applicable to the design and layout of the scheme are HQ/1 'Design Principles' and HQ/2 'Public Art and New Development'. HQ/1 provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. NPPF paras. 124-130 are relevant.

Parameter Plans

- 13.27 Five parameter plans are put for approval (PP's 1-5). They are attached at appendix D to this report and are to be approved formally as part of the planning conditions. The PP's provide a broad framework within which subsequent RM's applications would have to accord. The PP's can be summarised as follows:

- PP1 defines the maximum extent of the Development Area (extent of built development). It does this by identifying three Development Areas (1-3) which are to be subject to further DAB's and Design Guides for the Expansion Land. Dev. Area 1 is in the centre of the Expansion Land and is to comprise mainly research and translation uses. Dev. Area 3 is to the north of this and is to comprise mainly residential uses. Dev. Area 2 is to the south of the existing Campus on the western side of the A1301 and is to comprise mainly research and translation uses. PP1 identifies indicative locations of neighbourhood / retail / leisure focus, indicative access / crossing points and retained buildings.
- PP2 defines zones of maximum building height. This plan was revised as part of the April 2019 amendments to remove a 20m height parameter. Two maximum height zones are proposed, one which allows for buildings up to 11m and one which allows for buildings up to 16m from proposed ground level. The 11m zone extends across all of Dev. Area 3 where mainly residential properties are to be delivered. It also extends around the outside of Dev. Area 1 alongside the A1301 and A11, where buildings would step down in height. All of Dev. Area 2 is shown to be within the 11m zone. The maximum 16m zone is within Dev. Area 1 only, where the employment and supporting community infrastructure uses are anticipated to be mainly located.
- PP3 defines areas of green infrastructure. It shows areas of retained and enhanced vegetation, a buffer zone with bunding adjacent to the A11, an acoustic bund, retained arable land with new hedgerows, natural and semi-natural space and semi-natural open space or space for outdoor sports. It shows the location of a common adjacent to the A1301 and the approximate location of a green corridor with spurs off it running through the centre of the site. Structural edge planting is shown around the western and northern edge of Dev. Area 3 and in the northern and southern extremities of the Expansion Land.
- PP4 provides for a movement network. It shows indicative primary and secondary routes within the site and new connection points for pedestrians, cyclists and vehicles. There are two primary site access points provided off the A1301, with an additional secondary access further south intended to serve as a service and parking access route. There are additional pedestrian and cycle path access points along the northern section of the A1301 and to Tichbault Road. The primary route provides access to the heart of the Expansion Land, extending around the proposed common and connecting the two key site access points. A secondary route then connects Dev. Areas 1 and 3.
- PP5 relates to highways improvements and defines an area within which highways works including for the A1301 and New Road are to be carried out. The designs shown for the highway works are indicative because the application is in outline form with all matters reserved.

Development Principles

- 13.28 A series of Development Principles (DP's) accompany the PP's. They are attached to the Development Specification document which was revised in April 2019 and are put forward for approval together with the accompanying PP's. They are attached at appendix E and cover 18 different themes. The DP's account for embedded ES mitigation. Subsequent RM's applications, DAB's and

a Design Guide(s) would have to demonstrate conformity with the DP's, and this is secured through Annexures B, C and D of the proposed conditions set out within appendix A.

13.29 Key DP's include:

DP. No./Theme	Principle
<p>Land Use</p> <p>DP 1.1-1.3</p>	<p>Of the built development in Development Area 1, the predominant land use shall comprise Research and Translation uses. Land uses in the remaining area may include residential, supporting uses (as defined in the land use schedule), energy centres and utilities, and parking.</p> <p>Of the built development in Development Area 2, the predominant land use shall comprise Research and Translation uses. Land uses in the remaining area may also include supporting uses, energy centres and utilities, and parking.</p> <p>Of the built development in Development Area 3, the predominant land use shall be residential. Land uses in the remaining area may also include Research and Translation uses, supporting uses, energy centres and utilities, and parking.</p>
<p>Social Infrastructure</p> <p>DP 3.1</p>	<p>Social infrastructure shall be located in prominent locations adjacent to or in close proximity to the main internal access roads, public transport links, and high-quality cycling and walking connections.</p>
<p>Parking</p> <p>DP 6.1-6.3</p>	<p>Car parking spaces for Research and Translation uses will be consolidated predominately in multi-storey car parks.</p> <p>Open-roof multi-storey car parks will not be permitted.</p> <p>Multi-storey car parks will be predominantly located in the eastern half of Development Area 1 away from main pedestrian routes/places of gathering and to encourage movement through the site by foot. In the early stages of the development temporary ground-floor or on-plot parking lots may be delivered. Reserved Matters applications shall clarify whether any car parking proposed is temporary or permanent.</p>
<p>Building heights, massing, layout and orientation</p> <p>DP 7.6</p>	<p>In designing the edge of a Development Area, consideration should be given to measures to integrate the Development Area into the Site's context, in particular through the design, appearance and massing of buildings. This should include the stepping down in height of buildings and variation / modulation of the building line where this would help minimise landscape visual impact. This principle will not prevent modern or innovative design.</p>
<p>Rooftop equipment (including plant, flues and</p>	<p>Save for the exceptional circumstances set out in DP8.2, rooftop equipment and plant shall not exceed the maximum building heights identified on Maximum Building Heights Parameter Plan (PP2). Plant should be designed into the overall composition and design of buildings wherever practical. It should be integral to</p>

antennae) DP 8.1	the design such that it is perceived as part of the intended form and shape of a proposal building.
Ecology and Biodiversity DP12.1	<p>The approach to ecology and biodiversity will be to establish a landscape that is functional and attractive. It will:</p> <ul style="list-style-type: none"> i. support biodiversity conservation for important ecological features; and ii. improve and enhance the biodiversity value of the site, achieving an overall net biodiversity gain of 10% or more. <p>This will be achieved in accordance with the measures in the Environmental Design and Management section 9.5 of Chapter 9 of the ES.</p>
Landscape, Visual and Heritage Impact DP 13.2	<p>Green infrastructure will support the integration of built development into the landscape. This will include:</p> <ul style="list-style-type: none"> i. Early delivery of structural edge planting to filter and selectively screen views (as identified on the Parameter Plan 3 (PP3) and as described below); and ii. Use of green and brown roofs where feasible. <p>The structural edge planting shall take the form of informally but closely spaced copses of trees as a layer of green to soften the built edge in the manner of historic linear settlement and woodland patterns seen in the area.</p>

Design and Access Statement (DAS)

13.30 The DAS confirms that together the PP's provide for the following:

13.31 An Open Space Framework that includes:

- A common at the heart of the Expansion Land.
- A significant setback from Hinxtton Conservation Area to the north of the site.
- A planted bund along the A11 to protect the development from noise.
- Retention of key landscape elements such as the existing woodland along the old railway cutting, hedgerows, and the east-west valley.
- Introduction of green corridors through the site for drainage as well as amenity.

13.32 A Movement Framework that includes:

- Three points of vehicular site access from the A1301.
- A primary loop road going through the research and innovation zone.
- Secondary loop roads to the north and further east to access homes and parking.
- A network of cycling and walking routes through the site and vicinity.

13.33 Dev. Areas that have been located to:

- Consolidate a research and innovation zone to the south linking the existing Campus with the Expansion Land. More compact and taller buildings (up to 16m) are located in this area.

- Create a lower-scaled Development Area to the north predominantly residential in character (up to 11m).

Common

- 13.34 The DAS states the development will be anchored by a generous new green common at its heart as an extension of the gardens surrounding Hinxton Hall. Located directly across the A1301 from the Existing Campus between Hinxton Hall and the Sanger Institute, the new common would offer the opportunity to connect the emerging campus to the existing one across a traffic-calmed A1301, on to the accessible wetlands and river Cam valley further west. The applicant sets out that framed by a diverse mix of public uses, the new common would be an invitation to all - staff, residents, and visitors of the expanded Campus, as well as the wider local community - to participate in its expanding programme of public engagement, or just to use and enjoy the open space. The common is approximately 2.7 Ha (just under a third of the size of Parker's Piece in Cambridge). It is to take inspiration from the design and quality of historic village greens with their informal landscape treatment and public uses within the green and in adjacent buildings. The common is safeguarded within PP3 and DP 10.2.

Valley

- 13.35 There is an existing drainage channel running roughly east-west through the centre of the site (approximately 2m deep by 3m wide) and it is a key feature in the existing landscape that will be retained and enhanced as an east-west valley. This feature would form a key component of the surface water drainage strategy as well as provide an important amenity for the Campus staff and the local community. The channel would be opened up to incorporate new planting, footpaths and recreational spaces (seating, informal play) connecting to the wider green network within the development. The valley flows from the eastern edge of the site curving into the common. Adequate room is provided to incorporate tree and shrub planting. The space is safeguarded by the separation of Dev. Areas 1 and 3 and PP3 identifies it as natural and semi-natural space. The valley is referred to in DP 10.2.

Communal Gardens

- 13.36 The masterplan envisages a series of communal gardens which would be spaces for collaboration and activity, wildlife gardens, food growing, seating areas and arts projects all with a focus on bringing the community together. The DAS confirms that the gardens would form part of the green corridor network of 'outdoor rooms' for a variety of uses from quiet enjoyment of the outdoors to larger informal sports activities. The approach to these spaces is to keep them informal and fulfil the dual functions of amenity and biodiversity. PP3 identifies the approximate location of the green corridors. DP10.2 states within Dev. Area 3 the central green corridor will have an average width of 40m.

Integrating the A1301

- 13.37 The A1301 is a two-lane 50mph road that bisects the two sides of the proposed development. It provides the primary access into the existing Campus and would provide access to the proposed Expansion Land. It has a vehicle-dominated highway character and its proposed indicative treatment has been the subject of extensive scrutiny by officers and the Cambridgeshire Design Panel. This is because it would run through the middle of the expanded Campus. People

working on either side of the A1301 would need to move easily and safely across it and the DAS provides a visual study of how this might be experienced.

13.38 The Highway Improvements Parameter Plan (PP5) shows the illustrative proposals for the A1301, along with the proposed land within which the A1301 improvements would be made. The transport interventions as well as urban design and public realm improvements seek to change the character of the road and influence a change in driver behaviour to facilitate a reduced traffic speed. DP 15.1 provides a framework for the following key indicative interventions to include:

- Narrowing of the carriageway along the A1301.
- Use of roundabouts to provide access into the site and serve as a visual cue for reducing vehicle speeds with the aim of having the signed speed limit changed from 50mph to 30mph.
- Focus on delivering a more pedestrian friendly and integrated character in the section of the road between the two roundabouts.
- Provision of a wide signal controlled at-grade crossing or a pedestrian subway in line with the key desire line between the two sides of the Campus extending from the Sanger Institute café, along the retained historic lodge and into the expansion site main plaza.
- Use of high-quality materials for the crossing points.
- Introduction of a footway and cycleway along the A1301.
- Removing the existing wooden perimeter fencing along the A1301 and thinning out of the vegetation in order to expose views into the Campus, both existing and new.
- Introduction of buildings along the A1301 in order to have a noticeable built presence along it and allowing glimpses of active uses on the ground floors. Setbacks from the carriageway are minimised to between 7m – 10m.
- An intended re- alignment of the A1301 at the northern roundabout to introduce buildings and visual focus for drivers heading north on the A1301.

Supporting Plans

13.39 To supplement the PP's several indicative plans have been submitted which, although not for approval, give key background or supporting context. These include a Composite PP (a combination of the PP's layered); an Indicative Early Landscape Works Plan; Existing and Proposed Indicative Topography Plans; and an Illustrative Masterplan. The Masterplan is not for approval. It is illustrative and represents one way in which the scheme, using the PP's submitted, could be realised. The Masterplan provides comfort that the PP's can work and achieve the aims set within policy.

Objections

13.40 Numerous third party objections have been raised in relation to the PP's and masterplan, including that the footprint is too large, that the residential fingers of Dev. Area 3 should be recessed behind existing landscaping and that the heights, even following the removal of the 20m PP height, are too great. In particular Hinxton PC note that their village mainly consists of two storey domestic houses of under 8m except for the Church of St Mary and St John, the tower of which has been measured as 20m. Hinxton PC consider that the massive scale of the proposed buildings would greatly diminish the existing village.

Officer Response

- 13.41 Officers do not consider the site to be over-developed or that the building heights would be in any way out of keeping with those that one would expect on a science campus or a residential scheme. The existing BIC building, one of the more recent buildings on the site, is 3 storeys high (14.5m). Proposed 16m high buildings which incorporate plant within this parameter are therefore akin to those on the existing Campus. The layout is also generous in its allocation of open space. In terms of footprint, any reduction of this, for example moving Dev. Areas 1 or 3 further away from the A1301, would likely result in a need to increase building heights to compensate. If the CfG and the amount of employment floorspace and homes are accepted, then removing swathes of development footprint is not an option.
- 13.42 In both residential and commercial areas, a diversity in roof form is sought and the height parameters have been set to allow for interest to be created. The 16m buildings are located away from the visual sphere of people living within Hinxtton, whereas the residential fingers extending into Dev. Area 3 are significantly set away from the A1301 by a tract of retained open land in-between which would be a hedgerow and planting adjacent to the A1301 and further into the site, structural edge planting along the western and northern boundaries. From properties in Hinxtton, officers are of the view that the scheme is sufficiently sensitive to visual amenity. For users of the A1301, including local residents, there would be a significant change in character from rural towards urban. The design of buildings and spaces onto the A1301 can be suitably controlled to ensure they are of a high quality but ultimately development onto the road and onto the rising and open agricultural Expansion Land to the east raises issues of landscape harm, which cannot be fully mitigated (either with landscaping or underground parking) and which are discussed later in this assessment.

Quality Panel

- 13.43 The application has also been presented on two occasions to the Cambridgeshire Quality Panel, on 4 June 2018 and 8 Oct 2018 (see appendix P). As part of the Panel's initial considerations, it welcomed the inclusion of housing within the employment area and the fact that the applicant is moving away from a science park campus typology where housing is not integrated. However, the Panel provided 12 points for further consideration, including as a priority an exploration of options for crossing the A1301. These were addressed in the subsequent 8 Oct 2018 presentation where the Panel supported the principle of an at-grade crossing. This was considered a good strategy with the inclusion of a second northern access roundabout with a group of buildings close by, to help reduce speeds.
- 13.44 The Oct 2018 meeting also supported a reduced size of the common to provide a more legible and animated space. However, concerns were raised about the massing of the buildings and how they would be seen from outside the site, especially from the other side of the valley to the west. The Panel suggested the applicant look at the coloration of the buildings and early landscape planting. Officers note that the former would be controlled through RM's and the Design Guide, the latter is to be controlled through PP3 and DP 13.2.
- 13.45 The Oct 2018 Panel also suggested other points for further consideration, including that the masterplan should include connectivity options to NUGC. The applicant has subsequently committed to the allowance of a link across the A11 at or near to Tichbault Road in order to provide for this should NUGC come forward. This is included in the HoT's. The remaining matters raised by the Panel

are to be covered as part of the evolution of the design through RM's and a Design Guide or are dealt with in other sections of this report such as on matters of climate change and community.

Officer Conclusions on Design and Layout

- 13.46 The PP's and DP's submitted have been developed in collaboration with SCDC and County Council officers throughout the pre-application and formal application process. Whilst not an approval document, the Masterplan has been robustly tested and has emerged through considerable consultation with officers and wider stakeholders. The Urban Design Officer has sought clarifications and modifications to the proposal. These have been addressed fully by the applicant including with the submission of a revised Development Specification in April 2019. The Council's Urban Design Officer lends her support to the scheme and summarises that the illustrative masterplan and information contained in the DAS shows how a development of a size and nature proposed may be brought forward and that the proposed layout demonstrates an acceptable application of established urban design and placemaking principles and promises a high-quality public realm.
- 13.47 Officers are of the view that this is not a scheme which would be passive in terms of its relationship to its external environment. It would be unlike other science parks such as at Granta and Babraham which are significantly landscaped around their edges. Its presence would be of a living and working science community that is open to its surroundings and to the A1301. If the vision is *'to build on the scientific foundations of the campus to become the international centre for scientific, business, cultural and educational activities emanating from Genomes and Biodata'* then the masterplan successfully delivers this in an open and transparent manner and it is to be celebrated
- 13.48 In conclusion, officers consider that the PP's and DP's provide a sound basis from which to develop a Design Guide for the application. The Design Guide would help bridge the gap between the broad parameters proposed and the detailed design stage and should provide confidence for third parties and members that a high-quality scheme would be delivered. Subject to these provisions, the proposal accords with policies HQ/1 and HQ/2 of the LP.

Open Space and Recreation

- 13.49 Policy SC/7 requires all housing developments to contribute towards outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards.
- Outdoor sports provision – 1.6 ha per 1,000 people;
 - Open space – 1.2 ha per 1,000 people – consisting of:
 - Formal children's play space – 0.4 ha per 1,000 people;
 - Informal children's play space – 0.4 ha per 1,000 people; and
 - Informal open space – 0.4 ha per 1,000 people.
 - Allotments and community orchards – 0.4 ha per 1,000 people.
- 13.50 There is no equivalent standard for business parks, albeit policy E/10 envisages the need for shared social facilities for leisure, eating and social hubs in order to develop the social milieu of business parks.

13.51 Based on the anticipated residential population of 3,021, this would amount to an overall need for 9.66Ha of open space comprising:

- 4.83Ha of outdoor sports provision
- 3.63Ha of open space provision
- 1.2Ha of allotments and community orchards.

13.52 The Green Infrastructure Parameter Plan PP3 identifies strategic areas of natural and semi-natural space and a common totalling 16.3Ha, which is significantly higher than the overall open space requirement of 9.66Ha. Within the Expansion Land, the 16.3Ha of open space is focused around the valley and the common. Within the existing Campus the proposed open space includes an area of car parking associated with the conference centre which is to be reconfigured to allow for the green infrastructure associated with the existing Campus (including its 6Ha wetlands nature reserve) to visually connect and provide pedestrian and cycle links across to the proposed common.

13.53 In addition to the 16.3Ha, spaces are set aside on PP3 for retained and enhanced areas of vegetation (railway cuttings) and a bunded buffer zone which would be planted with a woodland and calcareous grassland along the eastern side of the Expansion Land. The public would be allowed access through this. To the west and north of the Expansion Land, arable fields are retained within which new hedgerows and pedestrian and cycle links would be provided. A rectangular area of land for outdoor sports or semi-natural open space is also shown on PP3 opposite New Road, which could accommodate playing fields. An area for allotments and community orchards – the communal gardens - is anticipated to be provided within the central green corridor as shown on PP3. Furthermore, and in addition to the 16.3 Ha, amenity space (such as play space and informal open space) would be provided within the development areas.

13.54 The precise location and quantum of open space and play space is to be defined as part of the DAB's and would also be set out as part of RM's applications which would reflect the mix of housing coming forward. The open spaces would be subject to a proposed phasing condition to ensure that they are provided in a timely manner to meet the needs of residents and future employees. The S106 would ensure appropriate management of the open spaces and provision to at least the adopted standards. The HoT's include a commitment by the applicant to provide one full size (106m x 70m) 3G all-weather pitch to Sport England standards and one locally equipped area of play (LEAP) no later than occupation of the 50th dwelling in accordance with advice received from the SCDC Sustainable Communities Team and Sport England. Overall, the level of open space provision would significantly exceed the policy requirements of SC/7 and would provide the living and working community with a range of open spaces to meet their needs.

Indoor Sports

13.55 There is no specific LP policy which sets a standard for indoor sports provision. Policy SC/7 advises reference to the Council's Indoor Sports Facility Strategy 2015-2031). Sport England advise that from the estimated population, the level of demand does not justify new strategic facilities and that the demand for indoor sports hall space can be met by the proposed community centre, provided it is designed to allow provision of a single badminton court (secured within the community facility HoT's).

- 13.56 Sport England also recognise that additional facilities are likely to be provided to meet the needs of the new community, with a possible emphasis on health and fitness. As discussed earlier in this report, the proposed supporting uses allow for the provision of 4,000 sq.m towards a fitness centre (the existing gym on Campus is fully subscribed). This provision would be beyond any need arising solely from the housing. It would be accessible to future residents and to the wider public as set out in the Outline Facilities Access Statement submitted with the application.
- 13.57 Officers are of the view that the provision to meet indoor sports demand arising from the application would be met.

Landscape and Visual Impact

13.58 LP policies NH/2, HQ/1, SC/9, CC/6 and NH/6 are relevant to the landscape and visual impacts associated with the application. Together they seek to: permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area; ensure development preserves or enhances the character of the local urban and rural area and responds to its context in the wider landscape; ensure no unacceptable adverse lighting impact on the surrounding countryside; ensure construction spoil is used to take account of landscape character and to avoid the creation of features alien to the topography; and ensure development contributes to the green infrastructure network within the District. The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional landscaping guidance. Paras. 127 and 170 of the NPPF (2018) are relevant.

13.59 Para. 127 states:

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);...*

Para. 170 states:

'170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...*

13.60 The site has no statutory landscape designation such as an AONB or National Park and does not affect any statutory landscape designations nearby. Most of

the site falls within the lowland village chalklands landscape character type, as identified by Landscape East in Landscape Character Typology for the East of England. This comprises arable land which, on the Expansion Land, gently rises upwards some 23m from the A1301 at the north western corner of the site towards the A11 in the north eastern corner of the site.

- 13.61 Beyond the site and to the north, the rolling chalk landscape continues, with the arable land interspersed with hedgerow, copses and views of the landscaped avenue approach to Hinxton Grange (Grade II listed). To the east, and in the approximate location of the proposed NUGC, the land rises above the A11 to the chalk hills which are largely unsettled. The ridgeline here is largely open, with the topography accommodating low hedges and sparse tree cover except for a few prominent small hilltop copses. To the south and to the west is the existing Campus, which is largely recessive to the A1301 and set within a mature landscape river valley context typical of the area. Hinxton Hall is set within this lower landscape context, with the church spires of Hinxton and Ickleton nearby penetrating the upper tree canopies of these settlements and providing focal points in the valley floor.
- 13.62 The ES is accompanied by a Landscape and Visual Impact Assessment (LVIA), which assesses a worst-case scenario in terms of landscape impact. This assesses the effect of the development on the landscape and the people who view that landscape. It is informed by a combination of the PP's, the Early Landscape Works Plan, the Development Specification including DP's and the Illustrative Masterplan. Also relevant is chapter 11 of the ES concerning Light Pollution, which recognises the Expansion Land is predominately located within a relatively dark area with a very low brightness. It contains an Outline Lighting Strategy and baseline night-time photography within its appendix.
- 13.63 The LVIA considers impacts within 3km of the application site boundary during construction (estimated start in 2020), on completion (2031) and 15 years post-completion (2046) and includes a series of visualisations from 18 separate viewpoints which show the location, massing and visibility of the proposed development. The viewpoints are agreed by the Council's Landscape Officer and are sufficient to assess the likely landscape impacts that would arise from the scheme.
- 13.64 The visualisations include a series of existing photographed views which are reproduced and overlaid with the proposed parameters showing the sought maximum height(s) extruding from the proposed maximum footprint parameter. The same visualisation process is carried out for the proposed masterplan. Some of the visualisations include proposals without proposed landscaping and with landscaping at years 2031 and 2046. The visualisations cover the winter months when most trees would be without leaves and when the proposed development would be most visible.
- 13.65 Following the amendments made in April 2019, which removed the upper 20m height parameter and reduced the 16m height parameter envelope, the visualisations were revised and an addendum to the LVIA section of the ES was issued. In addition, and in response to third party objections, three additional viewpoints from Stud Farm, Hanley Hill and a further visualisation from Coploe Hill were submitted. The applicant's assessment of the landscape and visual effects of the development are set out in the addendum and are summarised in their ES Non-Technical summary (April) attached as appendix Q to this report.

13.66 Amongst other impacts, the LVIA finds that there would be one significant effect on landscape character in the long-term operational phase due to the change in character of the Site 'from a large scale open arable field devoid of diversity or visual interest, to a developed site with new employment buildings, community facilities, residential buildings, public open space, farmland including new hedgerows, wooded areas, groups of trees and grassland' which would comprise a mixture of adverse and beneficial changes to character (an increase in built development and lighting, but an improved condition of retained landscape features, additional landscape features and improved habitat diversity).

13.67 The following DP's put forward by the applicant seek to mitigate the landscape and visual impacts of the development:

- The stepping down in height of buildings and variation / modulation of the building line where this would help minimise landscape visual impact along the development edge (DP7.6)
- Massing to avoid creating the appearance of contiguous blocks of development in views to, from and within the site. For example, through the use of articulated rooflines. (DP7.7)
- Rooftop plant to be integrated into the design of buildings (DP8.1)
- Early delivery of structural edge planting as per PP3 to take the form of informally but closely spaced copses of trees as a layer of green to soften the built edge in the manner of historic linear settlement and woodland patterns seen in the area and the use of green and brown roofs where feasible (DP13.2)

Objections

13.68 The application has attracted a significant amount of third-party objection concerning the landscape impacts associated with the scheme. The issues stem from the proposed footprint of the development, its associated heights and the relatively open, rising and attractive rolling chalkland character of the Expansion Land. The amendments to remove the maximum 20m PP height and to reduce the envelope of the 16m PP height are viewed as immaterial. Third parties consider the scheme would result in adverse visual and landscape character harm contrary to adopted policy. Numerous concerns have been raised regarding the extent of viewpoints and the reliability of the LVIA assessment method.

13.69 The lack of a cumulative LVIA with the AgriTech site and/or NUGC has also been raised, however, in terms of this and in accordance with the EIA Regulations 2017 and for the reasons as set out in para. 6.11 onwards, the Council has not sought a cumulative LVIA.

Officer Conclusions on Landscape and Visual Impact

13.70 A detailed consultation response objecting to the application on the grounds of landscape and visual impact harm has been provided by the Council's appointed external landscape consultants Huskisson Brown Associates (HBA). HBA represented the Council in its pursuance of the landscape reason for refusal for the AgriTech appeal on land adjacent to the Expansion Land, in the summer of this year.

13.71 HBA have been involved throughout the pre-application and application process associated with the application. They have been part of the iterative testing of the visual impacts including the review of the visualisations. HBA have reviewed the

LVIA in full knowledge of the mitigation put forward by the applicant. Overall, HBA consider that the proposal would be very harmful to the local landscape character and visual environment. They state that the development contains built form of such scale and height that it could not be successfully mitigated over time and that the project has not been sufficiently strongly landscape led, but do not suggest that this could overcome the fundamental landscape and visual issues arising from the proposal.

- 13.72 In terms of the treatment of the A1301 corridor through the site, HBA raise a concern with the effect of the quality of the spaces to be created adjacent to it and its successful incorporation / integration into the Campus. HBA consider that the applicant has wrongly assessed the visual effects of this aspect of the proposal which it is considered should have been treated on a far more precautionary basis as a significant adverse effect.
- 13.73 HBA recognise that if Wellcome retains control of the overall site and implement an appropriate strategy for the management of the open spaces and the landscape structure for the long term, a high standard of landscape could be created. However, it would be one that would not be in character with the locality nor would it offset the harmful effects of the built form on the character and appearance of the area. HBA are of the view that the proposal would introduce a substantial block of new urban development onto an area of gently rising ground in a currently very open arable, strongly rural landscape. This would be set within a framework of predominantly new landscape features that in themselves would further alter the character of the open landscape setting whilst not masking the resultant visual intrusion of the development. The reduction in height and the changed distribution in the 16m maximum height have had minimal influence on HBA's appraisal of the scheme.
- 13.74 Officers agree with HBA's assessment of harm and share the principal concerns of third parties. Views along the A1301 close to the site would show a prominent development edge adjacent to Dev. Area 1. Views from further afield, such as from Coploe Hill, would show the development rising-up the gentle rolling chalkland hills out of the verdant Cam river valley. This part of the rising chalkland landscape is sparsely developed, dark at night and provides a foil to the attractive setting of the villages which sit alongside the lower edge of the Cam (Gt. Chesterford, Ickleton, Hinxton, Duxford). Development in this part of the local landscape is mainly confined to the lower chalklands and the existing Campus sits comfortably within it, with the church spires in Hinxton and Ickleton visually rising above the tree canopy. The scheme and particularly the development of the Expansion Land would signify a marked change in the presence of the Campus within the landscape (by day and by night), to one of visual prominence. Notwithstanding that the development would be likely to demonstrate a high quality of design and landscape delivery, harmful effects would arise in respect of landscape character and visual amenity contrary to LP policies HQ/1, NH/2 and SC/9 and contrary to paras. 127 and 170 of the NPPF.
- 13.75 Notwithstanding these concerns, officers seek to impose conditions relating to advance planting, long term management of landscaping and ecology (LEMP), lighting, phasing of planting and landform / topography. In addition, the proposed Design Guide would influence the design of the open spaces and landscaping within them in preparation for RM's applications. The Design Guide would build upon the DP's (particularly sections 7, 8, 10, 12 and 13) set out in the Development Specification in terms of seeking to minimise landscape and visual impacts.

- 13.76 The harm identified by HBA – the Council’s appointed landscape advisor – will need to be weighed in the planning balance against the benefits arising from the proposal, including those set out in the CfG.

Cultural Heritage

- 14.1 The statutory considerations as set out in section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, are matters to which the determining authority must give great weight to when considering schemes which have the potential to impact on heritage assets.
- 14.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative context for development that affects the setting of listed buildings:
- 14.3 *‘In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possess.’*
- 14.4 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority, in the exercise of its planning powers with respect to any buildings or other land within a Conservation Area, to:
- 14.5 *‘Pay special attention to the desirability of preserving or enhancing the character or appearance of that area’*
- 14.6 The Court of Appeal has determined that, in order to give effect to the statutory duties under section 72 (1) and section 66 (1), in respect of development proposed to be carried out within the setting of, or which may impact upon a listed building, or in a conservation area, a decision-maker must a) in respect of listed buildings accord considerable importance and weight to the 'desirability of preserving the listed building, or its setting' and b) in respect of a conservation area give a high priority to the objective of 'preserving or enhancing the character or appearance of the area', when weighing this factor in the balance with other 'material considerations' which have not been given this special statutory status.
- 14.7 Officers have had regard to the statutory duties set out in section 66(1) and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in considering this application have given considerable weight and importance to the desirability of preserving the setting of the affected listed buildings and to preserving or enhancing the character and appearance of the affected conservation areas, both sets of which have been detailed in the section entitled 'Built Heritage Assets' below.
- 14.8 Furthermore, officers have taken into account, as a material consideration, the policy guidance in paragraphs 193-196 of the NPPF. Para. 193 of the NPPF states that when considering the impact of a proposal on the significance of a designated heritage asset, “great weight” should be given to the asset’s conservation (meaning the more important the asset, the greater the weight should be). Para. 194 makes it clear that any harm to, or loss of significance of a heritage asset should require clear and convincing justification. Para. 196 of the NPPF states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, such harm should be weighed

against the public benefits of the proposal, including its optimum viable use. Para. 200 makes it clear that local planning authorities need to look for opportunities for new development within Conservation Areas, World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals which make a positive contribution to the asset or better reveals its significance should be treated favourably.

- 14.9 In respect of non-designated heritage assets para. 197 of the NPPF states that the effect that a proposal will have on such an asset should be taken into account in determining the application, and in considering such applications a balanced judgment is required having regards to the scale of any harm or loss and the significance of the heritage asset.
- 14.10 The Council's LP policy NH/14 'Heritage Assets' sets out that development proposals will be supported when: a) they sustain and enhance the special character and distinctiveness of the District's historic environment including its villages and countryside and its building traditions and details; and b) they create new high quality environments with a strong sense of place by responding to local heritage character including in innovatory ways. The supporting text to policy NH/14 states at para 6.49 that the conservation of heritage assets does not prevent all change but requires it to be managed in a way which does not compromise heritage significance and exploits opportunities for enhancement.
- 14.11 Policy HQ/1 'Design Principles' seeks to ensure proposals conserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape, including historical assets and their setting. Policy SC/9 is engaged in relation to lighting and its impact on the surrounding countryside.

Built Heritage Assets

- 14.12 All three nearby villages of Hinxton, Ickleton and Great Chesterford have designated conservation areas. The closest of these is Hinxton Conservation Area, which lies to the west of the Expansion Land and incorporates most of the historic village of Hinxton. It extends south into the existing Campus (excluding Southfield) and includes the northernmost elements of the existing Campus (Hinxton Hall, conference centre parking, Sulston building and former gatehouse close to the entrance roundabout). It extends as far as the A1301 to the east where it cuts around the Church of St Mary and St John in Hinxton and extends west as far as the alignment of the river Cam. To the north it stops at the beginning of North End Road.
- 14.13 Within Hinxton and on the existing Campus is the Grade II* Hinxton Hall and stables. These lie just outside the application site. They are currently in use as part of the conference centre facilities. The Hall contains accommodation on its upper floors. Within the grounds of Hinxton Hall are East Lodge, a curtilage listed structure and a Grade II listed lodge (North Lodge).
- 14.14 Further to the north, Hinxton contains numerous other listed buildings including but not limited to the Church of St Mary and St John (Grade II*) which is set back from and on the eastern side of the High Street, the Old Manor House (Grade II*) and the Oak House (Grade II*). Ickleton similarly contains many listed buildings, most notably the Church St Mary Magdalen (Grade I). The spires of both churches are prominent in key landscape views from within the site and from outside the site across the cam valley floor from elevated locations.

- 14.15 There are two scheduled monuments within 1km of the site: the Romano-British Settlement site west of Hinxtion, and the Roman Fort, Roman Town and Roman and Anglo-Saxon Cemeteries at Great Chesterford.
- 14.16 Hinxtion Grange, a Grade II listed manor house, lies to the north of the site and is flanked by associated designed parkland on its western side, together with a formal tree avenue linking to the A1301. To the south of Hinxtion Grange on its southern access is a World War II pill box (non-designated heritage asset). Further north is Pampisford Hall Park and Gardens (Grade II* listed, incorporating Grade II* listed Pampisford Hall), and this is the nearest historic Registered Park and Garden. A post medieval historic milestone (record OA357) lies close to the existing Campus entrance on the A1301.
- 14.17 A map is attached at appendix C which shows heritage constraints within and near to the application site.
- 14.18 The ES (chapter 8) Cultural Heritage includes a Heritage Statement at appendix 8.1 to the ES undertaken by the Heritage Collective. The applicant states that the development has been designed to seek to avoid significant adverse effects through careful planning, siting, access, layout, and the scale of buildings. These design elements comprise:
- The set back of built development from the village of Hinxtion and listed buildings, notably Hinxtion Hall, Church of St Mary and St John the Evangelist and Hinxtion Grange.
 - Retention of Eastern Lodge.
 - Inclusion of structural landscape planting on the edge of Dev. Area 3 to soften effects of the development on the surrounding landscape.
 - Retention of the mature tree planting surrounding Hinxtion Hall and selective thinning within the Campus Land.
 - Revision of the existing conference car park to an area of landscape to improve upon the existing setting of Hinxtion Hall.
 - Restriction of building heights and incorporation of green open spaces through the establishment of the extent of built development on the Expansion Land.
- 14.19 The ES finds that upon completion of the development that the majority of the heritage effects would be neutral, however, it concludes there would be three elements or aspects of less than substantial harm – on Hinxtion Hall, Hinxtion Conservation Area and the Church of St Mary and St John the Evangelist in Hinxtion (see table 8.6 in the ES). The Heritage Statement explains that against para 196 of the NPPF the effects on those assets would result in some slight (less than substantial) harm, all of which would 'be at the lower end of less than substantial harm' range.

Heritage Significance

- 14.20 The ES, chapter 8, Cultural Heritage, sets out at table 8.5 the significance of all relevant heritage assets. The following key assets and their significance are set out below:

Hinxtion Hall (Grade II)*

- 14.21 Hinxtion Hall is of interest as an 18th century country house with later high quality 19th century additions. Internally several important decorative features remain. The surviving decorative interiors are of a very high quality. There are some

views between the Expansion Land and Hinxton Hall from the upper floors of the listed building, looking north east. These views are currently to open countryside (the Expansion Land) which inform the historic interest of the Hall as a former country house. The fields are beyond the mature tree planting (a large extent of which is evergreen) within the grounds of Hinxton Hall which form part of its rural country house character. The setting of the Hall to the south is defined by a large area of landscaped parkland which leads to a wetlands area and a significant area of conference centre parking closer to the A1301. To the north of the Hall, its original access road meanders through a landscaped parkland setting until it reaches a gated entrance from New Road opposite the main High Street in Hinxton.

Hinxton Conservation Area

- 14.22 Hinxton was an established village as early as 1086. This has resulted in a diverse built form within the village as buildings were improved and replaced over many centuries. The predominant architecture of the village is of timber framed buildings, with more recent brick buildings and modern infill development also apparent.
- 14.23 South of the main village of Hinxton, the Hinxton Hall Estate contributes to the architectural interest of the conservation area. The collection of buildings in the Campus Land including the Hall, Stables, Game Lodge and North and East Lodges are all within the conservation area boundary and contribute to the diverse architectural character of the area and form an important group of buildings. The older buildings within the village contribute to its historic character, as do the farmsteads located on the perimeters.
- 14.24 Infill development has taken place within the village and the introduction of the Wellcome Genome Campus, associated infrastructure and the introduction of the A11 not far east has changed what would have been a wholly rural setting to the village. The surrounding land that remains in arable use (the Expansion Land) makes some contribution to the setting of the conservation area due to its non-developed state and role in indicating the historic origins of the village.

Church of St Mary and St John the Evangelist (Grade II) Hinxton*

- 14.25 Located within the centre of the village of Hinxton set back from the High Street on the eastern side of the village, the church is located within a churchyard, surrounded to the north and south by gardens and demarcated by the boundary wall.
- 14.26 The earliest parts of the building are the nave, chancel and west tower which are 13th century in origin. Later additions include the rebuilt 14th century south chapel and porch. There were repairs and restorations in the 17th and 19th century to the building. The building is of high architectural value as a result of its materiality, design and decorative features, both externally and internally.
- 14.27 There is some illustrative interest derived from the 19th century “restoration” of the building which has links to the Gothic Revival. This historic building is an important landmark feature within the village and surrounding area denoting a historic settlement. The Expansion Land contributes to the setting of the church as undeveloped agricultural land which forms part of the rural setting of the building. Views of the church and its spire from the site form part of its setting although the views are incidental rather than designed.

- 14.28 There is limited visibility to the Campus Land due to the intervening built form. This does not contribute to the setting of this listed building.

Ickleton Conservation Area

- 14.29 This conservation area has interest in the diversity of the built form and architectural styles present. There is a linear characteristic to the settlement which culminates around St Mary Magdalene Church where a village green remains. The former agricultural character of the village is reflected by Mowbray's Farmhouse and associated outbuildings (now in separate residential uses) located nearby to the green and near to the church. Originally located on the Icknield Way where it crossed the River Cam, Ickleton is likely to have been inhabited from the pre-historic period, but the current settlement dates from the late Saxon era.
- 14.30 The site does not contribute to the setting of Ickleton Conservation Area in any meaningful way. The boundaries of this heritage asset have been drawn around the historic core of the village, and while the undeveloped land surrounding it, makes a small contribution to its setting by allowing views into and out of the historic village, and forming part of its rural surrounds, there is limited visibility between the Campus Land or Expansion Land and anywhere where the architectural, historic, artistic and archaeological interest of the conservation area can be appreciated.

Church of St Mary Magdalen (Grade I) Ickleton

- 14.31 Partially dating to the 11th century with 13th, 14th, 15th, 18th, 19th and 20th century alterations and repairs this building is a mixture of styles representing its phased development. The wall paintings are evidence of the theological traditions in the medieval period and the monuments and tombs serve as reminders of local residents. The significance of the church is best experienced from the churchyard and village green where the architectural and historic interest of the church can be experienced.
- 14.32 Due to the landmark presence of the building its spire can be seen in incidental long distance views from the surrounding area, including from the car-park of the Existing Campus but this is not a designed view/ vista and is incidental to the interest of the building.

Objections

- 14.33 Historic England is satisfied that the proposals would not cause harm to the setting of Hinxton Hall or the Church of St John and St Mary, Hinxton (both Grade II*) nor to the substantial number of designated heritage assets located within 1.5km radius of the application site and no objection on heritage grounds is raised.
- 14.34 Third-party objections have been received regarding heritage impact, including from Essex County Council, the Ickleton Society and Ickleton PC (in relation to rat-running). The officer assessment of these concerns is discussed below.

Officer Conclusions on Cultural Heritage

- 14.35 The Council's Historic Buildings Officer has reviewed the ES chapter on Cultural Heritage and associated Heritage Statement by the Heritage Collective together with other sections of the ES including the LVIA visualisations and chapters 10,

11 and 14 of the ES (LVIA, Light Pollution and Noise and Vibration). The visualisations include views from Hinxton Hall and from the Church of St Mary and St John the Evangelist in Hinxton looking east towards the Expansion Land. The visualisations have been further assessed following revisions to the PP's removing the maximum PP 20m height and reducing the extent of the 16m PP height envelope.

- 14.36 A strong objection is raised by the Council's Historic Buildings Officer who has advised that the proposed development primarily affects the setting of the built heritage assets of Hinxton Conservation Area, Hinxton Parish Church of St Mary & St John the Evangelist (Grade II*), Ickleton Parish Church of St Mary Magdalen (Grade I), Ickleton Conservation Area, and to a lower degree Hinxton Hall (Grade II*) with indirect rather than direct effects. The assessment and management of views is part of the consideration of the significance of heritage assets. In this case there are views which contribute to the significance of heritage assets and the ability to appreciate that significance, and which will be altered by the proposed development in a way which harms their significance and detracts from the ability to appreciate that significance.
- 14.37 In terms of setting and as set out in the LVIA section of this report, there are several areas of high ground from which the historic settlement pattern along the valley of the River Cam can be appreciated. Ickleton, Hinxton, and villages onward to Cambridge are linked by the river. Ickleton and Hinxton are nestled amongst trees in the valley, framed by rising ground in an open, arable, strongly rural landscape. The spires of St Mary Magdalen Ickleton, and St Mary & St John Hinxton, are focal points and important features within their conservation areas and wider landscape. There is additional value in the grouping of these heritage assets.
- 14.38 The Historic Buildings Officer has provided a comprehensive assessment of the LVIA visualisations, which show a worst-case impact from key viewpoints around the site. These are set out below:

Viewpoints

- 14.39 As set out in the landscape assessment section of this report, the LVIA has assessed 18 different viewpoints in association with the application. In terms of heritage impact, officers consider viewpoints 1, 2, 5, 7, 11 and 18 to be pertinent.
- 14.40 Viewpoint 1 from Hinxton Hall, demonstrates that the parameter massing would have no, or very limited, visibility from Hinxton Hall or in key views towards the Hall. The 'wider rural context' of Hinxton Hall would be diminished, but it is accepted that this will have minimal effect on how the listed building is experienced. There are, however, concerns about the impact of additional light affecting the setting of Hinxton Hall, see below.
- 14.41 Viewpoint 2 is taken from a public right of way adjacent to the Church of St Mary and St John the Evangelist (Grade II*) Hinxton and adjacent to Hinxton Conservation Area. The view is looking east across the Expansion Land mainly towards Dev. Area 3 and shows the 11m parameter extending upwards and above the higher chalk ridge line behind. Whilst arable land would sit between the edge of Dev. Area 3 and the immediate curtilage of the Church, its agricultural setting would nonetheless be diminished, mitigated mainly by the structural edge landscaping and raised hedgerow line shown adjacent to the A1301.

- 14.42 Viewpoint 5 demonstrates the visual impact that the Expansion Land development will have as perceived from the heart of the Hinxtton Conservation Area. Views from within the village make a particularly important contribution to the character of the village as a rural community, historically of farmsteads, emphasising the historical agricultural connection between the village and the surrounding landscape. The rising land east of Hinxtton facilitates views out to open and arable land, terminating at the distant ridgeline, within the Expansion Land. From here, the Historic Buildings Officer notes that the height, density and scale of the development is such that it will eliminate the rural character of the Expansion Land with the consequent effect on views east from the Conservation Area. The Historic Buildings Officer considers that the 1,500 new residences will have a strong urbanising impact on the setting of the Hinxtton Conservation Area, detracting from the rural setting of the small, historic village and that the proposed 'rural buffer' will be insufficient to adequately mitigate the impact of development.
- 14.43 Viewpoint 7, Coploe Hill, has also been highlighted by both the Council's landscape consultant HBA and Hinxtton PC. From this location there are long distance views over Ickleton and Hinxtton in their landscape setting, in which the development would feature prominently. The quantum, scale and siting of the development would mean that the bulk of the built environment within the view would be on the Expansion Land, overwhelming the villages, distorting the perceived settlement pattern and transferring emphasis from the church spires as focal points, causing harm to the significance of Hinxtton and Ickleton Conservation Areas, St Mary & St John (Grade II*), and St Mary Magdalen (Grade I). There is a similar impact from viewpoint 11, which although distant at a point just outside the 3km study area, offers views towards Ickleton and Hinxtton in their historic landscape setting.
- 14.44 Viewpoint 18, closer at hand, shows St Mary & St John as a landmark feature within a valley settlement and entirely rural setting. Fig 10.18.e shows the proposed development as a swathe across the backdrop to this view; the extensive built environment forming a distant but injurious contrast to the existing rural landscape.

Light

- 14.45 Serious concerns are raised by the Historic Buildings Officer about the impact of light, both on a permanent basis once the development is complete, and during the 11 years of construction. ES Chapter 11 (Light Pollution) also finds that significance of effects to Hinxtton and Ickleton (high sensitivity) will be minor adverse to negligible but relies on the minimisation of potential lighting effects by advance landscape planting.
- 14.46 The ES lighting assessment finds that light spill could be controlled through a careful lighting scheme, but identifies that *'the Completed Development will have visual impact on direct views of the site from Hinxtton Village and Ickleton Village with respect to skyglow'*. The chapter describes that *'The Proposed Development falls within an existing area of Environmental Zone E1 where there is currently little building development and very few sources of artificial light, so any development incorporating artificial light would have an impact on the night time scene'* (4.30).
- 14.47 Night-time darkness over the land around Hinxtton is intrinsic to the rural character of the Conservation Area and also in relation to the landscape character of this part of the rising chalklands as set out in the LVIA section of this report. Skyglow, and potentially light spill, would harm the significance of Hinxtton

Conservation Area, St Mary & St John, and Hinxton Hall through further erosion of the rural setting. This would also be contrary to policy SC/9 notwithstanding the mitigation proposed and the ability to approve detailed lighting schemes.

Overall

- 14.48 Officers consider that the proposed Expansion Land development would cause a high degree of 'less than substantial' harm to the significance of Hinxton Conservation Area and a degree of 'less than substantial' harm to the significance of Hinxton Parish Church of St Mary & St John the Evangelist (Grade II*), Ickleton Parish Church of St Mary Magdalen (Grade I), Ickleton Conservation Area, and to a lower degree Hinxton Hall (Grade II*), due to inappropriate development in their setting. The range and degree of harm identified by officers is wider and more harmful than as set out within the ES. The proposal conflicts with LP policies NH/14, SC/9 and HQ/1 and as a result of this harm, to which great weight and importance is by law required to be attached, requires clear and convincing justification in accordance with para. 194 of the NPPF. In accordance with para. 196 this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 14.49 In relation to third party objections in respect of increased harm to listed buildings on the road network - particularly in Ickleton – officers do not consider that any such harm that may arise could constitute a defensible reason to object to the scheme. This is primarily because there is limited evidence of existing rat-running caused directly by the existing Campus, the applicant seeks to implement a Sustainable Transport Strategy and measures would be put in place in the event of an approval of planning permission to ensure rat-running is both monitored and that funds are available to seek to mitigate any additional rat running arising from the occupation of the scheme.
- 14.50 Notwithstanding the objection raised by the Council's Historic Buildings Officer, officers seek to impose conditions relating to advanced structural planting, alterations and phasing for the conference centre car parking area to ensure it forms part of the envisaged green infrastructure of the site and lighting. In particular, the advanced structural landscaping along the western edge of Dev. Area 3 would lessen the urbanising effects of developing the Expansion Land when perceived from Hinxton. Alterations to the conference centre car parking to remove the majority of the parking and extend the green corridor across from the existing site to the common may result in an improvement to the immediate setting of Hinxton Hall albeit the details are unknown at this stage and limited weight can be attached to this. Detailed lighting schemes as part of RM's applications would ensure light spillage is minimised. These measures are secured through conditions. In addition, the proposed Design Guide would influence the design of the buildings to ensure they are of a high quality.
- 14.51 The harm identified by the Council's Historic Buildings Officer and the conflict with LP policies NH/14, SC/9 and HQ/1 will need to be weighed in the planning balance in accordance with para. 196 of the NPPF against the public benefits arising from the proposal, including those set out in the CfG.

Archaeology

- 14.52 The effects of the proposal on cultural heritage have also been assessed in chapter 8 of the ES. Following the April 2019 amendments, in response to the County Archaeologist feedback, a replacement ES appendix 8.6 including a

detailed archaeological evaluation report was submitted. LP policies NH/14 and HQ/1 are engaged. NPPF para. 189 is relevant.

- 14.53 The ES Archaeological Assessment finds that, following the implementation of mitigation (long-term display/public presentation of the results of the archaeological field work), the residual effect of the proposal upon known and potential archaeological remains within the site would be negligible. It identifies that the proposal would secure long-term display or public presentation of the results of the archaeological field work and that this would increase public understanding of the archaeology within the site and would help to offset adverse impacts upon the below ground archaeological resource.
- 14.54 The County Archaeologist has reviewed the revised ES and advises that they can support the intention to conduct appropriate mitigation and will assist in its formulation at a suitable future stage should permission be granted.
- 14.55 In relation to the green infrastructure and the indicative masterplan, the County Archaeologist advises that these show the sinuous, roughly N-S flow of the ancient trackway found through the course of evaluation. Its persistence and integration into the masterplan is welcome and a commitment to interpretation and long-term display will make the cultural heritage relevance of this feature enter a new local landscape.

Officer Conclusions on Archaeology

- 14.56 There are no objections to this development on heritage grounds relating to archaeology. The mitigation of archaeological heritage would include the implementation of a programme of archaeological work within the Development Area in accordance with a written scheme of investigation, a post-excavation assessment and an archive report. The County Archaeologist advises that further evaluation is achievable and its results will contribute to our understanding of the hinterland of Roman Great Chesterford and the Cam Valley archaeological sites and monuments. The County Archaeologist advises a proposed condition which is set out in appendix A. In respect of archaeology, the proposed mitigation would ensure the scheme complies with policy NH/14 and para. 199 of the NPPF.

15.0 Transport

- 15.1 LP policy TI/2 'Planning for Sustainable Travel' requires development to be located and designed to reduce the need to travel, particularly by car, and to promote sustainable travel appropriate to its location. It states that planning permission will only be granted for developments likely to give rise to travel demands where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport.
- 15.2 LP policy TI/2 also requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan, including a Low Emissions Strategy Statement. Travel Plans must have measurable outputs related to the Local Transport Plan and include monitoring and enforcement arrangements. The policy allows for direct improvements and S106 contributions to address transport in the wider area including across the District boundary.

- 15.3 LP policy TI/3 'Parking' advises car parking provision should be provided through a design-led approach in accordance with indicative standards. Cycle parking should be provided to at least the minimum standards. The policy requires that car parking provision takes into consideration the site location, type and mix of uses, car ownership levels, availability of local services, facilities and public transport, and highway and user safety issues, as well as ensuring appropriate parking for people with impaired mobility. It states that the Council will encourage innovative solutions to car parking, including shared spaces where the location and patterns of use permit, and incorporation of measures such as car clubs and electric charging points.
- 15.4 Section 9 of the NPPF concerns 'Promoting Sustainable Transport' and paras. 102-111 are relevant to the application. To promote sustainable transport, the NPPF (para. 102) requires *'transport to be considered from an early stage in development proposals to ensure any potential impacts can be assessed and addressed, opportunities are realised to use existing, new or changing technology and to promote walking, cycling and public transport, and that patterns of movement, streets, parking and other considerations are integral to scheme design and the making of high quality places'*.
- 15.5 The NPPF para. 84, recognises that some developments may be required in locations that are not well served by public transport. In these circumstances they should not have an unacceptable impact on local roads and should exploit opportunities to make a location more sustainable.
- 15.6 The NPPF para. 109 states that:
- 15.7 *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'*
- 15.8 Chapter 12 of the ES deals with Transport and Access and includes at appendix 12.1 a Transport Assessment (TA) and at appendix 12.2 a Site-Wide Travel Plan. The applicant has provided additional information to the County Council Transport Team, including:
- Transport Assessment Additional Information (27th February 2019);
 - Transport Scoping Update (19th March 2019);
 - Transport Assessment Additional Information (22nd March 2019);
 - Updated Trip Generation and Distribution Report (26th March 2019);
 - Traffic Flow Diagrams (3rd May 2019);
 - Development without mitigation (Paramics Outputs);
 - Updated Traffic Flow Diagrams (19th May 2019);
 - Post Audit Paramics Model note (24th July 2019);
 - Updated Modelling Note (22nd August 2019).
 - Various updates of the S106 Heads of Terms
 - Updated Modelling Note (25th September 2019)

Context

- 15.9 The Wellcome Genome Campus has an existing Travel Plan (TP) which is used to monitor and manage the travel patterns of the existing Campus uses. Its principal aim is to reduce single occupancy car trips by 2020 with a range of

measures provided to support this goal. These measures include a free to use Campus bus service and free to use shuttle bus service which mainly operates between the Campus and Whittlesford Parkway railway station but which also serves Sawston. The Campus has received multiple awards for its TP including the '2014 Science and Technology Award' and 'Green Apple Earth Appeal 2014'.

15.10 The existing TP targets and survey results relating to Single Occupancy Vehicle (SOV) movements are set out by the applicant in the below table:

	2013	2014	2015	2016	2017	2018	2019	2020
SOV use (surveyed)	48%				43%			
Targets		46%	44%	42.5%	41.5%	41%	40.5%	40%

15.11 This shows that the existing 40% target for SOV was being marginally exceeded in 2017 but has reduced significantly since 2013. The County Council has obtained more up-to-date figures on SOV from Travel to Cambridgeshire which shows an existing 40.6% SOV mode share for 2018.

15.12 The applicant sets out that as part of the on-going monitoring of the existing TP, a survey of staff travel patterns was undertaken in 2017. Staff were asked to identify the main mode of travel undertaken for their journey to and from work. The results are shown below alongside the South Cambridgeshire average taken from journey to work census data.

Main Mode of Travel	South Cambridgeshire Average (2011)*	Campus Staff (2017)
Walk	7.3%	0.9%
Cycle	7.0%	6.0%
Motorbike /Scooter	0.9%	0.7%
Train	1.5%	1.5%
Bus (Local)	2.7%	0.2%
Bus (Free Campus Service)	-	32.0%
Car Driver Alone	-	43.2%
Car Driver with Child		4.5%
Car Driver Electric Vehicle		1.0%
Car Share Driver with passenger		6.4%
Total: Car Driver	75.2%	55.1%
Car Share Passenger / Dropped Off at the site	4.6%	3.4%
Taxi	0.2%	0.2%
Other (including underground)	0.6%	-
Total	100.0%	100.0%

* WD703EW - Method of travel to work (Workday population)

15.13 The table shows:

- A high proportion of staff currently travel to the Campus via sustainable modes of transport such as walking (0.9%), Cycling (6%) and by bus and train (33.5%).
- Travel to work by car is lower than the figures for South Cambridgeshire at 55% compared to 75%.

15.13 In addition, the survey also revealed that the majority of survey respondents arrive at the Campus between 8:30 and 9:29 and depart between 17:00 and 17:59.

Applicant Approach

15.14 The applicant states that they seek to implement a Sustainable Transport Strategy that seeks to minimise the use of single occupancy vehicles, maximise the use of sustainable modes of transport and increase the accessibility of the site. This is primarily achieved through:

- The provision of housing on-site for Campus Related Workers;
- Improvements to local walking, cycling and bus infrastructure, as well as links to Whittlesford Parkway station; and
- A comprehensive Site-Wide Travel Plan.

- 15.15 Alongside these measures, the applicant specifically proposes / has agreed to:
- Gateway and speed reduction features (narrowing of lanes, introduction of roundabouts) slowing vehicles (50 to 30mph) along the A1301 and safe crossings provided to support the vision for one integrated Campus;
 - Improved pedestrian / cycle connections to Hinxton via New Road;
 - New shared-use footways / cycleways along sections of the A1301 including a link on the western side to the existing footway / cycleway that links to the A505 and improved links within the Campus;
 - Off-site highways mitigation, including but not limited to McDonalds' roundabout and improvements to the M11/Junction 10 south bound off-slip; and
 - The facilitation of access across the A11 arising from NUGC as a development requirement if the proposed NUGC allocation comes forward (officer led request).
- 15.15 The indicative highways improvements within the site are shown on PP5. The applicant's approach to car parking seeks to prioritise the use of multi-storey car parking. The structures for this would be located away from the centre of Dev. Area 1 towards the A11, being located to promote movement through the site by foot and to minimise on-plot car parking. A car parking ratio of 0.46 spaces per employee is proposed, which is the same as the existing Campus ratio. Provision for electric vehicle charging would also be made to encourage uptake of electric vehicles, including by Car Club operators.
- 15.16 A condition is proposed which seeks for a Site Wide Parking Plan for cars, coaches, buses, motorcycles and cycles to be approved. This would set parking levels for different uses and include a review mechanism to ensure the Travel Plan targets are being met.
- 15.17 The applicant's Transport Assessment (TA) concludes:
- The proposal would not result in an unacceptable impact on highway safety;
 - The improvements to the A1301 would reduce speeds and enhance safety; and
 - There would not be a severe impact on the operation of the highway network.

Objections

- 15.18 Issues relating to traffic, transport and associated mitigation are a significant part of the overall objections. Most of the objections raise issues with existing congestion on the network, particularly queuing at McDonald's roundabout and along the A505 from the M11 to the A11 at peak hours. Parishes and local representations cite rat-running at peak hours as a key existing issue, which is backed up by traffic counts taken within the locality. Concern is expressed that rat running through the nearby local villages and its associated harmful impacts (e.g. noise, fumes, vibration, health, highway safety, damage to property), particularly in Ickleton, Duxford and Hinxton but also further afield, will substantially increase as a result of the proposal. Significant concerns are raised with the Transport Assessment (TA) submitted alongside the application and with its methodology, adequacy and extent of the mitigation. It is suggested that the use of TEMPRO for traffic growth projections is inappropriate to model SCDC adopted Local Plan allocations. Technical deficiencies in the TA are raised including by Peter Brett Associates on behalf of Grosvenor, by Essex County Council, Uttlesford DC and third parties including Hinxton PC and Ickleton PC. The Travel Plan is also

criticised for not being ambitious enough or capable of mitigating the impact of the development.

- 15.19 Most parishes and third parties consider that congestion will get worse as a result of the proposal and there is scepticism concerning the methodology and reliability of the traffic data that has fed into the TA, including from off-site impacts arising from the housing.
- 15.20 Many responses cite the need for strategic solutions to the network including suggestions to provide a dual carriageway for the A505 and providing an improvement to the M11 junction 9 to allow northbound access onto the M11 from Stumps Cross and southbound egress onto Stumps Cross from the M11. A more joined-up (cumulative) assessment process and approach to solutions across the affected parts of the highway network from strategic sites, including NUGC, AgriTech and Huawei (at the former Spicers site in Sawston) is sought. The mitigation proposed is not seen as being of benefit to local residents and neither is it seen as radical enough to alleviate existing and future problems on the network.

Officer Assessment on Transport

- 15.21 Cambridgeshire County Council Transport Team initially raised a holding objection to the application for the following reasons:
- Issues primarily concerning the development mix, trip generation, internalisation of trips, accident data and mode share; and
 - Issues concerning the site strategy, off-site improvements and parameter plans including the provision of Stage One Road Safety Audits for each of the proposed improvements to the highway network.
- 15.22 Highways England, the highway authority for the strategic road network, also initially raised a holding objection on the basis that they were still reviewing the TA. They provided a technical note from their transport consultant AECOM outlining issues.
- 15.23 Following extensive discussions with the applicant, County Transport officers advise that technical issues have been addressed such that a sound conclusion of the development impacts can be drawn. Subject to the delivery of appropriate mitigation to address these impacts, they have no objection to the proposal. At the time of writing this report, there is an outstanding holding objection from Highways England. Officers will report any further response from Highways England on the Update sheet.
- 15.24 The County Transport team has reached the following conclusions on the TA.

Impact Assessment

Trip Rates: Following the provision of additional information, County approves the trip rates assumed for the respective land uses proposed.

Distribution and Flows: Following the provision of additional information, County approves the assumptions relating to the distribution of traffic associated with the development. Distribution of trips was determined utilising existing staff postcodes for commercial trips and Census 2011 for residential trips. Modes shares for other land uses were subject to discussion and agreement with County.

Paramics: The Paramics microsimulation model was independently audited by SYSTRA. The Base and Future model scenarios are acceptable for use.

Linsig: The LinSig models of the proposed signalisation of the A1301/ A505 junction and M11 Junction 10 southbound off-slip have been reviewed and accepted by the County modelling and signal teams.

Impact Assessment: The impact assessment identified significant impacts at the following junctions:

- A1301 / A505 roundabout (McDonalds Roundabout)
- M11 Junction 10 (southbound off-slip)
- A1307/ A11 roundabout
 - Maximum queues of 11 (of 41) Passenger Car Units (PCUS) and 26 (of 53) PCUS during the AM and PM peaks respectively resulting from the development.
- Granta Park/ Bourn Bridge Road roundabout
 - Maximum queues of 28 (of 61) PCUS during the AM peak resulting from the development.
- Moorfields Road/ A505 right / left staggered crossroads
 - Maximum queues of 40 (out of 46) PCUS during the PM peak.
- Hunts Road/ A505 roundabout
 - Maximum queues of 22 of 27 PCUS during the AM peak.

15.25 In all cases, suitable mitigation (subject to costings) has been agreed and is sought through condition / obligation. County Transport has no objection subject to the following, comprehensive, multi-modal mitigation package. This is summarised in the draft HoT's and detailed below:

15.26 Mitigation

15.27 Travel Plan (TP)

- Implementation of a site-wide TP for all on-site uses. Each land use/ business shall submit individual TP's with measures specific to their use and dovetailing with the site-wide TP.
- Appointment of site wide Travel Plan Manager.
- For the specific uses including the Hotel and Conference Centre, and the Discovery Centre to include Event Management Plans in their respective TP's to minimise and manage the impacts of events that attract 'larger' numbers of delegates.
- Targets for all mode shares including a target of no more than 40% of Campus external journeys to work to be undertaken as single occupancy car trips. Car journeys no greater than those assessed in the TA.

- To set targets for reducing the percentage of peak hour vehicular trips to and from the site.
- The TP's are to be monitored annually using staff / resident surveys and traffic and other movement counts until 5 years post full occupation.

15.28 The Site Wide TP will include:

- the implementation of a Car Club and a dedicated Car Share Scheme for residents and employees, including allocated and conveniently located spaces and one year of free membership incentives, with details to be approved; and
- the establishment of a Transport Review Group to oversee and discuss the ongoing performance of the site in terms of sustainable travel and monitoring results. In the event the Travel Plan targets are not met, the TRG will agree with the County Council suitable mitigation measures that will be funded through a Travel Plan Contingency Fund and implemented accordingly.

15.29 Travel Plan Contingency Fund

- A fund over and above the Travel Plan budget that can be applied flexibly to respond to any emerging issues and opportunities, to ensure additional mitigation measures are implemented in the event that targets are not met. This may include further improvements to bus services or demand responsive travel, enhanced pedestrian and cycle routes, innovative transport technologies, and/or additional promotion or incentives for sustainable travel.

15.30 Car and Coach Parking and its Management

- A Car and Coach Parking Management Plan shall detail the management and enforcement measures for car and coach parking provided on the development, including registration for ANPR monitoring, provision of accessible spaces and electric charging spaces (through a combination of active and passive points but no less than 20% to be monitored and reviewed) and the allocation of car parking for each land use starting with a provision of no less than 0.46 spaces per employee and a phased review of this in agreement with the Councils. Workers that live on the Campus will be prevented from bringing a car to the multi-storey car parks for business use.

15.31 Rat Running and Off-Site Parking

- A Monitoring Strategy will need to be agreed with the County, which will detail how rat running and off-site parking will be monitored in local villages. In the event there is shown to be an issue for either, there will be a monitoring fund which can be used to implement suitable mitigation measures.

15.32 Walking

- Direct provision of a new section of footway connecting the A1301 (east) to High Street (west) in Hinxton along New Road.
- Direct implementation of the A1301 improvement scheme between the A1301/ A505 junction and A1301/ A11 junction including; footways / cycleways throughout the development and connecting to the existing pedestrian/cycleway

to the west of the A1301, a signalised toucan crossing located to the north of the existing roundabout access and other informal crossing points.

15.33 Cycling

- Direct provision of an on-site Cycle Hub with maintenance facilities. An on-site cycle hire scheme for future residents and staff is to be provided that facilitates movement around the Campus and elsewhere including the provision of e-bikes.
- Direct provision of an improved 3.5m cycle route between the Campus and Whittlesford Station, including the upgrading of the existing route, new cycleway and A505 crossing facilities as part of the A505 / A1301 junction improvements.
- Direct provision of the new connection will be provided between the development and the existing cycle route adjacent to the A1301 which starts to the north of North End Road (and which will be upgraded).
- Financial contributions towards improvements between the proposed site and the GCP Greenway proposals in Sawston, such as: provision / widening of existing cycleways, installation of solar studs and potential crossing facilities where agreed with County Transport.
- Financial contribution towards or direct mitigation to provide improvements in cycle links from Saffron Walden towards Great Chesterford and the Campus.
- The facilitation of access across the A11 arising from NUGC as a development requirement if the proposed NUGC allocation comes forward.
- In the event that AgriTech is granted planning permission, provision of a cycleway / path connection on the east side of the A1301 to connect to the AgriTech shared pedestrian / cycleway from Tichbault Road.

15.34 Bus and Rail

- Shuttle Bus Service: Developer to provide ongoing enhancement of the existing Campus shuttle bus service which operates between the Campus and Whittlesford Parkway station, to increase frequency to align with train arrival / departure times operating frequency during peak periods to ensure demand is met. This is likely to involve the operation of two shuttle buses. The enhancement is to include off-peak services and weekend services to cater for the future Campus residents and a commitment is sought from Wellcome to seek to allow wider public use (subject to licencing) of the shuttle bus in order to improve its viability. Details of the shuttle bus service are to be provided in a Public Transport Strategy to be approved by CCC prior to commencement and subsequently implemented by the developer.
- Campus Bus Services: Expansion and improvement in capacity of the existing Campus bus services (in line with stage of development delivery) to support the increasing population (employees and residents) across the Campus throughout the day. Details to be provided in a Public Transport Strategy to be approved by County prior to commencement and subsequently implemented by the developer.
- Off-Peak Services: Provision of appropriate off-peak services to serve Cambridge and key local attractions for use by workers, visitors and residents of the development, to encourage and facilitate off-peak travel, to be detailed as part of

the Public Transport Strategy and to consider a demand responsive service. To also provide school shuttle services to Sawston Village College in the event that County are not required to provide such school services through statutory requirements.

- Local Access and Businesses: As part of the Public Transport Strategy and to support the ongoing viability of the services, to make the site bus services available for use by the local community (subject to registration / licencing) and ensure provision of buses during evenings and weekends as required by demand. The Public Transport Strategy to explore opportunities to better connect / combine services with nearby business parks such as Granta Park and Babraham Research Park.

15.35 Highway Improvements and Access

- Access and A1301: Direct delivery prior to occupation (or as otherwise agreed through a phasing condition) of the three site accesses and the A1301 corridor improvements, as set out on the Highway Improvements Plan (PP5) and including footways / cycleways, a signalised pedestrian and cyclist crossing close to the existing access and other informal crossing points, a new footway adjacent to New Road to link to Hinxtton, and gateway features.
- A505 / A1301 'McDonald's Roundabout': Direct implementation of signalised mitigation, hybrid and / or AgriTech scheme or financial contribution as required towards an alternative strategic scheme, as directed by the County Council.
- Moorfields Road and Hunts Road: Direct implementation or financial contribution as required towards signalised mitigation at Moorfields Road and Hunts Road junctions – as per the proposals secured in principle through the AgriTech Hinxtton appeal or as per an agreed alternative scheme / value.
- A11 / A1307 junction and Bourn Bridge Road / Granta Park access: mitigation to include (i) the direct implementation of A11 SB off-slip white lining (prior to first occupation), and (ii) financial contribution towards the Travel hub element of the Cambridge South East Transport Better Public Transport Project (A1307 Phase 2). This scheme aims to create a vital Public Transport link to ease capacity on the network, therefore mitigating (through trip banking) the additional trips associated with the Genome Campus.
- M11 southbound off-slip – junction 10: Mitigation as per Highways England requirement.

15.36 Transport Enhancement Fund

15.37 A financial contribution to establish a Transport Enhancement Fund towards future enhancements to the sustainable network, where relevant opportunities emerge such as but not limited to:

- Whittlesford Parkway Station Masterplan Improvements.
- To investigate potential enhanced connectivity to Whittlesford Parkway station involving off-road cycle and pedestrian links to connect to the station south-east platform without crossing the A505.

15.38 Mitigation relating to the Masterplan

15.39 Detailed design to include:

- A mobility hub which will serve as a place of connectivity for transport modes (walking, bike hire, lift sharing, car clubs, bus services).
- Community concierge providing personal mobility services as well as receiving deliveries, to act as the focus for the TP, and could be co-located at the mobility hub.
- Micro consolidation centre to minimise delivery and servicing movements, and to assist with the deliver and distribution of goods on the Campus by sustainable mode.
- Future proofing for electric vehicle charging points, e-bikes and demand responsive transport.
- Ensuring links through the Campus for walking and cycling are direct and attractive, of sufficient width and car-free routes ensuring direct access to key Campus locations.
- Wayfinding signs throughout the Campus with local destinations and journey times.
- Different land uses to include changing rooms for cyclists and active travellers, dedicated showers proportionate to the number of users and clothes drying facilities.
- Provision of the main route through the Campus to accommodate buses and bus stops at appropriate locations.

Technical Issues

15.40 Technical issues with the TA including growth assumptions, TA methodology and TP commitments have been raised by third parties. These issues are italicised and are specifically dealt with below.

The highway impact assessment must consider residual cumulative impact on the highway network after accounting for plan led growth. This is a PPG requirement for TA's

15.41 The TA accounts for specific 'committed' development within the local area of the proposed development and TEMPRO growth is also applied to account for background growth.

15.42 The PPG for TA refers to TA's giving '*appropriate consideration to the cumulative impacts arising from other committed development (i.e. development that is consented or allocated where there is a reasonable degree of certainty it will proceed within the next 3 years). At the decision-taking stage this may require the developer to carry out an assessment of the impact of those adopted Local Plan allocations which have the potential to impact on the same sections of transport network as well as other relevant local sites benefitting from as yet unimplemented planning approval.*'

15.43 Given that the Uttlesford Local Plan is not adopted at this stage, and NUGC has no allocation or consent, it was considered reasonable that the cumulative assessment undertaken by the applicant only included those developments that were at the time committed or met the PPG definition detailed above. This rationale also omits the AgriTech site from Wellcome's TA given that it is not existing or approved development.

The TA undermines the plan led approach to the provision of infrastructure, housing / job delivery within the SCDC LP. Collaborative approach required.

- 15.44 The development impacts set out in the TA and which the mitigation package is based was through analysis of the 'with' growth scenarios, in which both background growth and committed development were accounted for. The applicant's mitigation proposals demonstrably mitigate the site impacts over and above the future with growth scenario (in line with the cumulative test requirements previously discussed).

The TA does not fully address or mitigate the impact on the strategic road network

- 15.45 Further to the submission of the TA for planning purposes the TA was assessed and additional information sought to demonstrate development impacts on each junction and junction arm across the model area. This analysis demonstrated that the additional vehicles queue resulting from the impacts of the development on the Stumps cross junction were contained within the existing on / off slips, and therefore no mitigation has been sought. Additional mitigation measures are to be secured in order to mitigate the development impacts on the A11 / A1307 junction including direct implementation of white lining alterations on the southbound off-slip, which are in keeping with proposals secured as part of the AgriTech development. In addition, a contribution is sought towards Cambridge South East Transport (CSETS) Phase 2 – Better Public Transport Project, to provide a circa. 2000 space travel hub to remove trips towards Cambridge through this corridor.
- 15.46 The signalisation of the M11 / J10 has been reviewed and has been agreed in principle with Highways England.

The Sustainable Transport Strategy is wholly focussed on South Cambridgeshire and must contain commitments to sustainable modes

- 15.47 The mitigation package sought requires a financial contribution towards or direct mitigation to provide improvements in cycle links from Saffron Walden towards Great Chesterford and the Campus. The HoT's capture the key measures detailed in the Sustainable Transport Strategy to ensure that these are secured and implemented as part of the mitigation package. Furthermore, the applicant has agreed to facilitate a crossing from NUGC on or near to Tichbault road which could for example include a subway.

Further evidence that speed limits on the A1301 can be reduced through the TRO process

- 15.48 The application does not include details of access and therefore this is not a consideration of the application - however access principles have been discussed and relevant conditions will be applied. At the RM stage the developer will need to present a workable / deliverable access, and this will mean they will need to put the relevant TRO's in place. The TRO would be subject to its own process / consultation.

The southern access would incorporate a banned right turn. How can U turns at Stumps Cross be avoided?

- 15.49 Further information was provided detailing the distribution of development trips. The assessment considered that no development vehicles u-turn at the Stumps Cross junction and instead travel through the proposed development to vehicular

accesses to the north. It will be for the masterplan and phasing conditions to accommodate and control these movements and minimise the risk of u-turners at the Stumps Cross Junction.

The proposal compromises SCDC's own LP growth by virtue of its impact on the local and strategic highway network

- 15.50 The TA produced considers growth on the highway network through inclusion of trips for committed developments and the use of TEMPRO to account for background growth. The Paramics modelling then assesses the network performance with and without the proposed development in place, and where impacts are considered to be 'severe' in accordance with NPPF guidelines mitigation measures have been secured. In essence the model assumptions account for the future Local Plan growth and with mitigation it is demonstrated that these proposals can be accommodated over and above that.

The Paramics modelling doesn't include the critical M11 SB to A505 EB movement

- 15.51 The delay on the M11 J10 shows reductions compared to how it would be in the reference case without the mitigation. Although this journey time hasn't been provided the delay information provided indicates there are journey times savings compared to the reference case.

Cumulative Impact

- 15.52 The TA submitted by AgriTech in support of its appeal included a cumulative assessment of the Wellcome application at the request of the County Transport Team. Under Regulation 22 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) the Council / Inspector / Secretary of State has the right to request further information. This could include further information such as a cumulative assessment of transport or other environmental impacts. If the appellants had not undertaken a cumulative TA of Wellcome, there would have been the possibility of a Reg. 22 request being made by the Council / Inspector / Secretary of State. The approach on AgriTech could therefore be viewed as a precautionary undertaking to avoid potential delay following the closure of the Inquiry.
- 15.53 As part of the appeal proceedings the County Transport Team agreed to the appellant's cumulative assessment and that the proposed mitigation for the McDonald's roundabout proposed by SmithsonHill was capable of satisfactorily accommodating the transport impacts associated with both Wellcome and AgriTech. This was agreed in May 2018 as part of the Transport Statement of Common Ground and prepared as part of the appeal proceedings for AgriTech.
- 15.54 There is no timetable for when the SoS will issue a decision in relation to AgriTech. To that extent and in the event that the Wellcome proposal is supported and the AgriTech appeal is allowed, the Wellcome S106 would have to take into account a number of scenario's in relation to transport mitigation options for McDonald's roundabout. These scenarios are set out below. That notwithstanding, if this application is endorsed for approval by the Members of the Planning Committee, the Council will have to notify the Inspector / SoS of its decision and it will be for the Inspector / SoS to determine whether any further cumulative assessment (such as in relation to LVIA) is required as part of the AgriTech proposal.

Scenarios

- 15.55 The S106 would be required to anticipate the possibility and account for the practicalities of implementing two different sets of mitigation proposals promoted by Wellcome and AgriTech at the McDonalds roundabout should AgriTech gain planning permission. The following text explains a potential process that would secure the highway mitigation proposed whilst minimising unnecessary or abortive works, including clear triggers that can be used to ensure that the required transport mitigation for that scheme are provided at the appropriate time.
- 15.56 Some Members may recall that the AgriTech scheme seeks to deliver a pedestrian cycle / bridge over the A505 which would connect from a proposed transport interchange on the NW side of the McDonald's roundabout to the AgriTech site on its SE side. The bridge landing points are not on public land and the cycle / pedestrian route from within the AgriTech site would also run on private land along the eastern side of the A1301, connecting to the proposed business park and terminating close to Tichbault Road which is the northernmost extent of the Wellcome application site boundary. The AgriTech mitigation for the A505 together with the potential for a strategic scheme for the A505 arising out of the Combined Authority's A505 Study have to be accounted for in S106 scenario planning.
- 15.57 If granted planning permission, Wellcome wish to commence construction within 18 months. With this in mind, there are 5 possible scenarios - A to E - summarised below:
- A. the Wellcome Trust (WT) application is approved but the AgriTech (AT) application / appeal is refused;
 - B. the WT application is approved and development comes forward ahead of any AT permission;
 - C. the AT application / appeal is granted planning permission and comes forward ahead of development of the WT application;
 - D. both the WT and AT applications come forward simultaneously or at very similar times.
 - E. a contribution is drawn from the S106 and used towards the provision of a strategic A505 scheme.
- 15.58 Each scenario could operate in the following way:

Scenario A

- 15.59 Step One: Submit details of the McDonald's Roundabout improvement scheme to CCC for approval, such details to be in general conformity with the works identified as part of the TA, unless otherwise agreed in writing with CCC.
- 15.60 Step Two: The works would then be required to be practically complete before occupation of more than 15,000 sq.m of Research and Translation uses.

Scenario B

- 15.61 Scenario B would be identical to Scenario A for the WT. If AT were granted planning permission, CCC should require that the detailed design of any necessary enhancements that their scheme requires are submitted for approval (as per Step 1 of Scenario A) and should be required to take into account the agreed WT works so that only any additional works that are required in relation to

AT are delivered. This would reduce unnecessary construction impacts while minimising any duplication of resource or abortive works.

Scenario C

- 15.62 Scenario C would require AT to undertake the equivalent of Steps 1 and 2 of Scenario A subject to the relevant occupation triggers and restrictions, in line with the scheme presented within the draft UU (submitted in June 2019) associated with the appeal.
- 15.63 The WT detailed design (as per Step 1 of Scenario A) should be required to take into account the agreed AT works when the detailed design of any WT works that may be required is agreed with CCC to ensure that only those additional works (should any such additional works still be required) are secured.
- 15.64 This would reduce unnecessary construction impacts while minimising any duplication of resource or abortive works and ensure the detailed design of the AT works has adequately mitigated WT.

Scenario D

- 15.65 Step 1 happens in parallel for both AT and WT and the detailed design agreed with CCC is based on the proposed AT mitigation package which is acknowledged to provide for both AT and WT to come forward.
- 15.66 A cost apportionment exercise is undertaken to attribute the costs associated with agreed transport works as appropriate to the assessed scale, impact and modal shift of each scheme.
- 15.67 Either of AT or WT or CCC elects to undertake the works in accordance with an agreed timetable.
- 15.68 Appropriate and proportionate occupation triggers and restrictions (that are equivalent to and no more restrictive than those linked to the transport mitigation works that have been identified in respect of the respective schemes) are imposed on AT and WT until the agreed highway works have been carried out. Any unspent monies are returned.

Scenario E

- 15.69 A strategic A505 scheme is identified and works to provide for this would mitigate the transport impacts arising contemporaneously with Wellcome's transport impacts. The County Council would draw down a contribution from the S106 towards the strategic scheme equivalent to the value of the McDonald's roundabout scheme and/or the schemes at Moorfields Road and Hunts Lane.

Officer Conclusions on Transport

- 15.70 The TA submitted with the application and the Sustainable Transport Strategy have been subject to considerable assessment and scrutiny by the County Council and your officers. Although there have been substantial concerns raised regarding the TA, the methodology and modelling have been undertaken in accordance with Department of Transport guidelines, using up-to-date information and the subsequent conclusions within the TA are considered sound. The transport impacts would not be severe and as such the proposal complies with NPPF para. 109 and LP policy TI/2.

- 15.71 Where an impact has been identified within the TA, suitable mitigation has been identified and would be secured through the S106 agreement and / or planning conditions. A draft site wide Travel Plan would be secured for approval as part of the S106 to ensure that its measures would be implemented. It would be monitored and updated throughout the lifetime of the development and funds are put in place to allow for the transport mitigation to flex throughout its implementation. Highways England, the strategic highways authority has not indicated a requirement to up-grade junction 9 of the M11. Such measures and their cost are unnecessary in order to grant planning permission and would be disproportionate to the scale and impact of the proposal.
- 15.72 The applicant's existing Travel Plan has been successful and there is no reason to suggest that a wider Travel Plan for the expanded Campus could not be of equal or greater success in minimising the use of the car to travel to the site. The proposed improvement to McDonalds roundabout show it operating within capacity when the development is completed and modelling shows overall improvements in journey times across the highway network as a result of the mitigation. If TP targets are not being achieved, a TP Contingency fund is be set aside within the S106 to respond and help meet targets.
- 15.73 Rat running from the expanded Campus would be monitored together with off-site parking and in the event of issues arising, there would be a monitoring fund is to be secured which would be used to implement mitigation measures.
- 15.74 Subject to the suggested mitigation measures through the S106 and appropriate planning conditions, the proposal complies with LP policies TI/2, TI/3 and NPPF paras. 102 – 111.

16.0 Flooding, Drainage and Water

- 16.1 LP policies CC/4 'Water Efficiency', CC/7 'Water Quality', CC/8 'Sustainable Drainage Systems' and CC/9 'Managing Flood Risk' require development proposals to demonstrate that:
- All new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard. The standards sought are higher than Buildings Regulations because the District is in an area of water stress as designated by the EA.
 - There is adequate water supply, sewerage and land drainage systems to serve the whole development or agreement to provide the necessary infrastructure with the relevant service provider.
 - The quality of ground, surface or water bodies will not be harmed.
 - Development proposals incorporate appropriate sustainable surface water drainage systems (SuDS) appropriate to the nature of the site.
 - There has been incorporation of appropriate and suitable flood protection or mitigation measures appropriate to the level and nature of flood risk that would not increase flood risk elsewhere. Flood Risk Assessments (FRA's) should be prepared for sites over 1 ha in size.

- 16.2 Paras. 163 and 165 of the NPPF are relevant. Adoption and Maintenance of Sustainable Drainage Systems in South Cambridgeshire (2016) is a policy document which explains the Council's position on maintenance of SuDS measures. Specifically, it outlines that the Council is not responsible for the maintenance of SuDS measures and that it expects applicants to provide information to demonstrate that suitable adoption and maintenance arrangements are in place.
- 16.3 Chapter 15 of the ES (Water Resources) assesses the likely environmental effects of the proposal with respect to water resources and flood risk, including foul and surface water flows and potable water demand. The appendices to the ES include the following: Flood Risk Assessment (FRA); Foul and Surface Water Drainage Strategy; Ground Conditions Study; Plan of existing stormwater infrastructure; and a Water Resources Note. Separate to the ES is a Foul Sewerage and Utilities Assessment.
- 16.4 The ES and supporting documents are put forward to demonstrate that the requirements of the LP in relation to water quality, sustainable drainage and the management of flood risk have been fully considered and that appropriate strategies for addressing these requirements are detailed at the RM's stage.
- 16.5 In relation to water efficiency (LP policy CC/4), the Sustainability Statement submitted with the planning application proposes water efficiency measures which respond to the policy requirement for a water conservation strategy and to demonstrate that levels of water efficiency can be achieved that exceed the requirements identified above. It proposes that domestic and commercial water consumption would be measured using smart meters. Through use of efficient fixtures and fittings, including leak detection, it is anticipated that the proposal could reduce potable water demand by 40% to 90 litres/person/day over the business as usual practice scenario of 150 litres/person/day. It is anticipated that the precise measures to deliver water efficiencies and an assessment of their effectiveness would be set out at RM's stages through the submission of stage-specific Sustainability Statements.

Constraints

- 16.6 The Campus Land comprises 10.25Ha of greenfield site and hardstanding. The Expansion Land to the east of the A1301 comprises approximately 113.05Ha of largely permeable agricultural land and is largely undeveloped apart from a former railway embankment (now overgrown) and a series of small agricultural barns accessed from the A1301.
- 16.7 Chalk underlies the site and is classified as a principal aquifer. The majority of the Expansion Land (its eastern portion) is within a Source Protection Zone (SPZ) 2. The remainder of the site, including land on the western side of the A1301, lies within SPZ 3. SPZ's are areas receiving additional protection and restrictions to avoid contamination of groundwater supplies used for drinking.
- 16.8 Within the Expansion Land, the topography falls from east to west, with a high point located about half-way along the eastern boundary near to which a drainage ditch runs across its middle towards the A1301. This drainage ditch has no outfall and forms part of the valley as characterised by the DAS. The Expansion Land is greenfield and surface water within this area infiltrates into the ground and the chalk aquifer below.

- 16.9 The Campus Land drains from east to west via a piped gravity system and to a series of swales which drain the runoff to the Campus wetlands area before discharging to the River Cam.
- 16.10 The Environment Agency (EA) flood map shows the extent of Flood Zones adjacent to the site. No part of the site is in Flood Zones 2 or 3, and therefore the full site area is located within Flood Zone 1 (low probability of flooding). The proposal is therefore not currently at significant risk of surface water flooding.
- 16.11 The Expansion Land is not connected to any public foul (wastewater) drainage or combined drainage infrastructure within the Site. The Existing Campus is serviced by a gravity foul water network that drains to a pump station located within the Existing Campus. A rising main conveys the foul water to the Great Chesterford STW located to the south of the existing Campus. The ES confirms that Great Chesterford STW is not operating at full capacity and an initial phase of the development could be accommodated without any upgrade works being required.

Overview of Assessment and Strategies

Flood Risk Assessment

- 16.12 The ES confirms that the FRA has been produced in accordance with the NPPF and considers fluvial flooding, pluvial flooding, groundwater flooding, flooding from drains and sewers, flooding from water mains and flood risk from artificial sources. The assessment considers the risk of flooding on and off the site, taking into account the proposed approach to drainage set out in the Foul and Surface Water Drainage Strategy and taking into account climate change.

Surface Water Strategy

- 16.13 The Surface Water Drainage Strategy has been developed to mitigate surface water flood risk, allowing for a 40% increase in rainfall intensity due to climate change. The strategy aims to reproduce the current conditions. It is proposed that no stormwater from the proposal would be discharged externally from the site and that surface water run-off is limited and controlled through a hierarchal (SuDS) conveyance, to include (but not be limited to) the following:
- Primary treatment in the form of green roofs, permeable paving, tree pits and raingardens. These systems would treat rainwater across all types of catchments.
 - Secondary treatment (for trafficable and parking areas) through bio-retention basins, located on the edges of the residential areas. These could also use vegetation and filter media to treat the water via filtration.
 - Tertiary treatment where infiltration would naturally occur as the final stage of treatment as the water that has been treated and filtered down to the bottom of the basins and swales and would infiltrate into the groundwater.
- 16.14 In relation to the SPZ, a tailored approach is proposed to SPZ 2 and areas within SPZ 3 in line with EA advice. Within SPZ 2 a minimum of at least two stages of pollution treatment is suggested before water is to be allowed to discharge to ground.

- 16.15 The common, which is proposed to occupy a low-lying area of land adjacent to the A1301 would receive, treat, store and infiltrate stormwater. The intention is for 1 in 5-year stormwater surface water runoff to be attenuated and infiltrated using underground cells to ensure the common remains usable (with no above ground water storage) for most of the time. When there is a storm event, the excess stormwater would be stored above ground as part of a shallow bunded basin.

Foul Water

- 16.16 The proposal seeks to create a foul network connection to Great Chesterford STW. This is operated by Anglian Water and they are obligated to accept the foul flows from the proposed development under the Water Act. Anglian Water will be required to design any upgrades to ensure that the water quality of the Cam is not impacted upon.

Construction Environmental Management Plan (CEMP)

- 16.17 Impacts on water quality arising from construction impacts would be controlled through a CEMP condition.

Objections

- 16.18 Objections have been raised from third parties on the grounds of an increase in the risk of flooding arising from the development. This risk is assessed as part of the officer summary below.

- 16.19 Hinxton PC has asked for the construction of a static compound side-weir on Wellcome land close to Hinxton Mill in order to help improve the management of the River Cam. Hinxton PC state that this would result in long-term benefits to the Genome Campus, to Hinxton and to villages downstream and that it would substantially mitigate the flood consequences of increased water flow arising by removing any risk of water backing up upstream of the Mill in times of high rainfall. Officers have met Hinxton PC and Cambridge Past Present and Future on site to understand the proposed mitigation, which is put forward on the basis of increased foul flows from the nearby sewerage treatment works. The EA has been consulted and they advise that if Anglian Water subsequently look to increase their discharge rate, this would be dealt with via a permit application. The EA do not consider the request justified and officers therefore do not support the S106 request as it would not be CIL compliant. Hinxton PC have been advised that the request is better progressed separate to the planning application.

Officer Conclusions on Flooding, Drainage and Water

- 16.20 Anglian Water advise that whilst their water recycling centre does not have headroom within the current flow permit to receive the flow from the entire development, there is headroom to receive the hydraulic loading from an initial phase of the development site. They advise no significant impact on the performance of the foul sewerage network. A phasing condition seeks to ensure adequate capacity will always be available for the scheme.

- 16.21 The Environment Agency (EA) raises no objection to the scheme. In relation to foul provision, their advice correlates with that of Anglian Water. Regarding water efficiency the EA advise that the reduced water usage with aspiration to achieve a target of 90 litres pp/pd is supported. Regarding groundwater and contaminated land, the EA advise of the high sensitivity and potential pollutant / contaminant

linkages to controlled waters. The EA recommend conditions relating to: contamination and remediation; surface water and infiltration; piling; foul water; construction surface water run-off; and materials management. Various informatives are proposed. These are reflected in the proposed conditions set out within appendix A.

- 16.22 The Council's Sustainable Urban Drainage Officer supports the Surface Water Strategy, including the proposed treatment of water within the SPZ. He states that there is sufficient space for the storage of the required surface water run-off in the event of an extreme rainfall event and that the proposals have demonstrated that a suitable and appropriate strategy can be delivered on the site. A SuDS condition securing detailed elements and maintenance and management provisions is proposed. The advice is mirrored by the Local Lead Flood Authority (LLFA) who are similarly supportive of the drainage strategy put forward by the applicant.
- 16.23 The information submitted within Chapter 15 of the ES (Water Resources) and in particular in relation to the FRA, Surface and Foul Drainage Strategies and protecting water quality from construction, has been worked up with and has gained support from both internal officers at the Councils, the EA and the LLFA. Subject to conditions, the application accords with LP policies CC/4, CC/7, CC/8 and CC/9.

Sustainability, Climate Change and Energy

- 16.24 Local Plan Policy CC/1 'Mitigation and Adaptation to Climate Change' states that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development. Applicants must submit a Sustainability Statement to demonstrate how these principles have been embedded into the development proposal.
- 16.25 Policies CC/2 'Renewable and Low Carbon Energy Generation' and CC/3 'Renewable and Low Carbon Energy n New Developments' seek to permit proposals to generate energy from renewable and carbon sources and require proposals for new dwellings and non-residential buildings greater than 1,000 sq.m to reduce carbon emissions over Building Regulations requirements by a minimum of 10% through on-site renewable energy technologies.
- 16.26 On developments where a show home is being provided, policy CC/5 'Sustainable Show Homes' requires sustainable show homes to be provided demonstrating standards of environmental sustainability that go beyond those agreed for the development.
- 16.27 The NPPF paras. 148 154 are relevant.
- 16.28 A Sustainability Statement and an Energy Statement have been submitted with the application. The documents demonstrate that the requirements of Policies CC/1, CC/2, CC/3 and CC/5 would be met. They establish a bespoke approach to sustainability which seeks to incorporate the flexibility to respond to emerging technologies and to monitor, review and adapt the approach over time.
- 16.29 *Officer Conclusions on Sustainability, Climate Change and Energy*
- 16.30 The Council's Sustainability Officer has reviewed the DAS, ES chapter 16 (Climate Change), Sustainability Statement and Energy Statement submitted with the application.

16.31 They advise that the application is showing a high level of ambition in relation to integrating the principles of sustainable design and construction into the design of the development, taking things a step further through the introduction of the Restorative Sustainability (restoring the soil health by protecting and improving the soil organic content) approach. Resilience, sustainability and health and wellbeing are strongly embedded within the core development objectives and masterplan principles, with the applicant clearly taking a legacy landowner approach to development. This level of commitment is to be welcomed.

16.32 The application includes a range of commitments and targets in relation to sustainable design and construction, including:

- Framing of the sustainability targets around 12 sustainability principles, which have been informed by One Planet Living with the addition of themes around governance and climate resilience. Certification schemes such as BREEAM Communities and WELL Communities have also been integrated into the sustainability principles, along with the United Nations Sustainable Development Goals. Discussions are being held with the WELL Institute to explore the potential of the site being a pilot for the WELL Communities Standard, which is supported;
- A long-term commitment to achieving a carbon positive development, with consideration given to issues such as the Circular Economy, carbon sequestration in soils and woodland and embodied carbon. A Circular Economy Strategy is to be prepared to inform Development Briefs;
- A commitment to delivering 10% net gain in biodiversity as part of a Restorative Sustainability approach;
- The integration of SuDS into the landscape;
- High water efficiency standards, both of which exceed the Council's policy requirements. For residential development, the target is max 90 litres/person/day, while for non-residential development a minimum 40% improvement over the notional BREEAM building is the target, equivalent to 3 credits under Wat01 of BREEAM;
- A commitment to post-occupancy evaluation for a year after first occupation to allow energy and water consumption to be monitored and improvement targets set;
- In relation to climate resilience, alongside increased risk of surface water flooding, consideration is also given to measures to reduce the risk of overheating in the built environment. A commitment is made to carrying out thermal modelling, alongside the use of the cooling hierarchy to design out the risk of overheating without the need to utilise air conditioning.
- The inclusion of an energy centre with site wide district heating. Alongside pv panels, this heat network will help the scheme exceed the minimum 10% reduction in carbon emissions. Initial calculations, suggest an 18% reduction in emissions, with an overall 25% reduction in emissions compared to Building Regulations. The choice of technology for the district heat network is to remain open. It would be 3rd generation system (3G) with capability to transition to 4G over time. 4G networks are based on reduction in circulation temperature allowing low temperature renewables (e.g. electric or ground source heat pumps) and potentially waste process heat recovery (e.g. data centre heat).
- The use of a biophilic design to help inform Development Briefs. Biophilic design integrates nature and natural elements into architectural design to improve the health and wellbeing of building users and the wider environment.

- Reference to the role that Show Homes could play in helping residents understand the sustainability standards of their homes.
- The development of a Sustainable Procurement Plan for individual buildings to reduce embodied carbon in the choice of materials.

16.33 The applicant sets out that sustainable development will be driven by the bespoke sustainability framework set out in the Sustainability Statement. However, it is recognised that established sustainability assessment schemes, such as BREEAM, Home Quality Mark and Paasivhaus, can be an efficient tool for capturing a baseline of good practice thus allowing the overarching bespoke framework to focus on riving innovation. The applicant states:

- All non-residential buildings will commit to a minimum BREEAM rating of Very Good, with an aspiration to maximise the score on a building by building basis.
- The potential benefits of applying Home Quality Mark and Passivhaus standards will be reviewed at the detailed design stage.

16.34 With regards to electricity infrastructure the existing Campus has some spare capacity that can be used to accommodate early phases of the development. Beyond this, grid reinforcement will be required with a new primary substation at Fulbourn. The Sustainability Officer recommends consideration of smart energy systems in helping the development better utilise available grid capacity, which may help to reduce some of the reinforcement needs and associated costs.

16.35 All of the sustainability measures are supported by the Councils Sustainability Officer and are secured via proposed conditions within appendix A. Subject to this, the proposal would accord with SCLP policies CC/1, CC/2, CC/3, CC/4, CC/5.

Utilities

16.36 LP policy TI/8 states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms.

16.37 The applicant has submitted a Foul Sewerage and Utilities Assessment (Utilities Assessment) which identifies existing and required utility infrastructure to support the development.

Digital Infrastructure

16.38 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. Fixed telecommunications infrastructure in the form of copper and fibre are owned by BT Openreach; located within the verge of the A1301.

16.39 The Utilities Assessment sets out that for the research and translation uses, connections would be via an extension to the Janet network (UK research and education network) that connects the existing Campus. High-speed internet connectivity would be provided to the residential development and this is secured through a proposed condition within appendix A.

Electricity

- 16.40 The existing electricity network is owned and operated by UK Power Networks. The electricity network within the Hinxtton area is supplied from Sawston Primary Substation that in turn is fed from the Fulbourn Grid Substation. The existing Campus currently self generates electricity through Combined Heat and Power to produce 2MWe (or 2MVA) generating 40% of its energy requirements and a 10MW diesel backup generator.
- 16.41 For the full occupation of the development, UK Power Networks have confirmed that a new Primary Substation is expected to be required. The point of connection for the primary substation would be Fulbourn.

Gas

- 16.42 The existing gas network is owned and operated by Cadent. An existing medium pressure gas pipe is located within the A1301 Mill Lane which supplies Hinxtton village, the existing Campus and existing sewage treatment works.
- 16.43 No objection is raised by Cadent Gas in their response to the application. Cadent indicate within the appendix to the Utilities Assessment that the existing medium pressure gas main may not have sufficient capacity for the development once fully occupied and therefore reinforcement works may be required.

Potable Water

- 16.44 Potable water is provided by Cambridge Water (owned by South Staffs Water). An existing water main runs underground within the verge of the A1301 Mill Lane, which supplies Hinxtton village and the existing Campus and which itself is fed from the Cambridge Water trunk main located along the A505.
- 16.45 Cambridge Water has not responded directly to the application but set out in the appendix to the Utility Statement that capacity is available from their existing network. The EA state that Cambridge Water Company can supply the development using their existing network until 2045. Thereafter it is stated that Anglian Water would supply the site. The applicant would have to ensure water supplies in the long term for the site post 2045. This is for the applicant to secure directly with the relevant supplier.

Officer Conclusions on Utilities

- 16.46 Subject to recommended conditions including phasing and appropriate connections being secured by the applicant to the necessary utilities, the development would accord with LP policies TI/8 and TI/10.

Biodiversity and Trees

- 16.47 LP policy NH/3 states that when considering proposals for the change of use or diversification of farmland, particular consideration shall be given to the potential for impact upon priority species and habitats. LP policy NH/4 states that development proposals will be permitted where the primary objective is to conserve or enhance biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Alongside these policies, NH/6 encourages proposals which create new green infrastructure and enhance public enjoyment of it. The NPPF paras. 170 and 175 are relevant.
- 16.48 The applicant sets out that the development proposes extensive new green infrastructure measures that are intended to contribute to a variety of functions,

including the creation of a high-quality environment that will contribute to the amenity and wellbeing of its users and will support biodiversity. DP12.1 secures the improvement and enhancement of the biodiversity value of the site, committing the applicant to an overall net biodiversity gain of 10% or more.

- 16.49 Chapter 9 of the ES assesses the likely effects of the development on biodiversity. The April 2019 amendments included an ES Addendum with the following relevant replacement appendices:
- 5.3: Arboricultural Implications Report
 - 9.1: Preliminary Ecological Appraisal Report
 - 9.2: Biodiversity Survey Methods and Results
 - 9.3: Biodiversity Calculations Methods and Results
- 16.50 Additional biodiversity net gain calculations and information pertaining to badgers was submitted to the Council in August to directly address outstanding concerns raised by the Council's Ecology Officer. DP12.3 it includes a Badger Mitigation Strategy that will form part of future Construction Environmental Management Plans (CEMP's) and the Landscape and Ecology Management Plan (LEMP) which are secured via planning conditions.
- 16.51 The applicant states that the proposal would deliver widespread habitat creation on currently low-value arable land for the benefit of a variety of species and that the proposal would result in a net gain in biodiversity.
- 16.52 In relation to green roofs, there is no detailed design for buildings and as such DP13.2 seeks to achieve these only where feasible. There is no commitment by Wellcome to a minimum level of provision, albeit they expect that approximately 30% of roof space of the commercial buildings would be able to accommodate living roofs.

Objections

- 16.53 Third parties object on biodiversity grounds including the biodiversity and ecological stewardship elements, methodology and value given the extent of built development that would arise. A lack of commitment to a minimum green roof provision is raised. A wider package of improvements to the management of the surrounding countryside on land within Wellcome's control including land to the north of Hinxton is sought by Hinxton PC.
- 16.54 Officers consider that whilst it may be desirable to allow additional public access to this land, it is outside the application site and it is not necessary to secure wider access or require a higher standard of environmental stewardship in order to grant planning permission. The request is therefore not CIL compliant. Wellcome has confirmed that both Lordship Farm and Hinxton Meadows currently fall under an existing Higher Level Stewardship scheme where the farming is carried out in conjunction with this. Adopted policy does not require a minimum % of green roof provision and the approach set out by Wellcome is reasonable.

Officer Conclusions on Biodiversity and Trees

- 16.55 The Council's Ecology Officer and the Wildlife Trust originally raised concerns regarding the plans, the Dev. Specification, badger sett buffers and biodiversity calculations contained within the ES. The applicant has addressed these concerns through the April 2019 amendments and in further dialogue with the Council's Ecology Officer. The Council's Ecology Officer raises no objection

subject to appropriate ecology conditions. Natural England has not objected to the application.

- 16.56 The Council's Tree Officer has raised no arboriculture or hedgerow objections to the principle of the application. The overarching principles of the landscaping strategy are supported. Further advice in relation to the preparation of detailed landscaping schemes and their management is given. A range of conditions is proposed.
- 16.57 Subject to conditions, officers are of the view that the proposal complies with policies NH/3, NH/4 and NH/6.

17.0 Environmental Health

- 17.1 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by LP policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraph 180 of the NPPF advises that planning policies and decisions should mitigate and reduce to a minimum potential adverse impacts resulting noise from new development – and avoid noise giving rise to significant adverse impacts on health and quality of life.
- 17.2 The relevant chapters of the ES and their associated appendices - which have been reviewed by the Council's Environmental Health Team - include those relating to: Construction; Light Pollution; Transport and Access; Air Quality; Noise and Vibration; Water Resources; Waste; and the associated April 19 ES addendum. Key construction mitigation proposed by the applicant includes:

- Operation of Considerate Constructors Scheme (CCS).
- Compliance with an Outline Construction Environmental Management Plan (CEMP) and detailed CEMP's for appointed contractors including Construction Method Statements.
- An Outline CEMP forms part of the ES at appendix 6.1. At para 7.4 of the document it states that during working hours, delivery/collection construction vehicles would only access the site between 10:00 and 16:00, to avoid peak traffic times in the area. It also includes ES mitigation in relation to agricultural land and soils, cultural heritage, biodiversity, landscape, light pollution, transport, air quality, noise and vibration, water resources and flood risk, waste management, monitoring, reporting and review mechanisms.
- A Construction Traffic Management Plan (CTMP) to be secured which would set out off-site construction routing ensuring HGVs travel via designated A-roads only.
- Appointment of a Community Liaison Manager, engaging with the community / stakeholders to provide appropriate information and to resolve issues of concern.
- A Soil Resource Plan to be produced as part of the Outline CEMP. Topsoil reuse would create an acoustic bund along the eastern boundary of the Expansion Land in order to safeguard residential amenity from noise from the A11. The Soil Resource Plan would ensure a balance of soil cut and fill, resulting in no requirement for large scale soil import or export.
- A Site Construction Waste Management Plan. All construction waste would be treated for recycling and recovery in line with the waste hierarchy and local policy targets, rather than being disposed of landfill.

- Outline (Operational) Waste Management Strategy which includes reference to RECAP (Cambridgeshire County Council and Peterborough City Council 2012). It aims to that once the development is operational, participation rates and capture rates for recyclable materials will be maximised, thus increasing recycling rates, which in turn would reduce pressure on local waste infrastructure.
- The Sustainability Statement establishes the intention to develop a Circular Economy Strategy to identify opportunities for promoting and implementing resource efficiency throughout the whole life cycle of the development, including design, construction and occupation.
- An Outline Lighting Strategy has been prepared and provided in chapter 11 of the ES. Owing to the outline nature of the application, details of any lighting to be provided are to be agreed at RM's as part of detailed Lighting Strategies.

Concerns

- 17.3 The site lies within the Imperial War Museum (IWM) Duxford Air Safeguarding Zone 2, where there is a height restriction of 45m. The proposed site is under a flight path. Although IWM planes are flying at a high altitude over the proposed site, IWM has concerns about noise abatement once the development is complete and are concerned regarding notification of any intention to use cranes. Wellcome has subsequently met with IWM to understand the level of weekend and showcase days and have sought further advice from their noise consultant. This has confirmed that there is no need for any further assessment or mitigation over and above what is already set out in the ES. Cranes would be licensed and appropriately lit.
- 17.4 Third parties have raised issues in relation to increases in pollution (dust, air quality, noise, light, vibration) and a reduced quality of life that would result to existing residents.

Officer Conclusions on Environmental Health

- 17.5 The Council's Environmental Health Team has assessed the relevant ES chapters quoted above and advise the following:

Air Quality

- 17.6 The ES Air Quality Assessment methodology and results are acceptable. The implications of the proposals in relation to potential impacts on local air quality have been considered and no objection is raised.

Contaminated Land

- 17.7 Ground conditions and contamination are not considered likely to give rise to significant effects. A Preliminary Risk Assessment (PRA) has been submitted to support the Ground Engineering Desk Study November 2018. The outcome of the PRA is agreed. The potential sources of contamination identified on site would present a low or very low risk to proposed users. An informative regarding unidentified contamination remediation is recommended.

Noise and Vibration, Traffic Noise and Earthworks Bund

- 17.8 Existing nearby residential premises will be exposed to construction noise that will be transitory in nature, but this will also affect future occupiers of newly built properties on the site that become available for habitation before the overall

works are completed. Road traffic noise from the A11 is also an issue and of prime importance is the introduction of an earth bund to the east of the residential area. Conditions are recommended to secure the delivery of the earth bund and noise mitigation.

Operational Phase Noise Impacts – Non-Residential Use Classes

- 17.9 Noise and odour impacts could result from mechanical plant and extraction equipment installed at commercial premises. Further detailed design information at the RM's stage is needed, and noise assessments of this plant are required to identify noise attenuation measures that may be necessary. Conditions recommended.

Odour

- 17.10 Concerns regarding the adverse impacts from odour generated by operations at Great Chesterford STW are raised in relation to Dev. Area 2 which is closest to the STW's. The EA indicates that the STW will not be able to cope with future demands and will need to be expanded. It is anticipated that when expanded the latest technology at that time will be used to prevent/mitigate odour releases from the site. However, full abatement cannot be guaranteed. Dev. Area 2 is down-wind of the sewage. As it is not possible to predict what the future odour impacts may be at this stage, a degree of flexibility should be incorporated into the design/layout of the buildings proposed there to enable retro fitting of odour abatement plant at a later date if found to be necessary. An odour assessment for buildings in Dev. Area 2 is recommended as a condition.

Artificial Lighting

- 17.11 The ES includes an Outline Lighting Strategy. Detailed design information with regards to the layout of the site and lighting design is not available at this stage. Post-completion lighting levels from external lighting e.g. highway, security, public area lighting, commercial areas etc. have the potential to cause nuisance to and be detrimental to the amenity of existing and proposed residential premises. The impact from artificial lighting from the commercial areas will also need to be considered. Lighting details recommended to be secured by condition.

Waste Management

- 17.12 In order to ensure waste is adequately considered at the outline stage and any following reserved matters applications, a condition securing a Waste Management & Minimisation Strategy (WMMS), including the completed RECAP Waste Management Design Guide Toolkit is recommended.

Renewable Energy Strategy/Report

- 17.13 If air source heat pumps and/or micro-wind turbines are considered, then further noise impact assessment and/or a noise insulation scheme may be required. In the absence of any detailed information a condition is recommended to control any noise associated with renewable energies that may be installed at a future date.

Conditions

- 17.14 The following conditions are recommended:

- Unidentified contamination informative
- Earthworks plan
- Site wide phasing plan
- Outline CEMP
- Detailed CEMP
- Construction and demolition hours
- No bonfires or burning of waste
- Noise assessment and mitigation residential
- Noise insulation informative
- Noise assessments and schemes of insulation
- Collection and delivery hours
- Commercial use noise informatives x3
- Odour assessment Dev. Area 2
- Lighting assessments for RM applications
- Waste management and minimisation strategy
- Renewable energy noise

17.15 Whilst it is inevitable that the construction of the site will give rise to impacts on residential amenity, subject to conditions the scheme could be suitably mitigated to ensure the impact is minimised. Officers are satisfied that the proposal accords with LP policies CC/6, CC/7, SC/9, SC/10, SC11, SC/12 and SC/14.

Waste Services and Infrastructure

17.16 Policy TI/8 'Infrastructure and New Developments' states that permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms.

17.17 The Waste Services team has sought S106 contributions towards additional vehicle capacity and contributions towards bins. A cardboard skip and the provision of two bring banks are also sought. The applicant has agreed to the request and the sought triggers for payment The DAB's and Design Guide(s) would secure the provision and appropriate design of these as part of the phased development of the site.

Agricultural Land Quality and Soils

17.18 LP policy NH/3 'Protecting Agricultural Land' states:

17.19 *'1. Planning permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:*

- a) Land is allocated for development in the Local Plan;*
- b) Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land...'*

17.20 The NPPF para. 170 is relevant and states:

17.21 *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland*'.

- 17.22 Chapter 7 of the ES deals with Agricultural Land Quality and Soils and includes Appendix 7.1: Agricultural Land Classification (ALC) and Soil Survey (January 2018). The ALC concerns the Expansion Land, which is in agricultural production for cereal crops and potatoes. The assessment of the loss of agricultural land assumes that agricultural land proposed for built (hard) and soft end uses, except agricultural land to be retained in arable use, is required permanently for the construction of the development.
- 17.23 The ES states that 31.3Ha of Best and Most Versatile (BMV) agricultural land would be permanently lost. This would comprise 11.0Ha of Grade 2 and 20.3Ha of Subgrade 3a. The ES states that the significance of the permanent, adverse effect of constructing the proposed development on approximately 31.3 ha of Grade 2 and Subgrade 3a agricultural land is assessed as being major adverse - significant regarding the national resource of BMV agricultural land. There is no mitigation for the permanent loss of BMV agricultural land, as there would be a permanent change of use.
- 17.24 A further 45.6 hectares of Subgrade 3b agricultural land is required permanently for the proposed development and is assessed as being minor adverse - not significant regarding the national resource of BMV agricultural land.

Objections

- 17.25 Third party objections have been raised relating to the extent of loss of the agricultural land and that the case for development of this finite resource is not strong enough to justify approval of the application.

Officer Conclusions on Agricultural Land Quality and Soils

- 17.26 The applicant argues that there is a locational need for the proposed development which has made the 31.3Ha loss of BMV land unavoidable and that on this basis there should be no perceived conflict with policy NH/3. Officers consider the loss of the BMV land will need to be weighed in the planning balance against the public benefits arising from the proposal, including those set out in the CfG and the locational need for the development. This notwithstanding, NH/3 requires sustainability considerations to be assessed. The location of the Expansion Land is not sustainable because of the landscape and other harm caused and because it conflicts with the Council's strategic spatial economic policies, being neither located around Cambridge, near to a larger settlement or on allocated land. As such, the proposal cannot satisfy the full requirements of LP policy NH/3 and would be in conflict with NPPF par. 170. This is despite the Sustainable Transport Strategy put forward by the applicant.
- 17.27 The ES predicts that construction of the development has the potential to have a temporary adverse effect on more than 113,750 sq.m of soil (topsoil and/or subsoil). Soil resources on-site will need to be safeguarded for re-use in residential gardens, landscaping and amenity areas as part of a Soil Resource Plan which is proposed to be secured by condition and which will form part of future CEMP's.

18.0 S106 Obligations

- 18.1 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 18.2 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.
- 18.3 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

Heads of Terms

- 18.4 The Heads of Terms (HoT's) as identified are to be secured within the S106. The HoT's list identifies the specific S106 obligation that is sought by category. Contributions and their respective triggers have yet to be agreed as a complete package and these are for the most part excluded from the HoT's as they are still subject to negotiation.
- 18.5 The HoT's are split into key topics as identified below, each of which has been justified and explained in detail as part of its corresponding section in this report and is considered to be CIL compliant. The HoT's are as follows:

Transport

Travel Plan (TP)

- Site-wide TP
- Individual TP's
- Appointment of site wide TP Manager
- Event Management Plans
- Targets for all mode shares
- Targets for reducing the percentage of peak hour vehicular trips
- Establishment of car club and car share schemes
- Monitoring and review
- Establishment of a Transport Review Group
- Travel Plan Contingency Fund

Car Parking and its Management

- Car Parking Management Plan
- Agreement and phased review of car parking ratios to achieve TP targets and reflect future mobility trends

Rat Running and Off-Site Parking

- Monitoring Strategy
- Monitoring and Mitigation Fund

Walking

- Direct provision of a new section of footway connecting the A1301 (east) to High Street (west) in Hinxtton along New Road.
- Direct implementation of an A1301 improvement scheme at the A1301/ A505 junction and within the site as indicated illustratively on PP5: footways / cycleways throughout the site, connecting to the existing pedestrian / cycleway to the west of the A1301, informal and formal crossing facilities as required on the A1301 within the site, and a signalised toucan crossing facility located on McDonald's roundabout (subject to final scenario approval) as shown on indicative plans for improvements to this roundabout.

Cycling

- Provision of on-site Cycle Hub with maintenance facilities and cycle hire.
- Improvements to cycle routes between the Campus and Whittlesford Station.
- Provision of a new cycle connection to the north of North End Road.
- Financial contributions towards or direct provision of the following:
 - longer distance improvements in and around Sawston as part of the GCP Greenways project to cater for safer cycling routes for Campus residents and Campus employees to and from Cambridge;
 - stud lighting on the existing cycle route from Whittlesford to Sawston to cater for any cycling demand from secondary children cycling to Sawston via Whittlesford from the site; and
 - cycle improvements from Saffron Walden towards Great Chesterford and the Campus.
- Facilitation of access across the A11 arising from NUGC as a development requirement if the proposed NUGC allocation comes forward.
- In the event that AgriTech is granted planning permission, provision of a cycleway / path connection on the east side of the A1301 to connect to the AgriTech shared pedestrian / cycleway from Tichbault Road.

Bus and Rail

- Public Transport Strategy including:
 - Shuttle Bus service enhancement
 - Campus Bus Services: Expansion and improvement in capacity

- Off-Peak Bus Services All: Provision of appropriate off-peak services subject to demand
- Provision of school shuttle services to Sawston VC subject to CCC statutory requirements
- Local Access: to make the site bus services available for use by the local community (subject to registration / licencing / demand)
- Businesses: Coordination of bus services with nearby business parks

Highway Improvements and Access

- Access and A1301: Direct delivery of improvements and access points within the site.
- A505 / A1301 'McDonald's Roundabout': Direct implementation of signalised mitigation, alternative scheme or financial contribution to an equivalent proportionate cost.
- Moorfields Road and Hunts Road: Direct implementation AgriTech scheme or scheme to be agreed or financial contribution to an equivalent proportionate cost.
- A11 / A1307 junction and Bourn Bridge Road / Granta Park access:
 - direct implementation of A11 SB on-slip white lining; and
 - financial contribution towards the CSET's Travel Hub.
- M11 southbound off-slip – junction 10:
 - (Mitigation as per Highways England requirements secured either through S106 or planning condition, issue delegated to officers).

Transport Enhancement Fund

- Establishment of Transport Enhancement Fund towards future enhancements to the sustainable network, such as but not limited to:
 - Whittlesford Parkway Station Masterplan Improvements; and
 - Enhanced off-road cycling connectivity to Whittlesford Parkway station.

Housing

- 30% Campus 'affordable' housing
- Campus Related Worker provision
- Operation of Housing Waiting List
- Operation of a Sales and Lettings Policy

Education

Population Monitoring

- Residential population
- Early years (0-3)
- Primary (4-10)
- Secondary (11-15)

Pre-School

- Provision of an early years facility in two phases: first phase provision of a 60 places (315 sq.m), extended to a second phase to provide 120 places (490 sq.m). Reserved land for up to 500 sq.m.

Primary

- Provision of up to 2FE primary school on site, 2.3ha land transfer, phased financial capital funding, phased provision based upon anticipated demand and need with CCC delay notice, fall-back contribution scenario and review mechanism.

Secondary

- Contributions towards a 1FE (150 place) expansion of Sawston Village College.

Health

- Land safeguarded for 500sqm Health Facility.
- Off-site contributions to identified health facility improvements (matter to be delegated to officers to resolve following conclusion of CCG advice).

Indoor Community Facilities

- Community Development and Support Strategy (CDSS) including review mechanism to secure:
 - Outline specification and provision of permanent community hall of no less than 335sqm + ancillary facilities and capable of accommodating one full size badminton court no later than occupation of the 500th residential unit or as otherwise agreed. This should be located within the site and could form part of a multifunction education and community space.
 - Temporary community facility to be agreed and provided prior to first occupation.
 - Contribution towards community meeting facilities in Hinxtton Parish including land and / or recreational facilities for recreational purposes (terms to be agreed and delegated to officers).
 - Library: Fitting out of space within the permanent community hall for on-site library provision (final inclusion of HoT's to be delegated to officers).

Community Development

- Direct provision of £292,065 resource towards specialist community support.
- Direct provision of £94,250 resource towards general community development support.
- £20,000 resource support through grant funding for community-led initiatives on site administered through the SCDC Community Chest (small grants scheme).
- Apprentice Construction Strategy.

Community Facilities: Access and Management

- Access and Management Statements for each of the following facilities / uses:
 - Community hall
 - Cultural visitor facilities (D1 uses)
 - Indoor leisure facilities (D2 uses)
 - Outdoor sports pitches and changing facilities
 - Allotments
 - Educational facilities (where shared facilities such as sports facilities or community space might be provided)

Estate Management

- Detailed Estate Management Plan

Open Space

- Provision in accordance with adopted standards
- Open space management
- Open space access
- One full size (106m x 70m) 3G all-weather pitch to Sport England standards and one locally equipped area of play (LEAP) no later than occupation of the 50th dwelling

Waste

- Contributions towards waste vehicles
- Contributions towards bins

Scheme Phasing

- No more than 90,000sqm Research and Translation floorspace occupied until Campus Related Worker population reaches 500.
- No more than 110,000sqm Research and Translation floorspace occupied until Campus Related Worker population reaches 1000.
- No more than 130,000sqm Research and Translation floorspace occupied until Campus Related Worker population reaches 1,500.

19.0 Other Matters

Financial Motivation

- 19.1 Many objectors have raised this as an issue but the financial motivation of Wellcome in pursuing the application is not a material planning consideration.

Equalities Act

- 19.2 The application has been assessed against the relevant sections of the Equalities Act 2010, and it is not considered that the application discriminates against people with protected characteristics specified in the Act. The protected characteristics are:

- age
- gender reassignment
- being married or in a civil partnership

- being pregnant or on maternity leave
- disability
- race including colour, nationality, ethnic or national origin
- religion or belief
- sex
- sexual orientation

20.0 Planning Balance

- 20.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 20.2 A planning decision to approve the outline application would constitute a significant departure from the development plan. The NPPF, para. 12, advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making; where a planning application conflicts with an up-to-date development plan permission should not normally be granted.
- 20.3 The application is assessed by officers as being contrary to the development plan as a whole, in recognition of the conflict primarily with its spatial economic policies. The need for the exception and how officers have assessed this is primarily focused on the CfG and the national economic, health and educational benefits that would arise as a result of the proposal. These benefits are put forward by the applicant and arise from their vision:
- 20.4 *'to build on the scientific foundations of the campus to become the international centre for scientific, business, cultural and educational activities emanating from Genomes and Biodata'.*
- 20.5 The potential benefits arising from the proposal as described by the applicant need to be robustly considered and weighed against the inherent conflict in principle of the development of the Expansion Land with the adopted Local Plan's spatial economic policies and the harm to landscape, the setting of heritage assets and the permanent loss of 31.3 ha of best and most versatile agricultural land that would arise from the development as a whole and which has been identified by your officers. As part of this balancing exercise, the extent to which the potential public benefits of the proposal outweigh the (less than substantial) harm to the significance of heritage assets, as identified above, will need to be assessed.
- 20.6 Section 2 of the NPPF lists the three dimensions to sustainable development: economic, social and environmental. These roles are interdependent and need to be pursued in mutually supportive ways to achieve sustainable development. These roles will now be considered in weighing up the benefits and dis-benefits of the proposed development, relative to all material considerations discussed in this report.

a) Environmental Impacts

Location

- 20.7 The development of the Expansion Land would represent an unsustainable location contrary to the SCDC Local Plan (2018) spatial and employment strategy and policies S5, S/6, S/7 and E/9.

Landscape

- 20.8 The development of the Expansion Land would be harmful to the local landscape character and visual amenity. Its footprint and proposed building heights could not be fully mitigated. The character of the A1301 would be urbanised with buildings appearing prominent. The development of the Expansion Land would introduce a substantial block of new urban development onto an area of gently rising ground in a currently open arable, strongly rural landscape. This part of the rising chalkland landscape is sparsely developed, dark at night and provides a foil to the attractive setting of the villages which sit alongside the lower edge of the Cam. The development of the Expansion Land would signify a marked change in the presence of the Campus within the landscape (by day and by night), to one of visual prominence. Harmful effects would arise in respect of landscape character and visual amenity contrary to SCDC Local Plan (2018) policies HQ/1, NH/2 and SC/9 and NPPF paragraphs 127 and 170.

Heritage

- 20.9 The development of the Expansion Land would result in a high degree of 'less than substantial' harm to the significance of Hinxton Conservation Area and a degree of 'less than substantial' harm to the significance of Hinxton Parish Church of St Mary & St John the Evangelist (Grade II*), Ickleton Parish Church of St Mary Magdalen (Grade I), Ickleton Conservation Area, and to a lower degree Hinxton Hall (Grade II*), due to inappropriate development in their setting. The proposal conflicts with SCDC Local Plan (2018) policies NH/14, SC/9 and HQ/1 and as a result of this harm requires clear and convincing justification to be weighed against the public benefits of the proposal as required by the NPPF paragraphs 194 and 196.

Protecting Agricultural Land

- 20.10 The development of the Expansion Land would result in the permanent loss of 31.3 ha of best and most versatile agricultural land. The Expansion Land is not allocated for development and for the proposal to be policy compliant, sustainability considerations and the need for the development must be sufficient to override the need to protect the agricultural value of the land. In terms of sustainability, the proposal runs contrary to the Council's spatial economic policies and causes landscape, heritage and agricultural harm. Whilst a Sustainable Transport Strategy could be put in place to mitigate the development, the site is inherently unsustainable. The proposal therefore conflicts with SCDC Local Plan (2018) policy NH/3 and NPPF paragraph 170.

Design and Layout, Open Space and Biodiversity

- 20.11 The design and layout of the site has been developed to enable a single cohesive Campus to function. The layout responds to existing planning constraints and context whilst also delivering employment floorspace, housing units and supporting uses to fulfil anticipated needs. The development would contribute to a net gain in biodiversity, provide protection of important habitats and species and deliver a significant extent of open space which would form part of an open Campus environment that employees, future occupants and existing residents would be able to access and benefit from. Subject to appropriate conditions and

controls, including a Design Guide, the proposed development would be likely to provide an exemplary environment for healthy living and working.

Other Environmental Considerations

- 20.12 The transport, water, utility, sustainability and energy impacts, their mitigation and supporting strategies for delivery would be secured through a comprehensive set of S106 measures and planning conditions. The amenity of existing residents, particularly those in Hinxton and surrounding villages would be impacted. A comprehensive set of controls concerning construction would be put in place to limit harm from construction activities, including construction environmental management plans and community liaison.

b) Economic Impacts

- 20.13 The existing Campus is part of this Country's existing life sciences national infrastructure. The unique and specialist nature of the work undertaken at the Campus, its existing successful establishment, the anchored institutional research base and the evidence of future demand for significant floorspace (44,000sqm), weigh in favour of the proposal. In the last 12 months the Wellcome Sanger Institute has generated more peta-bases of DNA sequence than the last 25 years combined and there is an urgent need to capitalise from the opportunities in the growth of genomic data through the planned expansion of the Campus which is currently full. The development is anticipated to generate 4,275 net additional jobs on site, between 8,750 - 9,225 jobs at the District level and between 11,190 - 11,790 jobs at national level.
- 20.14 The existing critical mass and associated co-locational benefits for research and innovation, business growth and associated education in the genomics sector on the Campus are location specific. Whilst part of the Cambridge Life Science cluster, the existing site can be considered a specialist cluster in its own right, with its own specific need to expand in the location proposed. There are no viable or credible alternative sites that could be realistically explored by the applicant. The specialist nature of the work undertaken at the Campus would be safeguarded into the future through planning condition.
- 20.15 The assessed quantum of global scientific and local and national economic benefits of the proposal would be unlikely to arise elsewhere in the UK to the same level. The proposal aligns with the aims of the Government's Life Science Industrial Strategy. The proposal would allow genomic and bioinformatic institutions and businesses to locate to the site, to invest and expand and adapt. It would allow the Campus to build on its existing strengths, continuing as a world leader in genomics and expand its ecosystem allowing research to be translated into commercial activity. The proposal aligns with the NPPF para. 80. The need is urgent, the growth opportunity significant and the applicant cannot wait for the review of the emerging SCDC LP. There is a significant risk that economic benefits likely to arise from the proposal to the UK would be lost overseas if not realised on this site through this application.

c) Social Impacts

Health

- 20.16 The Campus is the world's leading centre for genomics research, having played a central role in the Human Genome Project (1990-2003). Since the site's establishment £3.2 billion has been invested to-date in discovery research on the

Campus. On-going research in Genomes and BioData from the expanded site would influence new forms of clinical assessment and treatment. The growth of the Campus eco-system would allow for increased opportunities arising from further innovation, translation, clinical application and commercial activities to take place. It is not possible to quantify the health benefits that would arise but the near future is a genomics-enabled National Health Service and the development of the site would contribute towards and likely play a vital role in helping deliver transformative health care in the UK but also globally. The application is a unique opportunity to take advantage of the growth in genomic research and arises from a site which is already considered part of the life sciences national infrastructure. The application would allow for the longer-term potential for further requirements for institutions such as those being promoted through the Life Sciences Industrial Strategy and to accommodate the work of the NHS on patient data, biodata and genomics. The potential health benefits arising from the application are significant given the unique nature of the site. Not supporting the scheme would mean that the potential health benefits to society may not fully arise because the co-locational advantages of developing this specialist cluster could not be achieved to the same extent anywhere else in the UK.

Culture and Education

- 20.17 The vision for the expanded Campus includes becoming the international centre for cultural and educational activities emanating from genomes and biodata. The educational and cultural opportunities associated with the potential expansion of the Connecting Science programme run by Wellcome is a key part of the CFG. A conferencing facility of 5,000 sq.m is envisaged to allow for the Connecting Science programme to expand. It would provide educational support, training and disseminate the importance of genomics work to society at large. It would be likely to bring about educational opportunities to those accessing the programme, including for local schools to promote the study of STEM subjects and would help train scientists of the future from the UK and abroad. These are significant benefits.

Housing

- 20.18 The proposed housing is primarily put forward to support the economic case for the proposal to help it compete for international investment, to attract and retain talent and to provide a living and working scientific community. The housing would include the provision of 30% Campus 'affordable' housing. The nature of the housing being put forward is bespoke to the unique nature of the application and as such it would not meet the wider housing needs of the District or constitute affordable housing which would meet the District's needs as per policy H/10. The nature of the housing offer put forward would mean that it would be built only for Campus Related Workers and managed in way that meets their needs, including employees on lower incomes. The risks of the housing not meeting this need would be minimised through the S106.

Community Infrastructure and Supporting Uses

- 20.19 Community, educational and health demands arising from the application would be monitored and met through the provision of on and off-site facilities, community support and planning contributions. The scope of the social infrastructure and supporting uses to be provided would benefit future Campus residents, employees and the public. The community infrastructure and the Campus would be accessible to the wider community for access on the terms set

out in the application and this, together with specific mitigation for the community of Hinxton, would be provided and secured through the S106. The specific mitigation for the Parish of Hinxton is to be secured towards its village hall and associated improved and / or extended recreational space and the resolution of this required obligation is requested to be delegated to officers.

Overall

- 20.20 Harm would arise from the conflict with the spatial and employment strategy of the local plan, the significant and demonstrable harm to the landscape, harm to heritage assets to which considerable weight and importance must be given and harm resulting from the loss of a significant extent of agricultural land. In these respects, the proposal fails to accord with those LP policies as set out above. This results in conflict with the development plan as a whole and this conflict should be given substantial weight.
- 20.21 However, the proposal would result in significant economic benefit both locally and nationally, would provide opportunity for significant health benefits to society to arise and provide a platform for the site to become the international centre for cultural and educational activities emanating from genomes and biodata. The proposal is needed urgently, the Campus is currently full and could not be located elsewhere in the UK.
- 20.22 The need for the development and benefits arising must clearly outweigh the conflict with the development plan in order provide a justifiable basis to grant permission. In officers' view, whilst recognising the significant harm caused and obvious policy conflicts derived from this proposed development, having regard in particular to the CfG and the urgent economic need for the development in the location proposed, these other considerations outweigh the substantial level of harm identified. The proposed development would bring about significant economic and social benefits in the national interest.
- 20.23 The balance of these benefits in the circumstances of this application weighs in favour of grant of planning permission and outweigh the conflict within the development plan and the harm that in landscape, heritage and agricultural terms the development would cause.

Heritage

- 20.24 The statutory considerations to which the local planning authority must have regard and the national and local policy considerations have been set out at the beginning of the Cultural Heritage para. 14.1 (page 90) of this report. The Council's Heritage Officer has identified a high degree of 'less than substantial' harm to the significance of Hinxton Conservation Area and a degree of 'less than substantial' harm to the significance of Hinxton Parish Church of St Mary & St John the Evangelist (Grade II*), Ickleton Parish Church of St Mary Magdalen (Grade I), Ickleton Conservation Area, and to a lower degree Hinxton Hall (Grade II*), due to inappropriate development in their setting.
- 20.25 Great weight and importance must be attached to this harm to heritage assets. The proposal is in conflict with policies NH/14, SC/9 and HQ/1 and the starting point in considering the proposal in accordance with section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and national policy relating to applications affecting heritage assets is that there should be a strong presumption to refuse planning permission unless there are public benefits which outweigh the level of harm identified.

20.26 The public benefits which officers consider outweigh the level of harm to the heritage assets identified include:

- National economic benefits;
- Health benefits to society; and
- Educational and cultural benefits.

20.27 The potential level of benefit arising from each of these three aspects is set out in the CfG and summarised above. Officers have assessed the potential of these benefits and conclude that they amount to significant public benefit. The level of public benefit provides clear and convincing justification to accept the level of harm that would arise to the identified heritage assets.

Summary Conclusion

20.28 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to referral to the Secretary of State, planning conditions, the completion of a satisfactory S106 planning obligation and reasons for approval as set out below.

21.0 Recommendation

21.1 Under the Town and Country Planning (Consultation) (England) Direction 2009, where a Local Planning Authority proposes to approve retail, leisure or office use development which is to be carried out in an out-of-centre or out-of-town location and is not in accordance with one or more provisions of the development plan in force in relation to the area in which the development is to be carried out, there is a requirement (based on floorspace) for the application to be referred to the Secretary of State before any permission can be issued. The Secretary of State has the power to call-in the application for his own determination. Since the proposed development falls within the call-in criteria, the application will be required to be referred to the Secretary of State under this Direction if Members of the Planning Committee are minded to support the officer recommendation.

21.2 The recommendation is as follows:

APPROVAL of the outline application subject to:

- a) Consultation with and confirmation from the Secretary of State that the application is not to be called in for his determination;
- b) The planning conditions as set out at appendix A, with the final wording of any significant amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission;
- c) Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) as set out in the report, and any other HoT's or the detail including phasing and triggers, that are still under negotiation. The final wording of any significant amendments to the HoT's listed in the report to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission; and

- d) Delegated authority given to officers to set out as part of the decision notice and in accordance with the Town and Country Planning (EIA) Regulations 2017, reg. 29 'information to accompany decisions' a reasoned conclusion of the significant effects of the development on the environment and to carry out appropriate notification under reg. 30 accordingly.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs

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Appendix AA, Wellcome Genome Campus Cover Appendices

APPENDICES

Ref	Title
A	Conditions
B	Site Plan
C	ES Constraints Map and Adopted LP Policies Map Hinxton
D	Parameter Plans
E	Development Specification
F	Illustrative Masterplan and Indicative Early Landscape Works
G	National Planning Policy Advice and Guidance
H	South Cambridgeshire Local Plan (2018) Policies
I	Supplementary Planning Docs. and Material Considerations
J	SCDC Officer Consultation Responses
K	Cambridgeshire County Council
L	External Consultee and Organisations
M	Parish Council Representations
N	Neighbour Representations
O	Life Science & Economic Orgs.
P	Cambs Quality Panel
Q	Environmental Statement Non-Technical Summary

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Appendix A, Proposed Planning Conditions

Definitions

‘Associated works’: means any works or operations associated with and incidental to the development including; erection of temporary buildings; creation of access routes; temporary use of land for car parking; or any other works or operations to enable such works to take place.

‘Commencement’: means the initiation of development as defined in Section 56(4) of the Town and Country Planning Act 1990, with the exception of Enabling Works, Associated Works and site access works, and “commence” or “commenced” shall be construed accordingly.

‘Design Guide Statement of Compliance’: means a statement which demonstrates how a proposed reserved matters application accords with and gives effect to the guiding principles set out within an associated approved Design Guide.

‘Design and Access Statement’: means the Design and Access Statement submitted with the application in its consolidated form in August 2019

‘Demonstrable Link’: Evidence that the proposed occupier has links to the uses and activities taking place at the Site or Wellcome Genome Campus such as being involved in the field of genomics or bio-data, or in order to share data, staff or equipment, or to undertake joint or collaborative working which could include research, investigating ideas, theories and concepts and/or design and development of instruments processes or products.

‘Design Guide’: means the guide to be submitted pursuant to condition 22 for the development of Development Areas 1 and 3. The Design Guide shall cover but not be limited to the items set out in Annexure C to this permission.

‘Development Area’: means the areas identified on the Key Parameter Plan (PP1) (drawing reference WGC-ARP-XX-XX-DR-AX-3) rev. 1 as ‘Development Area 1’, ‘Development Area 2’ and ‘Development Area 3’.

‘Development Area Brief’: means a brief prepared in relation to either Development Area 1 or Development Area 3, or any other sub area of that as may be agreed with the LPA, setting out the matters described in the Development Area Brief Specification.

‘Development Area Brief Specification’: means the specification contained in Annexure B.

‘Development Principles’: means those principles as set out within the approved Development Specification

‘Environmental Statement’: means the documents titled Volumes I to II, dated December 2018, and the ES Addendum and revised Vol III, dated April 2019.

‘Enabling works’: means preparation works to make the Site ready for construction. Such works include (but are not exclusive to): Site or ground clearance; construction of temporary accesses and/or highway works to facilitate the carrying out of the development; archaeology; ecological surveys, investigations or assessments; site preparation; construction of boundary fencing or hoardings including for site security; provision of underground drainage and sewers; the laying and diversion of other services and service mediums; erection of temporary facilities for security personnel; the erection of security cameras; excavation; interim landscaping works; construction of temporary internal roads; erection of fencing, gates or enclosures, installation of CCTV or other works or operations to enable any of these works to take place including site and ground works.

‘Existing Campus’: means the existing Wellcome Genome Campus in its current form and layout which is identified in Figure 3.1 of Chapter 3 ‘Site Description’ of the Environmental Statement accompanying the application.

‘Expansion Land’: A triangular shaped piece of arable farmland that lies east of the A1301 and the Existing Campus which forms part of the Site and Proposed Development and which is identified in Figure 3.1 of Chapter 3 ‘Site Description’ of the Environmental Statement accompanying the application.

‘Housing Waiting List’: means the list defined by the associated S106 agreement to this permission

‘Reserved Matters’: applications for the approval of Reserved matters will relate to individual development parcels or infrastructure needed for a particular stage of development and will comprise the information set out in Annexure [D] to this permission.

‘Reserved Matters Specification’ means the specification contained in Annexure D.

‘Site’: means the land edged in red on the Existing Site Plan (drawing reference: WGC-ARP-XX-XX-DR-AX-2).

Annexures

Annexure A, Approved Documents

Annexure B, Specification for the Development Area Brief

Annexure C, Design Guide Specification

Annexure D, Reserved Matters Specification

Annexure E, Site Wide Lighting Strategy Specification

Annexure F, Early Works Landscape Specification

Annexure G, Climate Change Adaptation Statement Specification

Annexure H, Surface Water Reserved Matters Specification

Annexure I, Waste Collection and Waste Management and Minimisation Plan

Annexure J, Construction

Start Dates

1: No development on any individual development parcel, phase or part thereof shall commence until approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called the reserved matters) within that parcel, phase or part thereof has been obtained from the local planning authority in writing. The development shall be carried out as approved.

Reason: To ensure that all necessary details are acceptable in accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended).

2: The first application for approval of reserved matters shall be made to the local planning authority no later than three years from the date of this permission.

Reason: In accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended).

3: The development hereby approved shall be Commenced either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of the last Reserved Matters to be approved, whichever is the later.

Reason: To prevent the accumulation of unimplemented planning permissions, in accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended) and with regard to the urgent need for the proposed employment floorspace.

4: Application(s) for approval of all the Reserved Matters shall be made to the local planning authority before the expiration of 20 years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Drawings

5: The development, hereby permitted, shall be carried out in accordance with the following approved plans save for only minor variations where such variations do not deviate from this permission or are not predicted to lead to any additional or materially different significant environmental effects to those assessed in the Environmental Statement:

Drawing Title	Reference Number	Revision Number
Key Parameter Plan PP1	WGC-ARP-XX-XX-DR-AX-3	Rev 1

Maximum Buildings Heights Parameter Plan PP2	WGC-ARP-XX-XX-DR-AX-4	Rev 1
Green Infrastructure Parameter Plan PP3	WGC-ARP-XX-XX-DR-AX-5	Rev 1
Movement Network Parameter Plan PP4	WGC-ARP-XX-XX-DR-AX-6	Rev 1
Highways Improvements Parameter Plan PP5	WGC-VEC-XX-XX-DR-AX-7 (173279/A/100)	Rev D

Reason: To ensure that the development is implemented within the approved parameters upon which the outline planning application and Environmental Statement is based.

Approved Documents

6: The development hereby approved shall be carried out in accordance with the approved documents as set out in Annexure A to this permission, except to the extent that those details are superseded or expanded by an approved Development Area Brief, Design Guide or by any Reserved Matters approval or other approval pursuant to any condition of this planning permission.

Reason: To ensure that the LPA is satisfied that the details and approach is consistent with good planning.

Quantum of Uses

7: The proposed maximum floorspace of land uses and maximum number of homes as set out in the table below shall not be exceeded:

Use	Amount
Research and Translation (employment) space¹ (Use Classes B1, B2 and B8)	Up to 150,000 square metres (sqm) Gross External Area (GEA)
Residential (Use Class C3)	Up to 1,500 dwellings
Supporting Uses:	31,100 sqm GEA, including:
- Retail (Use Classes A1, A2, A3, A4)	- <i>Up to 3,500 sqm GEA</i>

- Hotel (Use Class C1)	- <i>Up to 5,000 sqm GEA</i>
- Non-residential institutions, and community and leisure, including nursery, conference facility, and education (Use Class D1/D2)	- <i>Up to 22,750 sqm GEA</i>
Energy Centre and utilities	Up to 5,000 sqm GEA

Reason: In order to clarify the parameters of the permission in terms of overall floorspace for uses and number of homes.

Enabling and Associated Works

8: No Enabling Works or Associated Works shall commence until details of the proposed Enabling Works and Associated Works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details. Any such details submitted to the Local Planning Authority for approval shall include plans at an appropriate scale which show the proposed works in context, both existing and as proposed.

Reason: In order to ensure the Site and its infrastructure can be prepared for development (SCLP policy TI/8).

Occupation Use Restrictions

Gateway Policy

9: The research and translation employment floorspace hereby permitted shall only be used or occupied by businesses, organisations, institutions or entities which can show a Demonstrable Link to the uses or activities taking place at the Site or Existing Campus and whose employees are primarily undertaking work at the Site for genomics or bioinformatics purposes. Work for genomics or bioinformatics purposes shall include any or all of the following areas: the interpretation or analysis of genetic or bioinformatics data; the investigation and dissemination of ideas, theories and concepts; the sharing of staff, equipment or data; collaborative working and research; education; the design and development of processes; and the design and development of instruments or products (excluding primary manufacture and primary distribution of manufactured goods). The employment floorspace shall not be used or occupied for any other purpose, including any other purpose in Classes B1, B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure that the use and occupation of the employment floorspace is adequately controlled to meet the overall objectives behind the planning application and to ensure such uses relate specifically to the needs of the expanded campus. Additionally, due to the exceptional circumstances under which the development has been granted planning permission contrary to the adopted spatial strategy and outside of the emerging local plan (SCLP 2018 policies S/2, S/3, S/6, S/7, S/13).

B2 General Industrial and B8 Storage and Distribution Uses

10: Except for associated genomic and bioinformatics data storage uses, all buildings intended for an employment use falling within use class B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, for which reserved matters approval is sought, shall be accompanied by a needs assessment which sets out the specific requirements of the intended occupier(s) to locate onto the Site and operate a B2 or B8 use for the purposes as set out in the Gateway Policy condition 9 above.

Reason: In order to ensure that B2 and B8 uses are appropriate and serve the primary function of the Site for the genomics and associated bioinformatics industry (SCLP 2018, S/2, S/3, S/6, S/7, S/13, E/9).

Individual Retail Unit Limit

11: No individual planning unit within use classes A1, A2, A3 or A4 shall exceed 500sqm net sales area.

Reason: To accord with the Town Centre Uses Assessment (December 2018), to ensure the vitality and viability of existing town centre uses are not compromised and in order to create and sustain a sense of place to support the day-to-day needs of the Site's working and living population (SCLP 2018 policies E/21, E/22, SC/4, SC6, SC7, E/10, E/19, E/20 and in accordance with NPPF 2019 paragraphs 83-90).

Hotel

12. No person(s) shall reside in any hotel on the Site for any longer than 4 weeks duration within any 6-week period.

Reason: To ensure the occupation is not for residential purposes (SCLP 2018 policy E/20)

Supporting Uses

13. No individual conferencing, leisure or visitor / cultural facility shall be proposed which exceeds 5,000 sq. m unless its associated reserved matters application is supported by a Town Centre Uses Assessment including a Sequential Test and an Impact Assessment in accordance with the NPPF which demonstrates that its impact

in terms of vitality and viability on local or minor rural centres is acceptable to the local planning authority.

Reason: Because the Town Centre Uses Assessment accompanying the application only assesses the impact of these uses up to the floorspace cap of 5,000 sq. m. (SCLP policies SC/4, E/20, E/21).

Open Access

14. Prior to the occupation of any building on the Expansion Land, a strategy for the phased delivery of an open Campus (existing and expanded), including its anticipated phasing, shall be first submitted to and approved in writing by the Local Planning Authority. The Campus shall be opened to members of the public in accordance with the approved details.

Reason: In order to realise the environmental benefits of this for the public (SCLP policies SC/4, HQ/1)

Access

A1301 and Associated Access Points

15: Save for Enabling Works or Associated Works, Development Areas 1 or 3 shall not commence on Site until the proposed permanent access points and their design to the Site from the A1301 have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The accesses shall be designed to accommodate the predicted transport (all modes) that the Site may generate and will have been developed to such a point that a Stage Two Safety Audit has been completed and any outstanding issues identified within the Stage Two Audit having been resolved in accordance with the written agreement of the local planning authority in consultation with the Local Highway Authority. The design of the access points shall include a detailed engineering scheme/plan showing cross sections (existing/proposed), levels changes, accurate tree survey data in relation to tree loss, tree retention, tree protection, planting proposals, including large scale cross sections of the kerb and associated shared use pathway/cycleway foundation design and construction and all associated improvements and links to existing pathways/cycleways within the vicinity of the junction. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard highway safety and network capacity and to secure an appropriate means of access for users of the development (SCLP 2018 policy TI/2).

A1301 shared cycle / pedestrian connection to Existing Campus

16: A new shared cycle / pedestrian connection will be provided between the Existing Campus entrance and the existing cycle route adjacent to the A1301 which

starts to the north of North End Road, as indicated on drawing number 173279_A_101 prior to the first occupation of the housing and employment uses in Development Areas 1 or 3.

Reason: In order to ensure improvements to the existing cycling and walking network and to secure an appropriate means of access for users of the development (SCLP 2018 policy TI/2).

New Road

17: Any application for Reserved Matters approval for a pedestrian connection along New Road as indicated on Parameter Plan 5 shall include a tree survey and arboricultural implications assessment in accordance with BS:5837:2012. It shall be accompanied by a detailed engineering scheme / plan, including cross-sections (existing/proposed), levels changes and boundary treatment. The scheme shall have regard to the desirability of maintaining a verge and planting in-between New Road with some vegetation thinning for the new pedestrian connection and the desirability of introducing a low rise flint wall detail on the entrance to New Road from the A1301. The proposed new connection shall be available for members of the public to use without restriction. A scheme for the pedestrian connection shall be submitted to and approved in writing by the LPA and carried out in accordance with the approved details prior to the first occupation of the housing and employment uses in Development Areas 1 or 3 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure the proposed connection is sensitively designed, avoids damage to existing trees and preserves or enhances the character and appearance of the Conservation Area (SCLP 2018 policies NH/14, HQ/1).

Access and Occupation

18: No building within the Expansion Land shall be Occupied until all vehicular, pedestrian (for all users), cycle and emergency vehicle access route(s) needed for that building have been fully completed and are available for use.

Reason: In order to ensure a fully accessible site for all users of permitted buildings (SCLP 2018 policies HQ/1, TI/2).

Development Area Briefs, Specification and Reserved Matters Compliance

Development Area Brief

19: Prior to or concurrently with the first Reserved Matters to be submitted for approval within either Development Areas 1 or 3, a Development Area Brief for that Development Area, or sub area, shall be submitted for approval in writing to the Local Planning Authority. No Development shall Commence for that Development Area, or sub area, apart from Enabling Works or Associated Works, until such time

as the Development Area Brief for that area has first been approved in writing by the Local Planning Authority. Reserved Matters applications shall come forward in accordance with the associated approved Development Area Brief.

Reason: To ensure a co-ordinated development of the Site ensuring housing, employment, community facilities, open space and ES mitigation are delivered comprehensively (SCLP 2018 policies HQ/1, SC/4, SC/7, TI/8).

Development Area Specification

20: Development Area Briefs shall contain the information and other details specified in the Development Area Brief Specification (Annexure B to this permission).

Reason: To ensure that the LPA is satisfied that the details and approach is consistent with good planning (SCLP 2018 policies HQ/1, SC/4, SC/7, TI/8).

Reserved Matters Compliance

21: Reserved Matters applications and Development Area Briefs shall be in substantial conformity with the approved parameter plans and approved Development Principles as set out in the approved Development Specification Rev 1 (April 2019) save for only minor variations where such variations do not deviate from this permission or are not predicted to have any additional or materially different significant environmental effects to those assessed in the Environmental Statement accompanying the application. Reserved Matters applications shall be accompanied by a Statement of Conformity in respect of the approved parameter plans and Development Principles.

Reason: To ensure compliance with the approved parameter plans and Development Principles and to avoid environmental impacts that lead to materially different significant environmental impacts than those identified in the Environmental Statement.

Reserved Matters Specification

22: Reserved Matters applications for housing and employment uses shall come forward in accordance with the Reserved Matters Specification as set out within Annexure D.

Reason: For the avoidance of doubt and to ensure Reserved Matters applications are accompanied by the appropriate supporting documentation and reports.

Phasing

23. Prior to or concurrently with the submission of the first Reserved Matters application(s), a Development Area Phasing Plan which accords with the S106 triggers and Transport Mitigation Strategy shall be submitted to the local planning authority for approval. It shall include the expected sequence of delivery of development within a Development Area, or sub area, or the provision of any other element or to any other applicable trigger point. No development shall Commence

apart from Enabling Works or Associated Works or other works otherwise agreed in writing by the local planning authority until such time as the Development Area Phasing Plan has been approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Phasing Plan unless there are unforeseen events / obstacles to delivery and alternative timing for provision is agreed in writing by the Local Planning Authority. The Phasing Plan shall, by written agreement with the Local Planning Authority, be updated from time-to-time to reflect increased certainty of delivery of infrastructure.

Reason: To report on the phased delivery of infrastructure and ES mitigation (SCLP 2018, policies CC/1, CC/7, CC/8, HQ/1, NH/4, NH/6, E/10, SC/2, SC/4, SC/6, SC/7, TI/2, TI/3, TI/8, TI/9, TI/10).

Public Realm

Design Guide

24: Prior to or concurrently with the submission of the first application for approval of Reserved Matters within the Expansion Land, a Design Guide relating to the Expansion Land, or a sub area within it, shall be submitted to the Local Planning Authority for approval. The Design Guide shall contain the information and other details specified in the Design Guide Specification (Annexure C to this permission). No Development shall Commence within the Expansion Land, or sub area, apart from Enabling Works or Associated Works until such time as the Design Guide for the Expansion Land or sub area has first been approved in writing by the Local Planning Authority. Reserved Matters applications shall come forward in accordance with the approved Design Guide for the area in which they are associated and include a Design Guide Statement of Compliance.

Reason: To ensure that high standards of urban design, residential amenity, landscaping and ecological mitigation are achieved (SCLP 2018 policy HQ/1).

Design Development Area 2

25: Any Reserved Matters application within Development Area 2 shall include a design statement which demonstrates that the proposal has taken account of and adequately responds to the Existing Campus design and layout.

Reason: To ensure that high standards of urban design, residential amenity, landscaping and ecological mitigation are achieved (SCLP 2018 policy HQ/1).

Broadband (Employment/Residential)

26: The Development shall provide infrastructure within the Site to facilitate the connection of all buildings constructed as part of the Development to a highspeed fibre optic broadband service. Such provision shall be provided prior to the occupation of an occupied building.

Reason: To ensure adequate IT infrastructure for the development (SCLP 2018 policy TI/10)

Site Wide Lighting Strategy

27: Prior to or concurrently with the submission of the first Reserved Matters application a Site Wide Lighting Strategy has been submitted to and approved by the Local Planning Authority in writing. The Site Wide Lighting Strategy shall be in accordance with Annexure E.

Reason: In the interests of visual amenity and to minimise pollution (SCLP policies SC/9 and NH/2)

RM Lighting

28: No external lighting or illumination unless associated with Enabling or Associated Works on a temporary basis shall be installed until details of the position, design, light outputs, spread, hours of operation and a statement of compliance with the Site Wide Lighting Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard amenity (SCLP 2018 policy SC/9)

Wheelchair Adaptable Housing

29: Not less than 10% of the homes shall be designed and constructed as wheelchair adaptable housing (Category M4(3)) unless otherwise agreed in writing by the local planning authority.

Reason: To accord with policy H/9 of the SCLP (2018).

Internal Space Standards

30: All residential development shall be designed in accordance with the Space Standards as set out by the DCLG document 'Technical housing standards – nationally described space standards' (March 2015) or subsequent updates.

Reason: To accord with policy H/12 of the SCLP (2018).

Landscape, Landform and Ecology

Early Landscape Works

31: No development shall be Commenced until details of the Early Landscape Works have been submitted to and approved in writing by the Local Planning Authority in accordance with the Early Landscape Works Specification attached to Annexure F which shall have regard to plan reference WGC-ARP-XX-XX-DR-AX-9 Rev 0. The works shall be implemented and maintained in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure the early establishment of landscaped areas to mitigate the landscape and visual impact of the development (SCLP 2018 policies NH/2 and SC/9).

Proposed Topography

32: Each Development Area Brief shall include a proposed topographical plan for that area or sub area which shall be submitted to and approved in writing by the local planning authority. The topographical plan shall have regard to the indicative proposed topography plan (Reference: WGC-BUR-XX-XX-DR-AX-12 (Rev 1)) and be accompanied by proposed cross-sections of any proposed strategic bunding and plateaus at an agreed scale. Subsequent Reserved Matters applications shall have regard to and be in substantial accordance with the approved topographical plan as approved in writing by the local planning authority.

Reason: In order to understand the strategic approach to land form cut and fill, the visual impact of the works, the implications for public use of landscaped bunds for recreational purposes and the effectiveness of the bunds for noise mitigation from the A11 (SCLP 2018 policies NH/2, SC/9 and SC/10).

Restorative Sustainability & Soil Health Strategy

33: Prior to the commencement of Development within the Expansion Land apart from Enabling or Associated works or in accordance with alternative timing for submission agreed in writing by the local planning authority, a proposed Site Wide Restorative Sustainability & Soil Health Strategy shall be submitted to and approved in writing by the Local Planning Authority. It shall specify measures to be undertaken to restore the soil health by protecting and improving the soil organic content. It shall set out a phased programme for achieving this. The development shall be carried out in accordance with the approved details.

Reason: In the interests of climate change, carbon sequestration and the improvement of soils and to accord with the ES Chapter 7 Agriculture and Land Quality, and the Sustainability Statement 2018 (SCLP 2018 policies CC/1 and NH/4).

Landscaping Protection and Management

34: Landscaping and Ecological Management Plans shall be submitted for approval as part of the Development Area Brief Specification attached at Annexure B and the management of the landscaping shall be carried out in accordance with the approved details.

Reason: To ensure adequate measures are in place to management landscape and ensure ecology is safeguarded (SCLP 2018 policies HQ/1, NH/2 and NH/4)

Landscaping Surveys, Details and Servicing

35: The following landscaping details shall be submitted for approval as part of the Reserved Matters Specification attached at Annexure D and works shall be carried out in accordance with the approved details and prior to the first available planting season following occupation of the relevant building or land unless otherwise agreed through the reserved matters application:

- Landscaping and Tree Protection Surveys
- Hard and Soft Landscaping
- Trees and Services
- Ecological enhancements

Reason: To ensure adequate measures are in place to management landscape and ensure ecology is safeguarded (SCLP 2018 policies HQ/1, NH/2 and NH/4)

Tree Protection

36: Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be implemented before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). The agreed means of protection for the trees 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 this condition, 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.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site (SCLP 2018 policies HQ/1, NH/2 and NH/4)

On-Plot Landscape Management

37. Prior to the first occupation of any building approved pursuant to a Reserved Matters Application, a landscape management plan for that building and its associated reserved matters plot, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. The landscaped areas shall thereafter be maintained and managed for the life of the development in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is maintained as part of the development (SCLP 2018 policies HQ/1, NH/2 and NH/4).

Landscape Failure and Replacement

38: If, within a period of five years from the date of the planting or translocation of any tree or shrub, that tree or shrub, or any tree or shrub planted as replacement for it, is removed, uprooted, destroyed or dies or becomes, in the opinion of the local

planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives written consent to any variation to any pre-planting provision.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features (SCLP 2018 policies HQ/1, NH/2 and NH/4).

Sustainability, Energy and Climate Change

Circular Economy Strategy

39. No building shall be occupied until a Site Wide Circular Economy Strategy for the Development has been submitted to and approved in writing by the local planning authority. The Strategy shall be implemented in accordance with the approved details.

Reason: To accord with the site-wide Sustainability Statement (BuroHappold, 5 December 2018) and SCLP 2018 policies CC/1 and CC/6.

Climate Resilience Strategy

40. Prior to the submission of the first reserved matters a Site Wide Climate Resilience Strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall set out how the development shall be designed to ensure adequate adaptive capacity for future climate change using UKCP18 (or successor versions) future weather years data based on at least a medium emission scenario, moderate percentile (50%), for the 2030s rather than current weather data, including overheating analysis undertaken to the latest CIBSE guidelines. Details shall include frequency of review and monitoring.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (South Cambridgeshire Local Plan 2018, Policy CC/1).

Climate Resilience (RM's)

41. The submission of each Reserved Matters applications shall demonstrate how they accord with the approved Site Wide Climate Resilience Strategy and shall submit information to demonstrate this in accordance with the Climate Change Adaptation Statement Specification attached at Annexure G. Reserved matters applications shall be carried out in accordance the approved details.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (South Cambridgeshire Local Plan 2018, Policy CC/1).

Review of Sustainability Strategy and Targets

42. Within one year following practical completion of an occupied employment building or within one year of the substantial completion of an approved residential Reserved Matters parcel, a Post Occupancy Sustainability Review shall be carried out and submitted to the Local Planning Authority for approval. It shall include the results of monitoring of key performance metrics including energy, overheating, carbon emissions and water use and compare actual achieved performance levels with those measures originally set out as part of the Sustainability Statement submitted as part of the relevant Reserved Matters application. The results of these reviews will be used to inform the preparation of future phases of development and be referenced as part of Sustainability Statements for similar Reserved Matters applications for buildings/uses put forward for approval.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. (South Cambridgeshire Local Plan 2018, Policy CC/1).

Renewable Energy and District Heating Network

43. All future Reserved Matters applications for buildings shall be accompanied by a Renewable Energy Statement, which demonstrates how the proposals meet the Renewable Energy Statement approved as part of each Development Area Brief by the local planning authority. This shall include details to demonstrate that at least 10% of the development's total predicted energy requirements will be from on-site renewable/ low carbon energy sources and that the scheme will connect to the proposed energy centre and district heating network unless it can be demonstrated that it is not feasible to do so. The statement shall include the following details:

- a) The site wide carbon emissions of the proposal, set out in Kg/CO₂/annum;
- b) A schedule of proposed on-site renewable/low carbon energy technologies, their respective carbon reduction contributions, location, design and a maintenance program;
- c) A plan showing the energy centre, network route and connection point to the site wide district heating network, high level technical specification, including any mitigation measures required to maintain amenity and prevent nuisance, and date of implementation and connection.

The proposed renewable/low carbon energy technologies shall be fully installed in accordance with the Renewable Energy Statement approved as part of each Development Area Brief by the local planning authority and operational prior to the occupation of a relevant building, unless otherwise agreed in writing by the local planning authority. No review of the requirements on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the Site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (South Cambridgeshire Local Plan 2018 Policy CC/3).

Water Conservation

44. All dwellings must be designed to achieve a standard of water use of no more than 110 litres/person/day. For all non-residential development, a water efficiency specification based on the BREEAM Wat01 Water Calculator must demonstrate the achievement of 3 credits for water efficiency. These details must be provided to the local planning authority in a Water Conservation Strategy and agreed in writing prior to the occupation of development of each phase or sub-phase that involves residential dwellings.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire Local Plan 2018 Policy CC4).

BREEAM

45. No non-residential building shall be occupied until evidence that it will achieve BREEAM 'very good' has been submitted to and approved in writing by the local planning authority. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development

Reason: To ensure a high standard of sustainable design and construction (South Cambridgeshire Local Plan 2018, Policy CC1).

Wellness Standard

46. Any Reserved Matters application for an occupied building shall be accompanied by a HIA Conformity Checklist which sets out how the proposed development accords with the Health Impact Assessment (December 2018, as updated in April 2019). It shall have regard to the aims of achieving the Well Community Standard or such other health and wellbeing standards as otherwise agreed in writing by the Local Planning Authority. The statement shall set out how the design team for the building will engage with stakeholders to achieve Well certification or other such standard as appropriate. Subsequent Well certification or evidence of compliance with any other agreed health and wellbeing standards/measures shall be submitted to the Local Planning Authority upon completion of the certification process and in any event no later than 1 year following first occupation.

Reason: To ensure that new development has a positive impact on the health and wellbeing of residents and occupiers (SCLP 2018 policy SC/2)

Surface and Foul Water

47. Prior to submission of the first Reserved Matters application involving buildings, roads or other impermeable surfaces, a Strategic Surface Water Drainage Strategy for the Site, Development Area, or sub area, shall be submitted to and approved in

writing by the Local Planning Authority. The strategy shall be based on the strategy set out in Appendix 15.2 of the Environmental Statement 'Foul and Surface Water Drainage Strategy' (December 2018) or any subsequent, revised version that has first been approved in writing by the Local Planning Authority. The scheme shall include phasing arrangements, details of primary infrastructure for each phase and plans for drainage asset operation, maintenance and contingency. The scheme shall set out what information, design parameters and design details will need to be submitted at the Reserved Matters stage for each phase of the development. The development shall subsequently be implemented in accordance with the approved scheme.

Reason: To ensure the delivery of a strategic site-wide surface water solution, in order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems (SCLP 2018 policies CC/7, CC/8, CC/9 and Adoption and Maintenance of Sustainable Drainage Systems in South Cambridgeshire (2016)).

Surface Water Reserved Matters

48. Reserved Matters applications shall include a Detailed Surface Water Scheme in accordance with Annexure H and which shall accord with the approved Strategic Surface Water Drainage Strategy. The approved Detailed Surface Water Scheme shall be carried out in its entirety, fully in accordance with the approved details, prior to the occupation or use of land to which the submitted scheme is relevant. The Scheme as approved shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for the lifetime of the development.

Reason: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the Site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems (SCLP 2018 policies CC/7, CC/8, CC/9 and Adoption and Maintenance of Sustainable Drainage Systems in South Cambridgeshire (2016)).

Foul Water

49. Prior to the Commencement of Development within an area subject to a Development Area Brief, other than Enabling or Associated works, a strategic foul water scheme for the management of foul water and trade effluent discharge, based on the Flood Risk Assessment (December 2018) and Appendix 15.2 of the Environmental Statement 'Foul and Surface Water Drainage Strategy' (December 2018) shall be submitted to, and approved in writing by, the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason: To prevent the deterioration of water quality in a drinking water protected area and the River Cam/Granta due to the potential volume of foul drainage and to comply with the requirements of policies (SCLP 2018 policies CC/7, CC/8, CC/9)

50. No building generating a foul water discharge shall be commenced until such time as a scheme to dispose of foul water drainage, including trade effluent, has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To prevent the deterioration of water quality in a drinking water protected area and the River Cam/Granta due to the potential volume of foul drainage and to comply with the requirements of policies (SCLP 2018 policies CC/7, CC/8, CC/9)

51: Prior to the occupation of any building to ensure the improvement and / or extension of the sewerage system as required shall be complete and confirmation shall be provided to the Local Planning Authority that foul capacity is available to accommodate that building.

Reason: To prevent the deterioration of water quality in a drinking water protected area and the River Cam/Granta due to the potential volume of foul drainage and to comply with the requirements of policies (SCLP 2018 policies CC/7, CC/8, CC/9)

Waste from Occupation

Waste Recycling Collection Strategy

52: Prior to the Commencement of Development within a Development Area or sub area, apart from Enabling or Associated works, a Waste Recycling Collection Strategy for that area shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be implemented in accordance with the approved details.

Reason: To ensure sufficient on-site waste recycling infrastructure is provided (SCLP 2018 policy TI/8).

Waste Collection, Waste Management and Minimisation

53: All Reserved Matters applications for buildings or uses generating waste shall be accompanied by a Waste Collection and Waste Management and Minimisation Plan in accordance with the specification provided in Annexure I. No Occupation shall take place in relation to that Reserved Matters until the Plan has been approved in writing by the Local Planning Authority. The occupation shall be subject to the implementation of the approved details.

Reason: To ensure that waste is managed sustainably during the occupation of the development (SCLP 2018 policy TI/8).

Construction

54: No Development shall Commence, including Enabling or Associated works, until the following have been submitted to and approved in writing by the Local Planning Authority in accordance with Annexure J:

- Outline Construction Environment Management Plan
- Outline Construction Transport Management Plan
- Outline Construction Waste Management Plan

Prior to the commencement of Development of a relevant Reserved Matters approval the following shall be submitted to and approved by the local planning authority:

- Detailed Construction Environmental Management Plan
- Dust Management Plan
- Piling Method Statement (as necessary)

Development shall be carried out in accordance with the approved details.

Reason: To protect the amenities and environment of residents and other sensitive receptors in accordance with SCLP (2018) policies SC/10, SC/12.

Community Liaison Group

55: Prior to the Commencement of any Development, Enabling or Associated works, a Community Liaison Group (CLG) shall be established to engage nearby residents on impacts associated with the construction and occupation of the site. The CLG shall be administered by the applicant and its detail of operation shall include a regular meeting place, contact information, publicity and draft terms of reference, which shall be submitted to and approved in writing prior to the first Enabling or Associated works.

Reason: In accordance with the Draft Estate Management Strategy (SCLP 2018 policies SC/10 and SC/12).

Construction Hours

56: Construction works shall be limited to between 0800 hours to 1800 hours Monday to Friday and between 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless times for particular works which are specified are otherwise agreed in writing by the local planning authority or in accordance with agreed emergency procedures for deviation.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers (SCLP 2018 policies SC/10 and SC/12).

Imported Soils and Infill

57: No soils or infill materials (including silt dredged from watercourses), shall be imported onto the Site until it has been satisfactorily demonstrated to the Local Planning Authority that they present no risk to human health, planting and the environment. Documentary evidence to confirm the origin of all imported soils and

infill materials, supported by appropriate chemical analysis test results, shall be submitted to and approved by the Local Planning Authority prior to that import.

Reason: To ensure that no contaminated material is brought onto the Site in accordance with SCLP (2018) policies

Amenity

Collection and Delivery Hours (Occupation)

58: Collection from and deliveries to any non-residential premises including any employment, retail, food or commercial uses shall only take place between the hours of 07.00 to 23.00 Monday to Saturday and 0900 to 1700 on Sunday, Bank and other Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the environmental impact of the operation of the development is adequately mitigated and in the interests of the amenity of nearby residents / occupiers (SCLP 2018 policies SC/10 and SC/12).

Delivery and Servicing Management Plans (Occupation)

59: Prior to the occupation of any approved Reserved Matters application for non-residential premises, a Delivery and Servicing Management Plan (DSMP) shall be submitted to and approved in writing by the Local Planning Authority. The DSMP shall include proposed details of delivery and servicing hours for the relevant occupier(s), include evidence that they have sought to agree with their delivery and servicing contractors' measures to ensure that this is undertaken outside of peak hours. The occupation shall be operated only in accordance with the approved hours of operation.

Reason: In order to ensure that peak hours traffic impacts are minimised as far as reasonably practical (SCLP 2018 policies SC/10 and SC/12).

Operational Noise and Vibration

60: Concurrent with an Reserved Matters application for employment, commercial, community, leisure or retail use (i.e. any uses other than individual residential premises) a noise assessment as necessary and a scheme for the insulation of the building(s) and/or associated plant / equipment or other attenuation measures, in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.

Reason: In order to mitigate noise pollution (SCLP 2018 policy SC/10)

Bund and Residential Occupation

61: No residential property shall be occupied in Development Area 3 until such time as the details of the proposed acoustic earth bund shown on Parameter Plan 3 have been submitted to and approved in writing by the local planning authority and the bund as approved has been substantially completed in accordance with the approved details. The bund shall be retained in its approved form.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of future residents (SCLP 2018 policy SC/10).

Internal Noise Levels

62: All reserved matters applications containing residential uses pursuant to this outline permission shall include a noise assessment and noise attenuation/insulation scheme (having regard to the building fabric, glazing and mechanical ventilation requirements) for the residential units, to protect occupants from traffic noise from the A11, primary routes through the site and any other alternative transport options proposed. The noise insulation scheme shall demonstrate that the external and internal noise levels recommended in British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded) shall be reasonably achieved and shall include a timescale for phased implementation, as necessary. The scheme as approved shall be fully implemented before the residential use(s) hereby permitted are occupied and shall be retained in perpetuity unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of the A428 and internal site traffic noise and safeguard the amenity and health of future residents (SCLP 2018 policy SC/10)

Operational Odour

63: The air conditioning, extraction system(s) and any other plant generating external noise installed within those parts of the Development falling within Use Classes A3-A4 shall be maintained to meet and Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Department for Environment, Food and Rural Affairs, 2005) criteria for the lifetime of the development,

Reason: To protect the amenities of local residents and users in accordance with SCLP 2018 policy SC/12.

Odour from Great Chesterford Sewerage Treatment Works (GCSTW)

64: Following any expansion of the GCSTW, any proposed occupied building within Development Area 2 shall be subject to an odour assessment in accordance with the Institute of Air Quality Management (IAQM) 'Guidance on the assessment of odour for planning'. The odour assessment shall be submitted as part of the relevant reserved matters application. The approved proposed odour abatement/filtration plant/technology shall be installed prior to the occupation of the building.

Reason: To protect the amenities of future occupiers in accordance with SCLP 2018 policy SC/12.

Air Source Heat Pump, Micro Wind Turbines

65: Before any air source heat pumps or micro wind turbines are installed, an assessment of the noise impact of the technology on the proposed and existing residential premises and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the local planning authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in accordance with the approved details and shall not be altered without prior approval.

Reason: To protect the amenities of nearby residential properties in accordance with (SCLP 2018 policy SC/10)

Archaeology

66. (1) No Commencement of Development, including Enabling or Associated works shall commence within a Development Area, or sub area, until the applicant, or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation that has been submitted by the applicant and approved in writing by the Local Planning Authority or their Archaeological Advisers on their behalf.

(2) The pre-commencement aspects of archaeological work should include:

a) Submission of a Written Scheme of Investigation (WSI) that sets out the methods and timetable for the investigation of archaeological remains in the development area and responds to the requirements of the Local Authority archaeology brief;

b) Completion of mitigation fieldwork in accordance with the approved WSI to discharge all pre-commencement elements of the archaeology condition and enable the commencement of development for the relevant area of land.

(3) The post-fieldwork sections of the archaeology programme for a relevant area shall be fully implemented in accordance with the timetable and provisions of the approved WSI:

a) Completion of a Post-Excavation Assessment report and an Updated Project Design for the analytical work to be submitted for approval within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local Planning Authority;

b) Completion of the approved programme of analysis and production of an archive report; submission of a publication synopsis and preparation of a publication report to be completed within two years of the approval of the

Updated Project Design unless otherwise agreed in writing and in advance with the Local Planning Authority;

c) Deposition of the physical archive in the Cambridgeshire Archaeological Archive Facility or another appropriate store approved by the Local Planning Authority and deposition of the digital archive with the Archaeology Data Service or another CoreTrustSeal certified repository within six months of completion of part (3)b.

Reason: To secure satisfactory archaeological mitigation measures and to conserve the interest of the historic environment evidence in compliance with paragraph 199 of the NPPF and SCLP 2018 policy NH/14.

Parking

Site Wide Parking Strategy

67: Prior to or concurrently with the submission of the first Development Area Brief, a Site Wide Car and Cycle Parking Strategy shall be submitted to the Local Planning Authority for approval. No Development shall Commence, apart from Enabling and Associated works, until such time as the Strategy has been approved in writing by the Local Planning Authority. The Strategy shall:

- a) set car, coach, bus, cycle and motorcycle parking levels for different uses in relation to targets associated with the Site Wide Travel Plan and provide a mechanism for review;
- b) provide a distribution strategy and hierarchy for all types of parking;
- c) provide principles for temporary car parking and its phasing;
- d) set levels for and principles relating to the location and type of electric vehicle charging points.
- e) provide a phasing plan for the reconfiguration of the existing conference centre car parking

Reason: In order to provide consistent and sustainable parking management across the Site to help minimise impact on the network and promote sustainable modes of travel (SCLP 2018 policies CC/1, TI/2, TI/3)

Parking (Reserved Matters)

68: Any Reserved Matters application which includes parking shall be accompanied by a Car Parking Plan submitted to the local planning authority for its approval which details how it complies with the Site Wide Parking Strategy approved pursuant to Condition 67. The Car Parking Plan shall be implemented before the uses permitted by the Reserved Matters approval Commence and shall thereafter be maintained.

Unexpected Contamination

69. If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further

development within the area subject to the contamination (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how the unsuspected contamination shall be dealt with. The remediation strategy shall be implemented in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

Annexures

Annexure A: Approved Documents

(Full list to be delegated to officers#)

- Development Specification, Revision 1, dated April 2019.
- Site-wide Sustainability Statement (BuroHappold, 5 December 2018)
- Site-wide Energy Statement (Wellcome Campus Development Energy Statement Revision 03 (BuroHappold Engineering 5 December 2018))
- Foul and Surface Water Drainage Strategy, BuroHappold, 4 December 2018
- Flood Risk Assessment and Surface Water Drainage Strategy (Environmental Statement Appendix 15.1, BuroHappold December 2018)
- Quod Health Impact Assessment of December 2018

Annexure B: Development Area Brief Specification

The submitted Development Area Briefs shall include the following:

- a) Plans on an ordnance survey base at 1:500 indicating the layout of the development proposed which shall show:
 - i. The footprint of development parcels or blocks in that Development Area including the spatial distribution and mix of the principal land uses of residential, retail, employment, leisure, community use and open space;
 - ii. The proportion and distribution of market, Campus Affordable and family housing, including any custom build or specialist housing that may be necessary, including the type and size by reference to the Housing Waiting List;
 - iii. An area schedule including maximum floor areas by land-use type;
 - iv. Location of any 'Marker' buildings and features;
 - v. Maximum block heights;
 - vi. Location of public space, play space and key pedestrian and cycle linkages to those spaces and open spaces / community facilities outside of the site boundary;
 - vii. Principles of car parking provision, including location and the anticipated maximum number of spaces in accordance with the Site Wide Parking Strategy;
 - viii. Street layout including pedestrian and cycle linkages;
 - ix. Public transport routes and infrastructure including phasing and bus priority measures;
 - x. Junctions of proposed roads within the Site that adjoin the existing highway and are not covered by the details approved by condition

- b) Landscape strategy setting out:
 - i. How the landscape proposals will achieve not less than 10% biodiversity net gain
 - ii. General arrangements / areas of soft landscaping;
 - iii. Phasing of landscape, including delivery of the acoustic bund, in relation to the development;
 - iv. The design of SuDS features;
 - v. Suitable planting species and planting strategy in general accordance with Section 6 of the Design and Access Statement;
 - vi. Lighting guidance considering the protection of habitats and minimising light pollution;
 - vii. Signage and advertising;
 - viii. Interim treatment of areas pending development

- c) Visual analysis of the maximum block heights to include perspectives and sections which extend beyond the site boundary in locations which would be visible from the ES viewpoints as out in Volume III of the ES (April 2019).
- d) Measures for dealing with infrastructure and safeguarding within the site (for example public transport routes, bus priority, drainage and utilities connections)
- e) Open space locations
- f) Assessment of impacts on daylight/sunlight
- g) An Inclusive Access Strategy
- h) Green Infrastructure Statement

- i) Landscape and Ecological Management Plan to include:
 - i. Full details of appropriate habitat and species surveys, and reviews where necessary, to identify areas of importance to biodiversity including updated badger surveys (including methods such as bait marking and use of trail cameras if required) to define badger mitigation requirements.
 - ii. Details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity
 - iii. Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species such as bird ledges; reptile hibernacula including small log and rubble piles; the management of grassland; the provision of buffer zones alongside the woodlands/plantations, including rough grassland strips, scrub and shrub planting and pollard willows
 - iv. A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by within.
 - v. A programme for Monitoring/Environmental Audits to be carried out four times annually during the construction phase, which shall include a further survey of fauna as appropriate.
 - vi. Confirmation of suitably qualified personnel responsible for over-seeing implementation of the ECMP commitments, such as an Ecological Clerk of Works, including a specification of role.
 - vii. A programme for long-term maintenance, management and monitoring responsibilities for a period of 25 years to ensure an effective implementation of the ECMP ensuring periodic review of the objectives and prescriptions and reporting measures regarding biodiversity gain.

- viii. It shall encompass all publicly accessible spaces, areas of structural edge planting, bunding, woodland and all retained and enhanced vegetation to be delivered/managed within the respective development area:

- j) Design Statement including:
 - i. Design Principles
 - ii. Housing mix and tenure
 - iii. Community facilities provision
 - iv. Transport and Parking Statement which accords with the approved Site Wide Parking Strategy

- k) Sustainability Strategy, covering the relevant sustainability measures for that Development Area

- l) Renewable Energy Statement:
 - i. That demonstrates that not less than 10% of predicted site wide total energy requirements shall be supplied through low and zero carbon technologies.

- m) Statement of Conformity, to cover how the proposals contained within the Development Area Brief conform to the following:
 - a. Development Principles;
 - b. Parameter Plans;

- n) Transport Mitigation Strategy, setting out the transport measures that are relevant to the relevant Development Area, including timing and triggers as needed.

Annexure C, Design Guide Specification

A Design Guide for each Development Area or sub area shall be prepared in accordance with the principles established by this outline permission. The following sets out the requirements of the Design Guide which shall provide both strategic and detailed elements:

- a. The character, mix of uses, heights and density established through the approved Parameter Plans at the outline stage to include the layout of blocks and the structure of public spaces and nodes for key transport interchanges;
- b. 10% of dwellings to be Cat M4(3) (wheelchair accessible);
- c. Accessibility and inclusive design principles across the site;
- d. The street hierarchy, typical street cross-sections including street trees;
- e. Block principles to establish use, density and building typologies including a design approach to vertical mixed-use buildings and co-working spaces;
- f. Design principles for primary frontages, access, fronts and backs and threshold definition;
- g. Housing design framework;
- h. Roofscape;
- i. The public realm (roads, paths, open spaces) including guidance for the character and design of key areas of public realm within the site, such as the Common, the Valley, the Communal Gardens and Green Corridors and key transport interchange points, having regard to the design intent as set out in section 6 of the Design and Access Statement;
- j. An integrated and multi-disciplinary design for the A1301 including: informal and formal crossing points; traffic calming measures; surfacing; cycle and pedestrian routes; signage; lighting; landscaping; boundary treatments and adjacent plots/frontages. To encompass the Site including land to the north of the new northern roundabout, including the existing roundabout and adjacent plots/entrance, to the new southern access, delivering a traffic calmed and pedestrian/cycle friendly 30mph zone;
- k. Lighting, signage, wayfinding, utilities, CCTV and any other street furniture;
- l. Measures to demonstrate how opportunities to maximise resource efficiency and climate change adaptation in the design of development will be achieved through external, passive means, such as landscaping, orientation, massing, and external building in accordance with the approved Sustainability Statement;
- m. A materials palette for buildings and the public realm;
- n. The incorporation of ancillary infrastructure such as pipes, flues, vents, meter boxes, fibres, wires and cables required by statutory undertakers and as part of building design;
- o. Waste and recycling provision for all main building types;
- p. The provision of private amenity spaces;

- q. Pedestrian, cycle way and shared *space* guidance;
- r. Typical design details or minimum specifications for play space, play equipment, street furniture, seating, lighting, surface materials, access, retaining structures, handrails, parapets and tree pits providing a coordinated palette of materials;
- s. A design guide review procedure and how this is triggered

Annexure D, Reserved Matters Specification

The following shall be submitted with each application for the approval of Reserved Matters, unless otherwise agreed in writing by the Local Planning authority:

1. A statement and such other material as may reasonably be necessary to demonstrate that the Reserved Matters application accords with the Development Area Brief Specification for that Area;
 2. Details of layout, scale, appearance, means of access and materials to be used;
 3. A statement of participation with neighbouring and other affected residential and business owners and occupiers;
 4. An inclusive Access and Design Statement (which shall demonstrate compliance with the requirements of the Site Wide Inclusive access strategy);
 5. A planning statement setting out how the application is in accordance with relevant planning policy;
 6. Development context drawings showing development pursuant to Reserved Matters approvals or the maximum parameters of the development;
- A Reserved Matters application which includes the erection of a building(s) shall include the following:
 - a) A sunlight/daylight assessment
 - b) A Sustainability Statement (as per Annexure B)
 - c) A Renewable Energy Statement (as per Annexure B)
 - d) A Water Resource Statement
 - e) Details of sustainable construction measures
 - f) Details of waste and recycling facilities (as per Annexure H)
 - g) Details of plant
 - h) Noise and vibration mitigation measures incorporated into the design of the building
 - i) Drawings of an appropriate scale showing the finished floor levels for each building;
 - j) Details of external lighting
 - k) Construction details
 - l) Open space sports and other provision in accordance with obligations/requirements in a Section 106 for this Development.
 - m) Minimum residential amenity space/play space etc based on predicted population and demographic for each block in accordance with obligations/requirements in a Section 106 for this Development.

In addition, Reserved Matters applications shall include and comply with the following landscaping, tree and ecological measures.

A Reserved Matters application shall include hard and soft landscaping and the following details, where relevant:

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted, proposals for irrigation (of no less than 3 years) and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.
- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads (primary, secondary, tertiary and green corridors) through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.), tree pit details, 3D cellular confinement systems or structural soils, specification/cross section of tree pits/trenches.
- e) The planting and establishment of the landscape typologies as defined by Parameter Plan 3.
- f) Full details of any proposed alterations to existing watercourses/drainage channels.
- g) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the reserved matters site to be carried out including soil quantities, topsoil storage to BS 3882:2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works. The topographical plan shall have regard to the site wide approved topography plan
- h) Full details, including cross-sections, of all bridges and culverts.
- i) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- j) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways.
- k) Details of all hard surfacing materials (size, type and colour)

Trees and Services

No development within a site for which reserved matters approval has been granted, and which require the installation of services, shall take place until such time as full details of the position and proposed depth of excavation trenches for all services (including cables, pipes, surface water drains, foul water drains and public utilities) and their means of installation which pass underneath the canopy of any retained tree within, adjacent to, or which overhangs the relevant land for which permission is being sought, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

RM Ecological Enhancements

A Reserved Matters application shall include a Detailed Ecological Measures Implementation Plan (EMIP) that demonstrates how it accords with the aims and objectives of the LEMP. It shall detail which specific ecological measures are proposed and the timing for their delivery and include consideration of 20m+ buffer zones retained undisturbed from active badger sett entrances (including protection from enabling work, landscaping, etc.); retention/precautionary approach for inactive badger sett entrances; connected foraging habitat and suitable vegetated dispersal corridors for badger to be a priority within green infrastructure in accordance with commitments in the update letter; details of connectivity measures such as badger tunnels to be provided; and appropriate long-term habitat and landscape management to maintain and create badger habitat. No development shall commence within the site for which reserved matters approval is being sought until such time as the EMIP has been approved in writing by the Local Planning Authority. The ecological measures shall be carried out in accordance with the approved details and timing of delivery.

Annexure E, Site Wide Lighting Strategy Specification

The Site Wide Lighting Strategy shall set out the design and operational principles for lighting to be installed in the public realm, for buildings and for car parking which shall be in accordance with, as appropriate, Institute of Lighting Professionals 'Guidance Notes For Reduction of Obtrusive Light' (GN01:2011), BS 5489-1:2003:A2: 2008 Code of practice for the design of road lighting - Part 1: Lighting of roads and public amenity areas, BS EN 13201-2:2003 Road Lighting - Part 2: Performance requirements, the CIE (International Commission on Illumination) Report: "Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations" and the "Lighting in the Countryside: Towards Good Practice" published by the Countryside Commission/DOE. Lighting shall be designed to optimise energy use, subject to security, aesthetics and wayfinding objectives, through dimmed and timed systems.

Annexure F, Early Works Landscape Specification

The Early Works Landscape Specification shall have regard to the submitted Indicative Early Landscape Works Plan WGC-ARP-XX-XX-DR-AX-9 Rev 0 and shall take into account the assumptions made in Table 10.12 of the Environmental Statement and shall include:

- a) Full details of the phased removal and replanting of existing vegetation where practical, including a methodology for transplanted trees and their subsequent management;
- b) Full details of planting plans for new planting including written specifications, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants and shall have regard to para. 6.5.4 of the Design and Access Statement;
- c) Proposals for irrigation.
- d) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site;
- e) Full details of any proposed alterations to existing watercourses/drainage channels;
- f) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, associated with the Early Landscape Works;
- g) Details for the management and protection of the Early Landscape Works in accordance with the relevant British Standard.

Annexure G, Climate Change Adaptation Statement Specification

Reserved Matters applications shall be accompanied by a Climate Change Adaptation Statement for the approval of the Local Planning Authority including (but not limited to) how the following measures have been considered as part of the design:

- a) Maximising the design of green and blue spaces to help reduce the effect of the urban heat island and to provide cool, shaded outdoor spaces for public use.
- b) Water sensitive design including rainwater gardens to reduce the risk of surface water flooding.
- c) Large canopy deciduous trees along streets and in the public realm to provide shade and evaporative transpiration, with occasional use of evergreens to provide improved shelter from winter wind.
- d) Inclusion of green roofs, to provide additional evaporative transpiration and reduce heat absorption while offering additional biodiversity benefits.
- e) Permeable paving and rain gardens, especially on residential streets.
- f) Where possible promoting narrow plan, double aspect buildings oriented and shaded to minimise overheating.
- g) Residential units set back from main roads wherever possible and buffered by street trees to allow windows to be opened.
- h) The use of lighter coloured materials with increased albedo (reflection coefficient) to reduce heat absorption and its impact on the urban heat island effect. This applies in particular to exterior building materials (e.g. light-coloured brick), as well as materials used for pathways and principal areas of hard landscaping.
- i) Building design, including orientation, ventilation, shading, thermal mass, materials and cooling

Annexure H, Surface Water Reserved Matters Specification

The Detailed Surface Water Scheme shall demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the Strategic Surface Water Drainage Strategy. The scheme shall be based upon a SuDS hierarchy, including an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in 'The SuDS Manual CIRIA C753' the NPPF, associated NPPG and the non-statutory technical standards for sustainable drainage systems.

The results of the assessment shall be provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% allowance for climate change. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The submitted details shall:

- a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge rate and volume from the site and the two treatment stages used to prevent pollution of the receiving groundwater and/or surface waters; and
- b) provide details of infiltration testing to BRE 365 in locations where infiltration will be utilised; and
- c) provide a plan indicating flood exceedance routes, both on and off site in the event of a blockage or rainfall event that exceeds the designed capacity of the system; and
- d) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Including: details of land ownership; maintenance responsibilities; a description of system; the identification of individual assets, services and access requirements; details of routine and periodic maintenance activities.

Details of phasing during drainage operations and construction shall also be included.

Annexure I, Waste Collection and Waste Management and Minimisation Plan

This shall include the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. It must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. It should include:

- a) A completed RECAP Waste Management Design Guide Toolkit and supporting
- b) reference material
- c) A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- d) Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles
- e) Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- f) Proposals for the design and provision of temporary community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements
- g) Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- h) A timetable for implementing all proposals
- i) Provision for monitoring the implementation of all proposals

Annexure J, Construction

Outline Construction Environmental Management Plan (SW CEMP)

The Outline CEMP shall have regard to the Outline Construction Environmental Management Plan provided at appendix 6.1 of the Environmental Statement and include:

- a) Proposed earthworks including method statement for the stripping of topsoil for reuse, the raising of land levels (if required) and arrangements for the temporary topsoil storage to BS3882:2007.
- b) Archaeological protection and mitigation measures to be implemented during the construction process
- c) Measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.
- d) Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures
- e) Details of haul routes within the relevant parts of the site
- f) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and siting of the contractor's compound during the construction period to be agreed on a phased basis
- g) Collection and Delivery times for construction purposes.
- h) Noise and vibration (including piling) impact / prediction assessment, monitoring and recording protocols / statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of practice for noise and vibration control on construction and open site – Part 1 and 2 (or as superseded)
- i) Where relevant, results of a noise assessment of the potential impact of construction noise on any significantly affected residential properties and details of suitable mitigation measures as appropriate (in accordance with relevant standards and best practice)
- j) Details of best practice measures to be applied to prevent contamination of the water environment during construction; including a scheme to treat and remove suspended solids from surface water run-off during construction
- k) Measures for soil handling
- l) Details of concrete crusher if required or alternative procedure
- m) Details of odour control systems including maintenance and manufacture specifications
- n) Maximum noise levels and required mitigation for construction equipment, plant and vehicles
- o) Site lighting for the relevant part of the site, including for cranes and consultation with the Imperial War Museum.
- p) Screening and hoarding details
- q) Access and protection arrangements around the site for pedestrians, cyclists and other road users
- r) Procedures for interference with public highways
- s) External safety and information signing notices

- t) Liaison, consultation and publicity arrangements, including dedicated points of contact
- u) Complaints procedures, including complaints response procedures
- v) Membership of the considerate contractors' scheme.
- w) The provision of safe walking and cycling routes through the construction site linking to the Wellcome Campus and Hinxton Village.
- x) A Travel Plan setting out measures to encourage site operatives and visitors to travel to and from the site using sustainable means of transport.
- y) Piling method statement detailing mitigation measures, where piling is proposed.
- z) Measures to safeguard the groundwater from pollution

Detailed CEMP's

Detailed CEMPs for a relevant stage in the development shall include:

- a) hoarding design/security fencing, height and alignment;
- b) the location of all prefabricated buildings, their height and footprint;
- c) the location of all concrete batching plant;
- d) materials storage;
- e) loading and unloading points;
- f) waste sorting and despatch facilities; and
- g) contractor parking areas for plant and vehicles

Construction Transport Management Plan (CTMP)

The CTMP for the relevant stage of the development shall include the following objectives:

- a) minimise the impact of road-based construction traffic by identifying clear controls on routes for large goods vehicles, vehicle types, vehicle quality and hours of site operation;
- b) identify highway works required to accommodate construction traffic;
- c) minimise the number of private car trips to and from the site (both workforce and visitors) by encouraging alternative modes of transport and identifying control mechanisms for car use and parking; and
- d) assess the need for improvements to the public transport network to accommodate the additional number of trips associated with construction site activity.

The CTMP shall include as a minimum the following information:

- a) confirmation that delivery/collection construction vehicles would only access the site between 10:00 and 16:00
- b) the arrangements for liaison with the relevant highway authorities and emergency services;
- c) the method for applying for approvals for Off Site highway works;
- d) road closures implementation and management

- e) direction signing to worksites;
- f) workforce distribution, mode share and assignment to include proposals for transport provision for movement of construction workforce;
- g) rail station servicing to support workforce travel arrangements by rail;
- h) Off Site parking issues;
- i) parking provision and control for construction workers' motor cars and vans used to travel to the Site
- j) provision for walking and cycling;
- k) lorry holding areas;
- l) driver standards and enforcement within the construction sites and on the highway;
- m) monitoring;

Construction Waste Management Plan (CWMP)

The objectives of the CWMP shall be to ensure all waste arising from the construction works are managed in a sustainable manner, maximising the opportunities to reduce, reuse and recycle waste materials. The CWMP shall also detail the compliance and assurance requirements to be maintained on the Site during all phases of construction. The CWMP shall include as a minimum the following information:

- a) classification of all waste including hazardous waste according to current legislative provisions;
 - b) performance measurement and target setting against estimated waste forecasts;
 - c) reporting of project performance on quantities and options utilised;
 - d) measures to minimise waste generation;
 - e) opportunities for re-use or recycling (targets);
 - f) provision for the segregation of waste streams on the Site that are clearly labelled;
 - g) licensing requirements for disposal sites;
 - h) an appropriate audit trail encompassing waste disposal activities and waste consignment notes;
 - i) measures to avoid fly tipping by others on lands being used for construction.
 - j) returns policies for unwanted materials;
 - k) measures to provide adequate training and awareness through toolbox talks;
- and

Dust Management Plan

A scheme for dust monitoring, including:

- a) The identification of dust sensitive premises to be used as the location for dust monitoring, including any arrangements proposed for amending the selected locations if new dust sensitive premises are introduced;

- b) The frequency and other arrangements for dust monitoring; and
- c) The arrangements for reporting the results of dust monitoring and the implementation of mitigation measures to the Local Planning Authority.

Piling Method Statement

Piling, including impact piling, or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated via a piling risk assessment that there is no resultant unacceptable risk to groundwater and where it has been demonstrated that impact piling would not give rise to unacceptable amenity impacts. The development shall be carried out in accordance with the approved details.

Informatives

Anglian Water

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore, the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991 or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991.

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991.

Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water.

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Cadent Gas/National Grid

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Cadent Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works: plantprotection@cadentgas.com.

Cambridgeshire County Council: Public Rights of Way

Public Byway No. 3 and Public Footpath No. 2 Hinxton must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway). Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980). The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Environment Agency Informatives

The applicant is advised to seek advice regarding the establishment of the proposed energy centre. Large combustion facilities are also likely to require permission from the EA, especially if the fuel source will be waste materials, or meet the criteria specified under the Medium Combustion Plant Directive or Generator Regulations (part of the Environmental Permitting (England and Wales) Regulations 2016, as amended). The latest guidance on this can be found here:

<https://consult.environment-agency.gov.uk/psc/mcp-and-sg-regulations/>. The applicant should refer to the Definition of Waste: Code of Practice with regard to any proposed re-use of waste on site: <https://www.claire.co.uk/projects-and-initiatives/dow-cop>. It is worth bearing in mind that a communal waste storage/collection area, especially if managed by a third party, may be viewed as a waste transfer station for which an Environmental Permit would be required. If this may be relevant to this development, a pre-application advice form should be completed: <https://www.gov.uk/government/publications/environmental-permit-pre-application-advice-form>. To avoid any confusion, with regard to the Environmental Statement Chapter 17 paragraph 17.2.6, the Environmental Permitting (England and Wales) Regulations 2016 as amended do not just apply to hazardous substances as stated. They cover the storage and treatment of non-hazardous wastes for example.

Imperial War Museum, Duxford

The site is within the flightpath of the Imperial War Museum (IWM) at Duxford. The IWM must be notified of any intention to use cranes and restrictions should be negotiated to ensure minimum negative impact on both parties, e.g. ensuring cranes are lit, only erected for a certain amount of time etc.

Local Lead Flood Authority Informatives

The infiltration features should be sized by the minimum rate obtained from the infiltration testing. The current proposals are based on the average from the testing. The designated infiltration areas across the site should have infiltration testing within the area they will be placed. This is due to the large-scale nature of the development and the variance of infiltration rates can be quite different over short distances with local geological changes. Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the

Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-andwaste/watercourse-management>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas. Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design. All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO). Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Natural England

The developer should appoint an appropriately experienced soil specialist to advise on and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of the different soils on the site. Further guidance is available in Defra 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' and it is recommended that this is followed.

SCDC Proposed Residential Road Traffic Noise Insulation Scheme Informative

To satisfy the noise insulation scheme condition for the residential building envelope and traffic noise, the applicant / developer must ensure that the residential units are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

SCDC Commercial Use Noise informative:

To satisfy the Commercial Use Operational Noise Impact/Insulation condition, the noise level from all powered plant, vents and equipment, associated with this

application that may operate collectively and having regard to a worst case operational scenario (operating under full power / load), should not raise the existing lowest representative background level dB LA90,1hr (L90) during the day between 0700 to 2300 hrs over any 1 hour period and the existing lowest background level dB LA90, 15mins (L90) during night time between 2300 to 0700 hrs over any one 15 minute period by more than 3 dB(A) respectively (i.e. the rating level of the plant needs to match or be below the existing background level), at the boundary of the premises subject to this application (or if not practicable at a measurement reference position / or positions in agreement with the LPA) and having particular regard to noise sensitive premises. The appropriate correction factors need to be applied to any characteristic acoustic features in accordance with BS4142 2014.

This is to guard against any creeping background noise in the area and to protect the amenity of the area, preventing unreasonable noise disturbance to other premises.

To demonstrate this requirement it is recommended that the agent/applicant submits a noise prediction survey/report in accordance with the principles of BS4142: 2014 "Method for rating industrial noise affecting mixed residential and industrial areas" or similar. In addition to validate /verify any measured noise rating levels, noise levels should be collectively predicted at the boundary of the site having regard to neighbouring residential premises.

Such a survey / report should include: a large scale plan of the site in relation to neighbouring noise sensitive premises; with noise sources and measurement / prediction points marked on plan; a list of noise sources; details of proposed noise sources / type of plant such as: number, location, sound power levels, noise frequency spectrums, noise directionality of plant, noise levels from duct intake or discharge points; details of noise mitigation measures (attenuation details of any intended enclosures, silencers or barriers); description of full noise calculation procedures; noise levels at a representative sample of noise sensitive locations (background L90) and hours of operation. Any report shall include raw measurement data so that conclusions may be thoroughly evaluated and calculations checked. Any ventilation system with associated ducting should have anti vibration mountings.

SCDC Operational Noise Informative

A noise and vibration assessment of Operational Noise' including mitigation/insulation scheme for non-residential use classes (e.g. Research and development areas, retail units, energy centres, waste recycling facilities, community buildings, recreational uses such as sports and games areas and any associated operational plant and equipment) will have due regard to and shall be in accordance with industry best practice / technical guidance including DEFRA's Noise Policy statement for England (as referenced in the NPPF, March 2012) and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise downloadable from:

<https://www.scams.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/local-development-framework/district-design-guide-spd/>

SCDC Noise Impact Informative

Any noise/vibration assessment and noise insulation scheme required must have due regard given to current government / industry standards, best practice and guidance and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise" downloadable from:

<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/local-development-framework/district-design-guide-spd/>

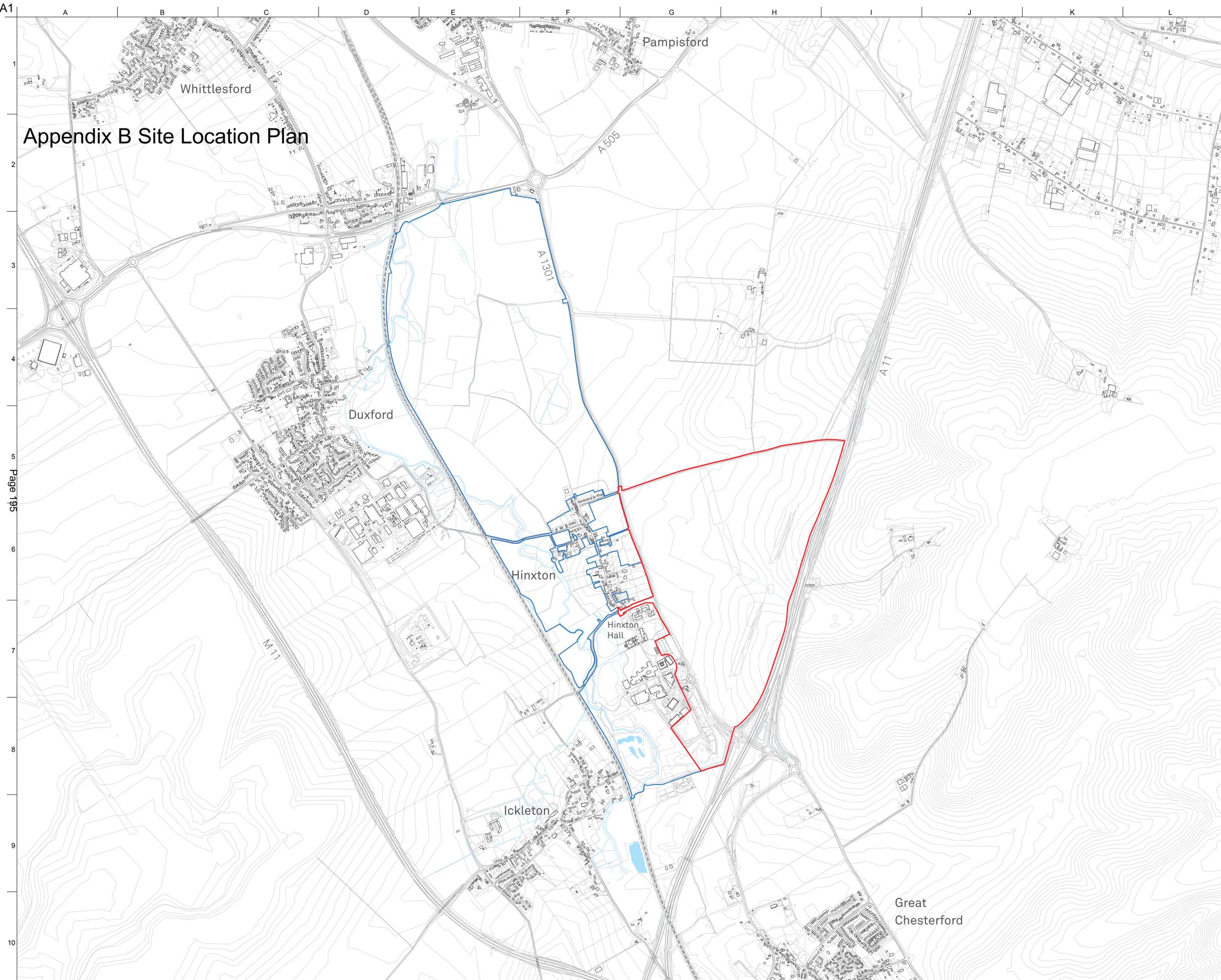
Further advice can be obtained from Nick Atkins, Environmental Health Officer, Health & Environmental Services Telephone No: 01954 713145

Gateway Policy

Future occupiers of the research and translation employment floorspace may wish to seek written confirmation from the Local Planning Authority that their intended occupation is acceptable and would meet the requirements of the Gateway Policy. In such circumstances, a written description of the nature of the work to be undertaken by the occupier can be submitted to the local planning authority for its written approval.

Reasons for Approval

(Delegated to Planning Officers)



Appendix B Site Location Plan

Legend

	Planning application boundary
	Wellcome Trust Land Ownership boundary

P01	15 / 11 / 18	0
Issue	Date	Revision

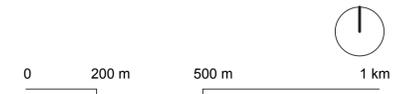
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Client
 Wellcome

Project Title
 WELLCOME GENOME
 CAMPUS DEVELOPMENT

Drawing Title
 SITE LOCATION PLAN



Scale at A1 1:10,000 **Scale at A3** 1:20,000

Discipline Masterplanning

Drawing Status Information

Job No 256980-01	Revision 0
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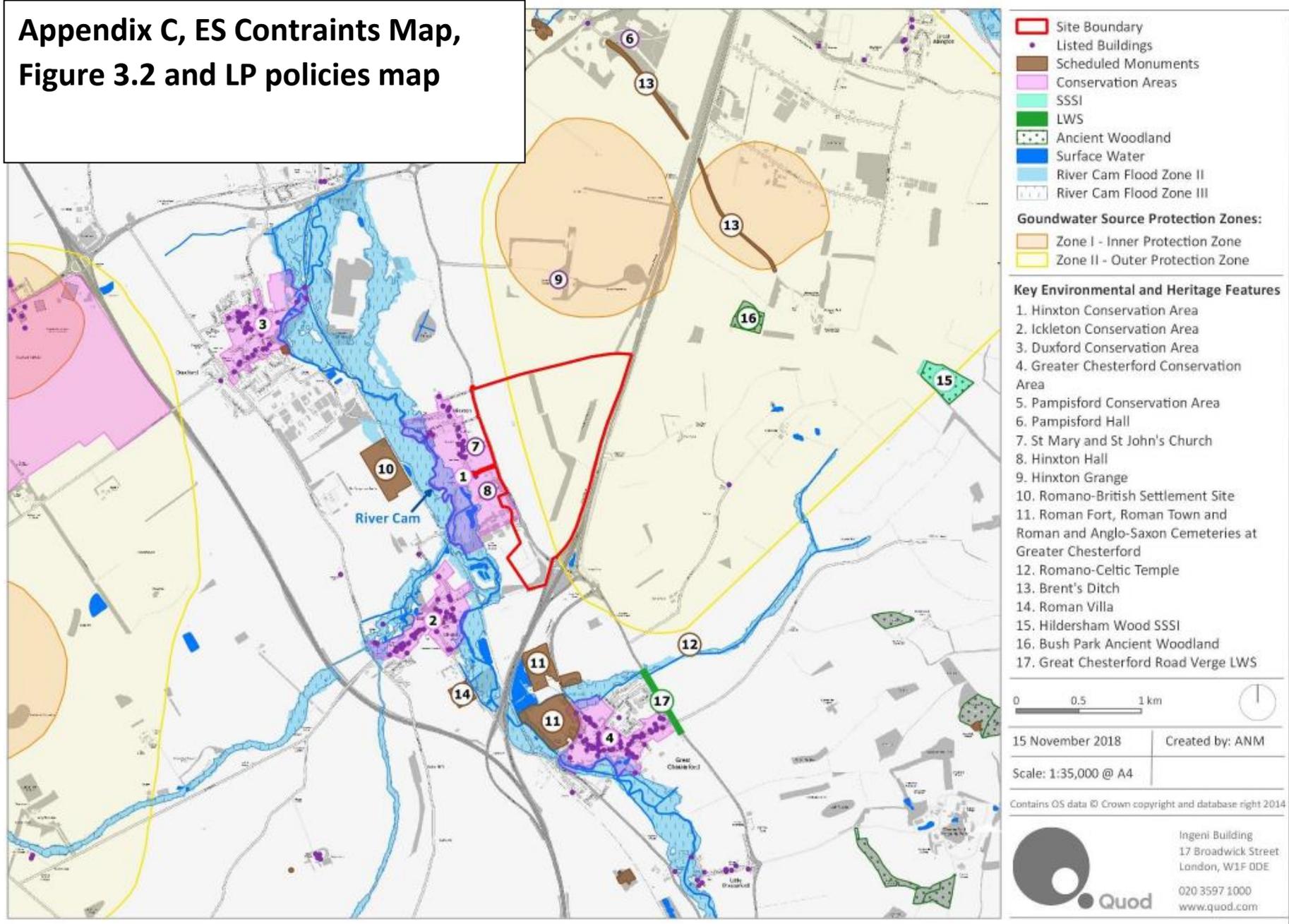
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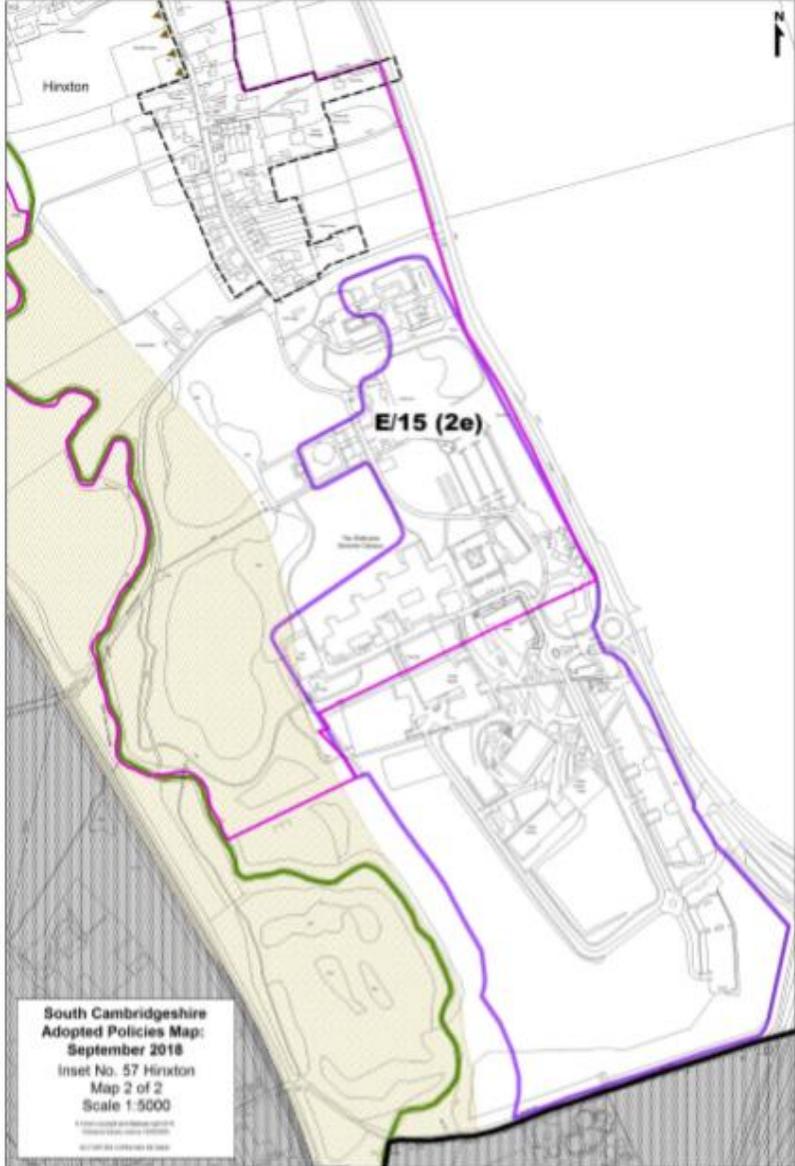
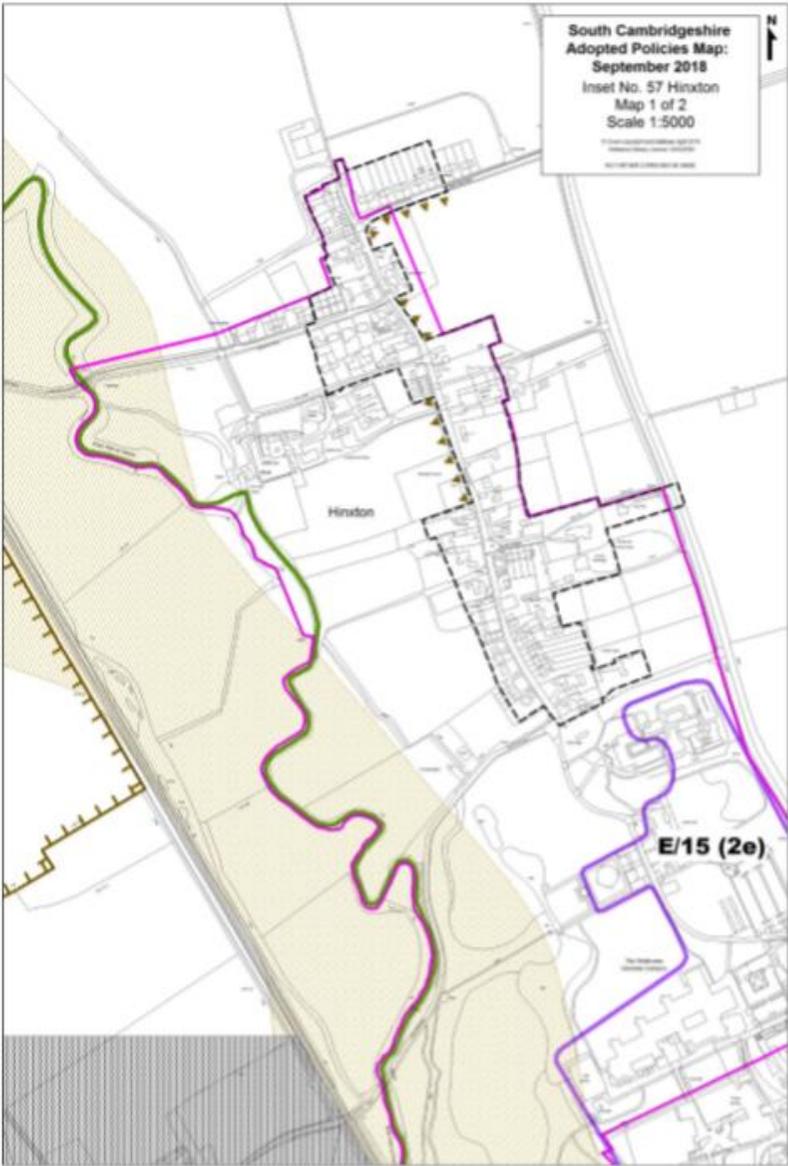
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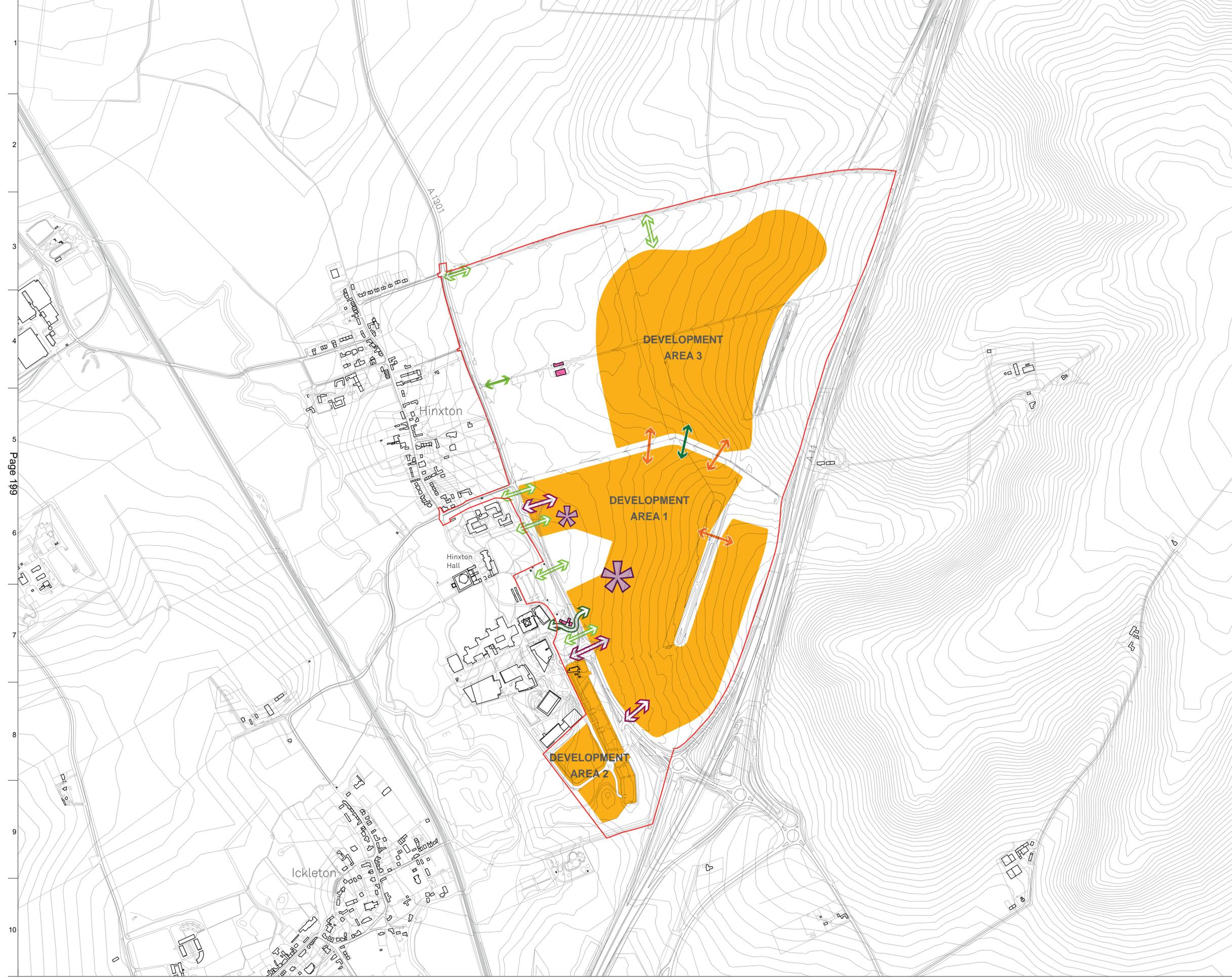
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**Appendix C, ES Constraints Map,
Figure 3.2 and LP policies map**



SCLP 2018 Adopted Policies Maps Hinxton





- Legend**
- Planning application boundary
 - Development area (maximum extent of built development)
 - ✱ Neighborhood focus or retail / leisure focus
 - ↔ Site access - vehicular
 - ↔ Informal access - pedestrian and cycle
 - ↔ Formal access - pedestrian and cycle
 - ↔ Existing farm access with informal pedestrian and cycle access
 - ↔ Approximate location of pedestrian and vehicle crossing
 - ↔ Approximate location of non-vehicular crossing
 - Retained buildings
 - Structures not affected

Note Please also refer to the Development Specification, including Development Principles, for further details

P02	08 / 03 / 19	1
P01	15 / 11 / 18	0
Issue	Date	Revision

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Client
Wellcome

Project Title
WELLCOME GENOME
CAMPUS DEVELOPMENT

Drawing Title
KEY PARAMETER PLAN (PP1)



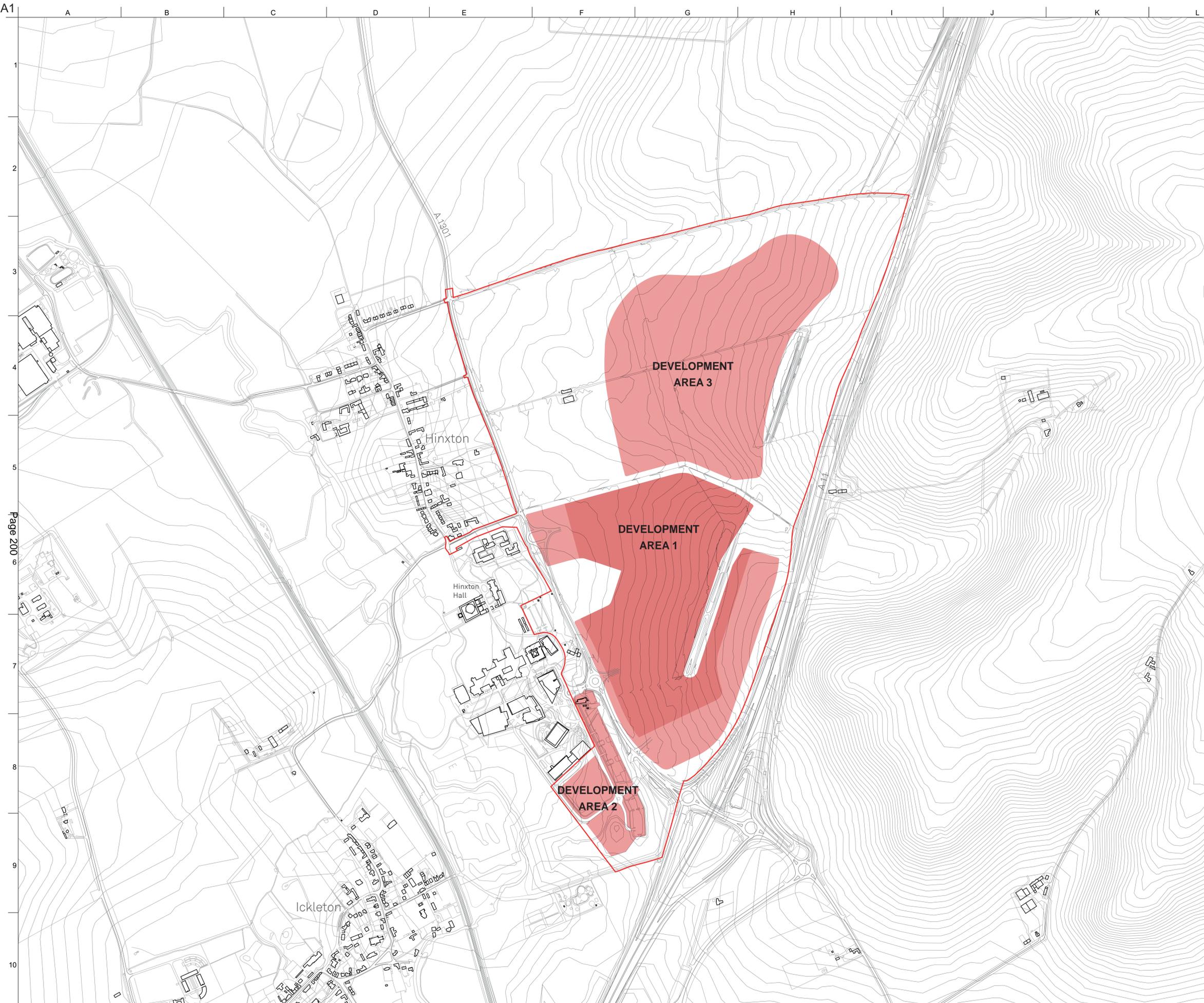
Scale at A1 1:5000 **Scale at A3** 1:10000

Discipline Masterplanning

Drawing Status Approval

Job No 256980-01	Revision 1
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Name
WGC-ARP-XX-XX-DR-AX-3



- Legend**
- Planning application boundary
 - Maximum building heights up to 11 m from proposed ground level
 - Maximum building heights up to 16 m from proposed ground level

Note All heights shown are proposed floor level to top of parapet or ridge. Proposed floor levels may vary from existing ground levels by up to 2 m (+ or -).

Please also refer to the Development Specification, including Development Principles, for further details

P02	19 / 03 / 19	1
P01	15 / 11 / 18	0
Issue	Date	Revision

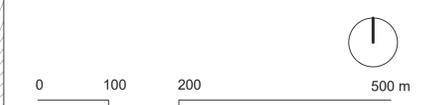
ARUP

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Client
 Wellcome

Project Title
 WELLCOME GENOME
 CAMPUS DEVELOPMENT

Drawing Title
 MAXIMUM BUILDINGS HEIGHTS
 PARAMETER PLAN (PP2)



Scale at A1 1:5000 **Scale at A3** 1:10000

Discipline Masterplanning

Drawing Status Approval

Job No 256980-01	Revision 1
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Name
 WGC-ARP-XX-XX-DR-AX-4



- Legend**
- Planning application boundary
 - Retained and enhanced vegetation (existing woodland, trees and hedgerows with selective thinning and planting of additional hedgerow trees where appropriate)
 - Buffer zone with bund (woodland and calcareous grassland)
 - Acoustic bund
 - Retained arable land with new hedgerows
 - Natural and semi-natural space
 - Semi-natural open space or outdoor sports
 - The Common
 - Approximate location of green corridor
 - Approximate location of structural edge planting
- Note** Please also refer to the Development Specification, including Development Principles, for further details

P02	11 / 04 / 19	1
P02	08 / 03 / 19	1
P01	15 / 11 / 18	0

Issue	Date	Revision
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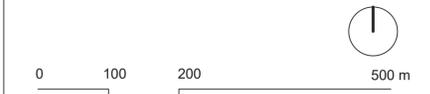
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Project Title

WELLCOME GENOME
 CAMPUS DEVELOPMENT

Drawing Title

GREEN INFRASTRUCTURE
 PARAMETER PLAN (PP3)



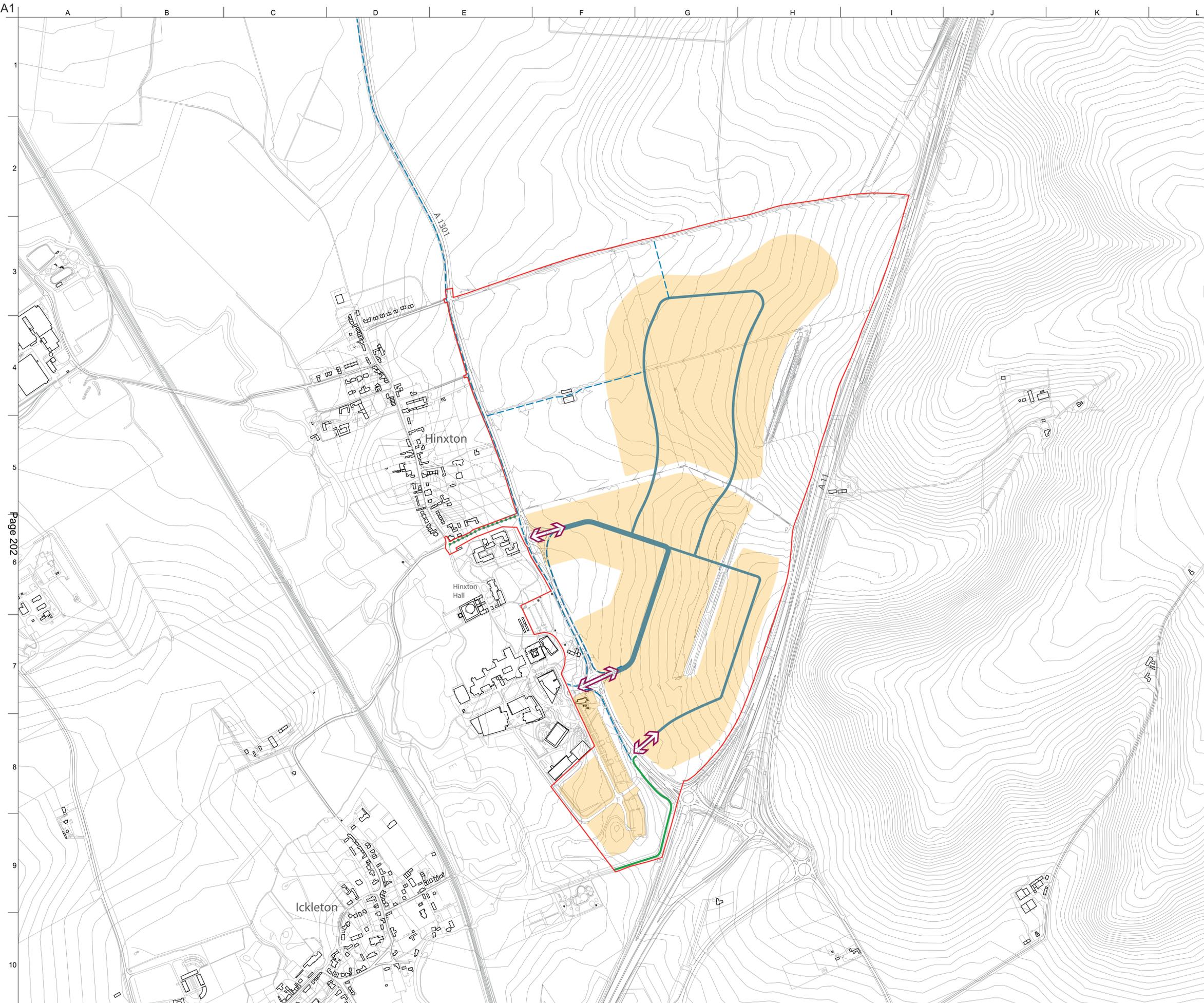
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Discipline Masterplanning

Drawing Status Approval

Job No 256980-01	Revision 1
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Name
WGC-ARP-XX-XX-DR-AX-5



- Legend**
- Planning application boundary
 - Development area
 - Indicative primary route
 - Indicative secondary route
 - Proposed pedestrian and cycle path
 - Footpath
 - Public Right of Way
 - ↔ Site access - vehicular

Note Please also refer to the Development Specification, including Development Principles, for further details

P03	11 / 04 / 19	1
P02	08 / 03 / 19	1
P01	15 / 11 / 18	0

Issue	Date	Revision
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Client
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Project Title
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 CAMPUS DEVELOPMENT

Drawing Title
 MOVEMENT NETWORK
 PARAMETER PLAN (PP4)



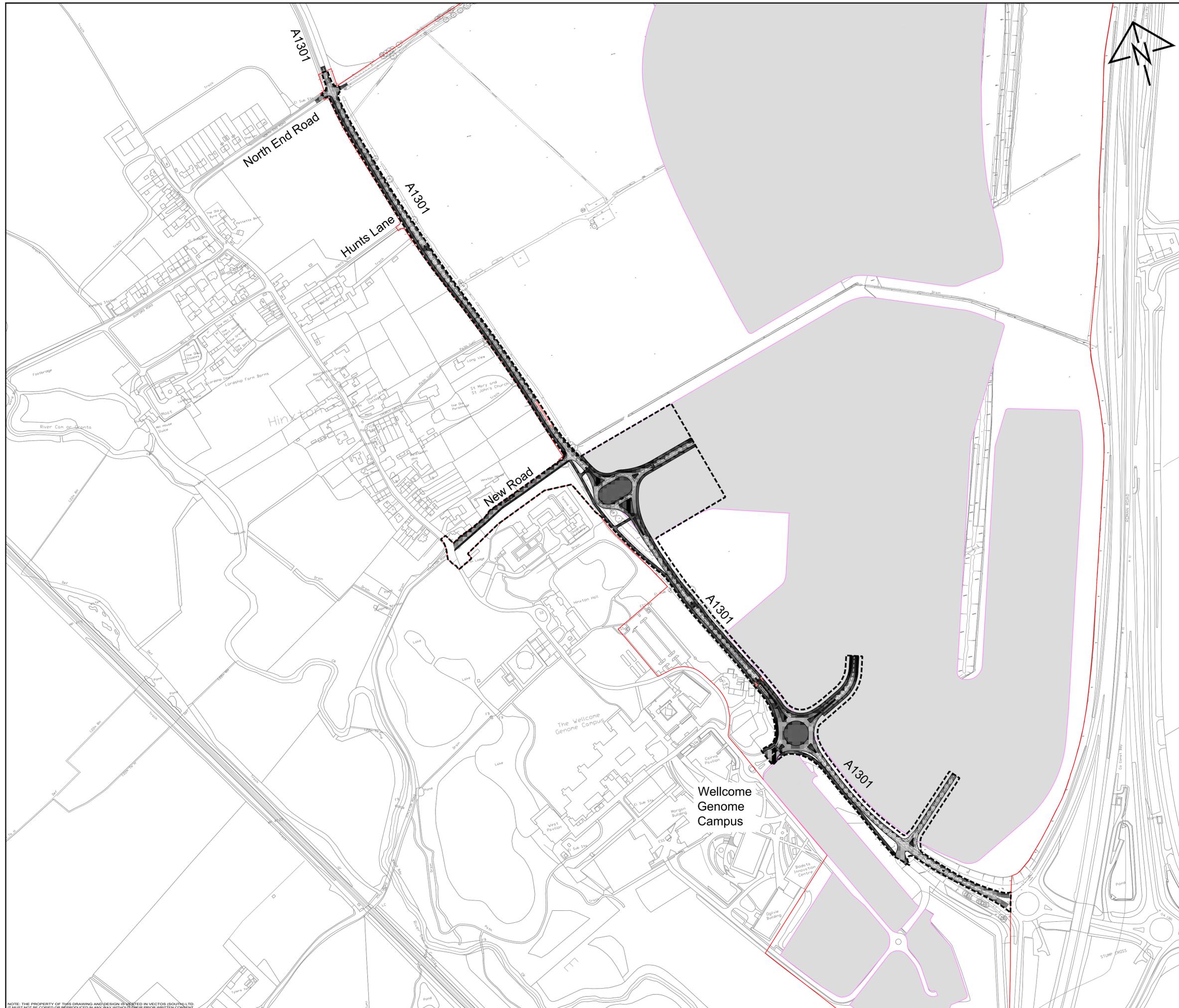
Scale at A1 1:5000 **Scale at A3** 1:10000

Discipline Masterplanning

Drawing Status Approval

Job No 256980-01	Revision 1
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Name
 WGC-ARP-XX-XX-DR-AX-6



Notes:
 1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

Key

-  Limit of Deviation
-  Development Area
-  Redline Boundary

D	Zone shown on eastern side of northern roundabout.	JM	SM	10.04.2019
C	Footway on eastern side to north of northern roundabout removed.	JM	EW	02.04.2019
B	Limit of Deviation increased to 5m on eastern side. Southern access junction modified.	JM	EW	22.03.2019
A	Central median strip removed between southern & northern roundabouts. Central crossing moved south.	JM	EW	06.03.2019

REV.	DETAILS	DRAWN	CHECKED	DATE
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CLIENT:
Wellcome

PROJECT:
Wellcome Genome Campus Development

DRAWING TITLE:
Highways Improvements Parameter Plan (PP5)

SCALES:
1:2500 at A1 / 1:5000 at A3

STATUS:
FOR APPROVAL

DRAWN:	JM	CHECKED:	SM	DATE:	05/12/2018
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Network Building, 97 Tottenham Court Road, London W1T 4TP
 t: 020 7580 7373 e: enquiries@vectos.co.uk

DRAWING NUMBER: WGC-VEC-XX-XX-DR-AX-7 (173279/A/100)	REVISION: D
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**WELLCOME
GENOME
CAMPUS**
LIFE-CHANGING SCIENCE



Wellcome Genome Campus Development

4. Development Specification (Revision 1)

April 2019



1 Introduction

- 1.1 This Development Specification is submitted in support of an outline planning application ('the Application') for the development of the Wellcome Genome Campus ('the Development'). It describes the proposed Development in simple terms.
- 1.2 The Development Specification sets out the following information about the Proposed Development:
 - **Section 2:** Description of Development.
 - **Section 3:** Development Principles.
- 1.3 The Development Principles are intended to inform the preparation of Development Area Briefs, Design Guides and Reserved Matters applications.
- 1.4 The expected scope and purpose of the Development Area Briefs and Design Guides are explained further in the Planning Statement and their scope will be agreed during the determination period.

2 Description of Development

- 2.1 Wellcome (the 'Applicant') is seeking outline planning permission for a phased, mixed-use development (the 'Proposed Development') which would provide up to 150,000 square metres (Gross External Area) (sqm) of new research and translation space and up to 1,500 new homes and associated uses. The Description of Development is as follows:

Outline planning permission, with all matters reserved, is sought for the following: 'A phased, mixed use development comprised of up to 150,000 square metres of Gross External Area (GEA) of flexible employment uses including research and development, office and workspace and associated uses falling within Use Classes B1 (office, laboratories, light industry), B2 (general industrial) and B8 (Storage) uses; up to 1,500 residential dwellings (Use Class C3); supporting community uses and social infrastructure including a nursery (Use Classes D1); conference facility (Use Class D1) and associated hotel (Use Class C1); retail uses including shops (Use Class A1), restaurants and cafes (Use Class A3) and bars (Use Class A4); leisure uses (Use Class D2); landscape and public realm, including areas for sustainable urban drainage and biodiversity enhancements; energy centre and utilities; site access (vehicular, cyclist and pedestrian), car and cycle parking and highways improvements; early landscape and enabling works; and associated works'.

Site Wide Area Schedule

- 2.2 The proposed maximum quanta of land uses and homes included with the outline planning application are as follows.

Use	Amount
Research and Translation (employment) space¹ (Use Classes B1, B2 and B8)	Up to 150,000 square metres (sqm) Gross External Area (GEA)
Residential (Use Class C3)	Up to 1,500 dwellings
Supporting Uses:	31,100 sqm GEA, including:
- Retail (Use Classes A1, A2, A3, A4)	- Up to 3,500 sqm GEA
- Hotel (Use Class C1)	- Up to 5,000 sqm GEA
- Non-residential institutions, and community and leisure, including nursery, conference facility, and education (Use Class D1/D2)	- Up to 22,750 sqm GEA
Energy Centre and utilities	Up to 5,000 sqm GEA

- 2.3 The uses set out in the Site Wide Area Schedule shall be distributed across Development Areas 1 to 3. Development Area Briefs shall be prepared to set the quantum of development proposed for each relevant Development Area and shall not exceed the totals set by the Site Wide Area Schedule.

¹ Research and Translation (employment) uses are defined in the Planning Statement. Occupancy is expected to be controlled via condition.

- 2.4 Paragraphs 2.5-2.15 below describe the proposals for which outline planning permission is being sought, along with the matters that are reserved for subsequent determination as part of reserved matters applications.

Means of access

Site Access Junctions

- 2.5 The means of vehicular access to the site from the A1301 are identified on the Key Parameter Plan (PP1) and the Highways Improvement Parameter Plan (PP5). Illustrative drawings within the Transport Assessment (ES Appendix 12.1) provide further details of the proposed site access junctions.

Works to the A1301 (excluding new junctions)

- 2.6 The proposed highway improvements to the A1301 are shown illustratively on the Highways Improvements Parameter Plan (PP5) which defines a limit of deviation. The new formal and informal pedestrian crossing points, traffic calming measures, new highway surface treatments, cycle and pedestrian routes, street lighting and changes to boundary treatments will be agreed with the local planning authority, in consultation with Cambridgeshire County Council.

Improvements to New road

- 2.7 Improvements to New Road are identified on the Highways Improvements Parameter Plan (PP5) and comprise works to facilitate the installation of a pedestrian footpath between the village of Hinxton and the Expansion Land. The works include removal of wooden fencing along the southern side of New Road, a new pedestrian footpath alongside the inside edge of the Existing Campus grounds, retention of soft verges, and selective thinning of vegetation.
- 2.8 For the avoidance of doubt, no works are proposed to the historic wall, piers and gates at the entrance to the Existing Campus from New Road, and no removal of mature trees is proposed, to accommodate these works.

Access roads and routes through the site

- 2.9 Access roads and routes within and through the site are reserved for subsequent determination through Reserved Matters applications. The layout and design of these routes is indicated on the Movement Parameter Plan and relevant considerations have been set out within the Development Principles. Future Reserved Matters applications would need to demonstrate compliance with the Movement Parameter Plan and Development Principles.

Off-site highways works

- 2.10 Off-site highway improvements are set out and explained in the Transport Assessment.
- 2.11 The details of these works will be agreed with the relevant parties, including Cambridgeshire County Council, and be secured via a Section 106 Agreement. The works are expected to be delivered through Section 278 Agreements or delivered by the highway authority following a financial contribution towards their delivery. These include improvements to the A505 / A1301 'McDonalds' Roundabout and Junction 10 of the M11 which are designed to improve capacity.

Layout and Scale

- 2.12 The Key Parameter Plan (PP1) defines the extent of areas for built development and site access points. 'Maximum extent of built development' comprises all built development, along with roads / streets and parking except where indicated. Private gardens, play spaces and garden walls will be located within the

defined Development Areas. PP1 identifies locations where highway connections are expected between Development Areas 1 and 3 and the A1301. Pedestrian footpaths and cycleways maybe located outside of the area identified for the 'maximum extent of built development'.

- 2.13 The Maximum Building Height Parameter Plan (PP2) details the maximum building height above ground level. Details of the height, width and length of each building proposed within the Proposed Development, together with the layout of the Proposed Development are reserved for subsequent determination through Reserved Matters applications.
- 2.14 Layout and scale, to be determined through Reserved Matters Applications, will be informed by the Development Principles and would be further informed by a Development Area Brief, which would be submitted to the Council for approval in conjunction with or prior to a Reserved Matters application, as appropriate.

Appearance

- 2.15 The external appearance of each building is reserved for subsequent determination through the submission of Reserved Matters applications. The Design and Access Statement provides further detail on the design intent, with further details on design and quality to be set out within a Design Guide(s) that will be prepared in advance of, or alongside, Reserved Matters applications.

Landscape

- 2.16 The Green Infrastructure Parameter Plan (PP3) identifies the locations of strategic landscape elements. Further details of landscape including landscape within Development Areas shall be provided through Reserved Matters applications. The Design and Access Statement provides further detail on the landscape intent for the proposed development.
- 2.17 Indicative Early Landscape Works are identified on drawing WGC-ARP-XX-XX-DR-AX-9. The intention of the early landscape works is to help reduce the potential landscape and visual impacts arising from the construction of the Proposed Development. It is anticipated that a condition would be imposed on the planning permission requiring details of the timing of the delivery of these works to be agreed with the local planning authority.

Enabling works

- 2.18 A range of enabling works are anticipated and would include all works necessary to prepare the site for construction of the Proposed Development. Such works could include: Site or ground clearance; construction of temporary accesses and/or highway works to facilitate the carrying out of the Development; archaeology; ecological surveys, investigations or assessments; site preparation; construction of boundary fencing or hoardings including for site security; erection of temporary facilities for security personnel; the erection of security cameras; excavation; interim landscaping works; construction of temporary internal roads; or other works or operations to enable any of these works to take place.

Associated works

- 2.19 'Associated works' are works and development carried out in connection with the construction of the Proposed Development and could include the provision of underground drainage and sewers and the laying and diversion of other services and service mediums; erection of buildings (temporary or permanent); building access routes; temporary use of land for car parking; enclosures, gates, fences walls, erection of CCTV or monitoring equipment or other works or operations to enable any of these works to take place.

3 Development Principles

Purpose and role of the Development Principles

- 3.1 The Development Principles inform the preparation of Development Area Briefs, Design Guides and Reserved Matters applications. Any outline planning permission is expected to set out specifications for Development Area Briefs, Design Guides and Reserved Matters applications.
- 3.2 The Development Principles have been taken into account as embedded mitigation by the Environmental Impact Assessment (EIA) process and the Environmental Statement (ES) provided in support of the outline planning application.
- 3.3 Subsequent Reserved Matters applications and design work, including Development Area Brief and Design Guide submission would be required (via planning condition) to demonstrate conformity with the Development Principles. The Development Principles are not intended to fix a specific design outcome at outline planning stage but set performance criteria for the detailed design stages ensuring that a high quality development is delivered.
- 3.4 Whilst the Development Principles are organised thematically, many of the principles serve multiple purposes and have implications for more than one theme. Accordingly the Development Principles must be read comprehensively and not in isolation.

Departure from the Development Principles

- 3.5 Development Area Briefs and Reserved Matters applications may depart from the Development Principles if such departure would not give rise to materially different likely significant environmental impacts than those identified in the Environmental Statement submitted in support of the outline planning application.
- 3.6 A Statement of Conformity would be submitted to demonstrate that the details proposed within the Development Briefs and Reserved Matters Applications remain in conformity with the ES.

Ref	Development Principle	Relevant Parameter Plan
DP1	Predominant land uses	PP1
DP1.1	Of the built development in Development Area 1, the predominant land use shall comprise Research and Translation uses. Land uses in the remaining area may include residential, supporting uses (as defined in the land use schedule), energy centres and utilities, and parking.	
DP1.2	Of the built development in Development Area 2, the predominant land use shall comprise Research and Translation uses. Land uses in the remaining area may also include supporting uses, energy centres and utilities, and parking.	
DP1.3	Of the built development in Development Area 3, the predominant land use shall be residential. Land uses in the remaining area may also include Research and Translation uses, supporting uses, energy centres and utilities, and parking.	
DP2	Clustering of uses and co-working	PP1
DP2.1	Spaces to encourage co-working facilities will be included where appropriate and feasible.	

DP2.2	Shared amenities ² , open spaces and retail uses should be clustered around the Neighbourhood Focus areas identified on the Key Parameter Plan (PP1). Other locations will be acceptable where they support the creation of walkable neighbourhoods.	
DP3	Social infrastructure	PP1
DP3.1	Social infrastructure ³ shall be located in prominent locations adjacent to or in close proximity to the main internal access roads, public transport links, and high quality cycling and walking connections.	
DP4	Retail uses	PP1
DP4.1	Retail uses shall be provided within units with a GEA of 500sqm or less and will be of a nature and scale that support the needs of the working and living population of the Campus.	
DP5	Uses with the potential to generate increases in noise or air pollution	PP1
DP5.1	Any noise generating uses (where such noise cannot be sufficiently reduced) or uses which generate a higher degree of servicing or vehicular traffic, will be located away from uses that are considered sensitive, such as residential dwellings or social infrastructure uses.	
DP6	Parking	PP1 & PP4
DP6.1	Car parking spaces for Research and Translation uses will be consolidated predominately in multi-storey car parks.	
DP6.2	Open-roof multi-storey car parks will not be permitted.	
DP6.3	Multi-storey car parks will be predominantly located in the eastern half of Development Area 1 away from main pedestrian routes/places of gathering and to encourage movement through the site by foot. In the early stages of the development temporary ground-floor or on-plot parking lots may be delivered. Reserved Matters applications shall clarify whether any car parking proposed is temporary or permanent.	
DP6.4	Parking adjacent to individual Research and Translation buildings shall be used primarily for blue-badge parking or for other specific reasons that could include car club/car sharing spaces or short-stay car parking related to the non-residential uses where justified. Reasons shall be set out within Reserved Matters applications.	
DP6.5	Cycle parking and associated facilities shall be distributed across the site to encourage the uptake of cycling. The relevant Design Guide will set out a strategy for cycle parking provision and each Reserved Matters application will set out how cycle parking has been considered in relation to this principle and Design Guide advice.	
DP7	Building heights, massing, layout and orientation	PP2

² Shared amenities relates to facilities that may be provided by a firm or occupier that can be used by others. This could include a ground floor café, outdoor seating areas or uses that would encourage social interaction.

³ Social infrastructure uses are expected to fall within Use Class D1 and D2 and cover a range of services and facilities that meet a defined need and contribute towards a good quality of life. They would include health provision, education, community, play, youth, recreation, sports, faith, and emergency facilities.

DP7.1	The massing and layout of buildings shall be designed to allow for a diversity in the character and range of spaces and buildings delivered within the Site.	
DP7.2	In Development Areas 1 and 2 a range of building and unit types and sizes is encouraged in order to support businesses from start-ups to mature companies, in line with the needs of occupiers as they become known.	
DP7.3	Buildings layouts should be designed with ground floor active/communal spaces adjacent to public spaces/squares.	
DP7.4	Building layout should ensure efficient operation of refuse storage and collection in a manner that does not cause undue disruption to pedestrian and residential amenity, having regard to the Site Waste Management Plan and other relevant policy and guidance.	
DP7.5	The orientation of buildings should seek to optimise daylight and sunlight levels in buildings and improve building performance.	
DP7.6	In designing the edge of a Development Area, consideration should be given to measures to integrate the Development Area into the Site's context, in particular through the design, appearance and massing of buildings. This should include the stepping down in height of buildings and variation / modulation of the building line where this would help minimise landscape visual impact. This principle will not prevent modern or innovative design.	
DP7.7	Massing should avoid creating the appearance of contiguous blocks of development in views to, from and within the Site. For example, through the use of articulated rooflines and the creation of a sense of separation between buildings. Rooflines and the relationship between buildings should encourage articulation and avoid extensive, contiguous rooflines, maintaining views through the site to the hills beyond.	
DP8	Rooftop equipment (including plant, flues and antennae)	PP2
DP8.1	Save for the exceptional circumstances set out in DP8.2, rooftop equipment and plant shall not exceed the maximum building heights identified on Maximum Building Heights Parameter Plan (PP2). Plant should be designed into the overall composition and design of buildings wherever practical. It should be integral to the design such that it is perceived as part of the intended form and shape of a proposal building.	
DP8.2	Some plant, flues or antennae may exceed the stated maximum building heights provided that they are located to reduce visual clutter and appropriate design, screening or visual mitigation (if necessary) is provided.	
DP8.3	A Conformity Statement prepared by an appropriately qualified assessor should be submitted to the Local Planning Authority to demonstrate that any flues/antennas that would exceed the relevant parameter height comply with these principles.	
DP9	Cut and Fill	PP2
DP9.1	Development heights relate to proposed ground levels which would be subject to a cut and fill exercise and which may vary by -2m / +2m from existing levels.	
DP9.2	The development will seek to achieve a cut and fill balance within the Site in terms of the use of topsoil and sub-soil, to minimise the need to import or export significant volumes of this material.	

DP10	Open space	PP3
DP10.1	The landscape design shall have regard to Section 6 of the Design and Access Statement (Landscape Strategy), relevant Design Guides and relevant planning policies relating to open space provision.	
DP10.2	<p>Core elements of the open space provision will be:</p> <p>a. The common: A large open space adjacent to the A1301. Its form and design will take inspiration from the design and quality of historic village greens including informal landscape treatment and public uses within the green and in adjacent buildings.</p> <p>b. The communal gardens: The communal gardens will be a wide green corridor that bisects residential development. It will be used for food-growing, woodlands, Sustainable Urban Drainage Systems (SUDS), biodiversity areas, play areas, walking and cycling routes. The corridor will have sufficient width to comfortably accommodate these uses. Within Development Area 3 the green corridor will have an average width of 40m. Within Development Area 1 the green corridor will narrow and become a more structured linear open space.</p> <p>c. The valley: The valley is an existing channel in the landscape that runs east to west, roughly in the centre of the site. The valley will be retained and enhanced as part of the sustainable drainage strategy for the site, for its amenity value and as part of a linear pedestrian network. Development located on either side of the valley shall promote passive surveillance and a sense of activity for those within and moving through the area around the valley.</p> <p>d. Green corridor: The other green corridors will have a varied function which may be related to SuDS, access, ecology etc. The function of the corridors will be defined in subsequent planning stages and designed and sized to accommodate this.</p>	
DP11	Play space	PP3
DP11.1	Dedicated formal play space and informal play space will be delivered for children of all ages and phased in a manner to ensure that appropriate play space is provided. The precise quantum of play space to be delivered in each Reserved Matters application will be related to the number of dwellings and the unit size mix of that Reserved Matters application. An explanation of the relationship between play space and dwellings will be set out in relevant Reserved Matters applications.	
DP11.2	Play space will be delivered within walking distances from family dwellings. The walking distances shall be reasonable taking into account age and ability.	
DP11.3	Regard will be paid to section 6.7 of the Design and Access Statement in terms of the location and design of the play space.	
DP12	Ecology and biodiversity	PP3
DP12.1	<p>The approach to ecology and biodiversity will be to establish a landscape that is functional and attractive. It will:</p> <ol style="list-style-type: none"> i. support biodiversity conservation for important ecological features; and ii. improve and enhance the biodiversity value of the site, achieving an overall net biodiversity gain of 10% or more. <p>This will be achieved in accordance with the measures description in the Environmental Design and Management section 9.5 of Chapter 9 of the ES.</p>	

DP12.2	A Landscape and Ecological Management Plan for a relevant stage of the development shall be prepared and submitted to the Local Planning Authority prior to occupation of the Proposed Development.	
DP12.3	Opportunities to allow controlled recreational and educational public access along suitable tracks and footpaths outside of the Development Areas which encourage stewardship of the natural environment will be supported.	
DP12.3	Built development will be set back at least 20m from badger setts, with a target of 50m where possible.	
DP13	Landscape, Visual and Heritage Impact	PP3
DP13.1	Mature trees surrounding Hinxton Hall will be retained unless unhealthy or dangerous and the approach to the selective thinning of vegetation will have particular regard to preserving the setting of Hinxton Hall.	
DP13.2	Green infrastructure will support the integration of built development into the landscape. This will include: <ul style="list-style-type: none"> i. Early delivery of structural edge planting to filter and selectively screen views (as identified on the Parameter Plan 3 (PP3) and as described below); and ii. Use of green and brown roofs where feasible. <p>The structural edge planting shall take the form of informally but closely spaced copses of trees as a layer of green to soften the built edge in the manner of historic linear settlement and woodland patterns seen in the area.</p>	
DP14	Movement and Access	PP4
DP14.1	The design of the public realm and buildings will take account of, and integrate, the principles of inclusive design to enable the development to be used safely, easily and with dignity by everyone.	
DP14.2	The design of the movement network will include high quality pedestrian and cycling routes to encourage uptake of active modes of transport. Building siting will promote permeability to create 'walkable neighbourhoods'.	
DP14.3	When designing the movement network consideration will be given to opportunities to increase local connectivity and deliver connection points for pedestrian and cycle routes at an early stage.	
DP14.4	The approach to the layout and design of streets and building plots should support legibility and encourage movement by walking or cycling and by public transport (refer also to DP19).	
DP15	A1301 Improvements	PP5
DP15.1	In Development Area 1, development adjacent to the A1301 shall be designed to deliver a perceived change in character. This shall require buildings to be set back from the A1301 carriageway by between 7-10 metres. The set back is intended to provide active frontages along the A1301 in order to influence driver behaviour and reduce speeds.	
DP16	Building Design / Appearance	

DP16.1	The design of development will pay particular attention to the appearance of development in views from nearby heritage assets and from viewpoints assessed in the LVIA submitted with the outline planning application. The development edge facing the A1301 should be sympathetically designed with variation in building line, height and spacing between buildings.
DP17	Drainage
DP17.1	<p>The approach to drainage on the Site will aim to mimic the current Site drainage conditions/run-off rates and:</p> <ol style="list-style-type: none"> i. manage surface water close to its source and ensure aquifer recharge; ii. incorporate pollution control measures where necessary to ensure the quality of water for infiltration is high; iii. enhance existing drainage features; iv. integrate Sustainable Drainage System measures into the development; and v. establish whole life maintenance arrangements. <p>This will be carried out through the implementation of the Foul Sewerage and Drainage Strategy and further details to be agreed through RMAs.</p>
DP18	Lighting
DP18.1	<p>Lighting design will be sensitive to the surrounding area and its users. It will seek to:</p> <ol style="list-style-type: none"> i. enable users to proceed safely, helping to alleviate the fear of crime; ii. minimise light spill and glare, to minimise impact on local sensitive receptors (including residents, ecological receptors, the setting of heritage assets, and local road users) and; iii. integrate the Proposed Development into the surrounding area as far as practicable. <p>This will be carried out through implementation of the Outline Lighting Strategy and further details to be agreed through RMAs.</p>

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Appendix F, Illustrative Masterplan and Early Landscape Works

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P01	15 / 11 / 18		0
Issue	Date		Revision

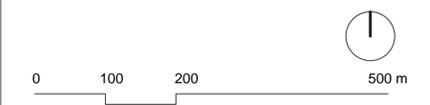
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Client
Wellcome

Project Title
WELLCOME GENOME
CAMPUS DEVELOPMENT

Drawing Title
ILLUSTRATIVE MASTERPLAN



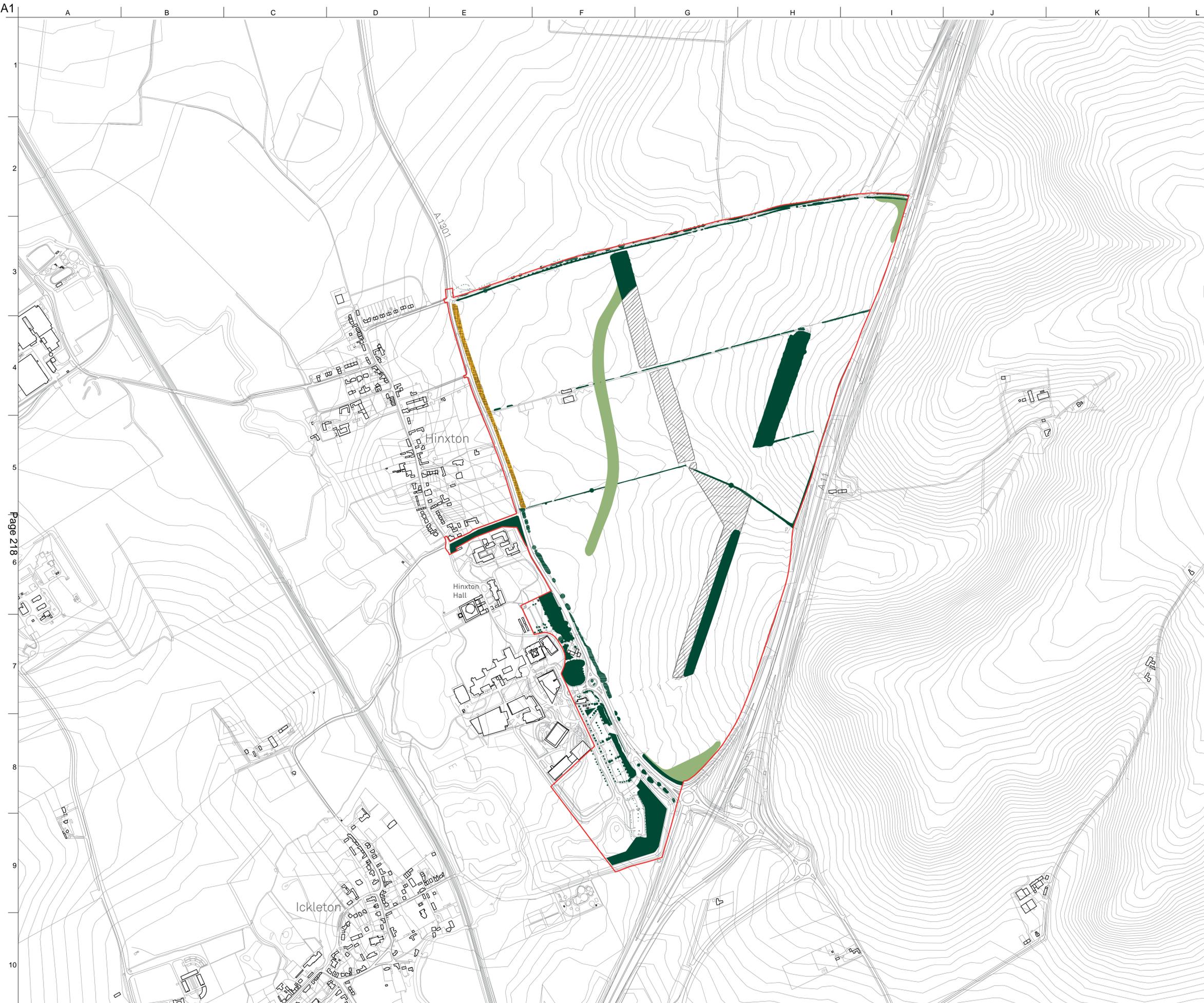
Scale at A1 1:5000 **Scale at A3** 1:10000

Discipline
Masterplanning

Drawing Status
Illustrative

Job No 256980-01	Revision 0
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Name
WGC-ARP-XX-XX-DR-AX-10



A1
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Page 218

Legend

- Planning application boundary
- Existing vegetation
- Vegetation to be removed or relocated
- Indicative location of proposed early planting
- Proposed early enhancements to existing hedgerows

Note Please also refer to the Development Specification, including Development Principles, for further details

P01	15 / 11 / 18	0
Issue	Date	Revision

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Client
Wellcome

Project Title
WELLCOME GENOME
CAMPUS DEVELOPMENT

Drawing Title
INDICATIVE EARLY
LANDSCAPE WORKS PLAN



Scale at A1 1:5000 **Scale at A3** 1:10000

Discipline Masterplanning

Drawing Status Indicative

Job No 256980-01	Revision 0
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Name
WGC-ARP-XX-XX-DR-AX-9

Appendix G, National Planning Policy Advice and Guidance

National Planning Policy Framework (Feb 2019)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These objectives are economic, social and environmental.

Paragraph 2 states:

'Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.'

Paragraph 12 states:

'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed'

Paragraphs 49 and 50 in relation to 'Determining applications' provide advice on potential refusal of permission on the grounds of prematurity.

Paragraph 50 states:

'Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination;...'

Paragraphs 61-64 provide advice in relation to housing needs and affordable housing

Paragraph 80 in relation to 'Building a strong, competitive economy' states:

'80. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation⁴⁰, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'

The Government's Industrial Strategy sets out a vision to drive productivity improvements across the UK, identifies a number of Grand Challenges facing all nations, and sets out a delivery programme to make the UK a leader in four of these: artificial intelligence and big data; clean growth; future mobility; and catering for an ageing society. HM Government (2017) *Industrial Strategy: Building a Britain fit for the future*.

And at para. 82 states:

'82. Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.'

Paragraph 109, in relation to 'Promoting sustainable transport', states:

'109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

Paragraph 196, in relation to 'Conserving and enhancing the historic environment', states:

'196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

National Planning Practice Guidance

Planning Practice Guidance (NPPG) is published by Government to provide further detailed guidance on the application of policies set out in the NPPF.

In particular, paragraph 032 (Reference ID: 2a-032-20190722), revision date: 22 07 2019 states:

'How can the specific locational requirements of specialist or new sectors be addressed? When assessing what land and policy support may be needed for different employment uses, it will be important to understand whether there are specific requirements in the local market which affect the types of land or premises needed. Clustering of certain industries (such as some high tech, engineering, digital, creative and logistics activities) can play an important role in supporting collaboration, innovation, productivity, and sustainability, as well as in driving the economic prospects of the areas in which they locate. Strategic policy-making authorities will need to develop a clear understanding of such needs and how they might be addressed taking account of relevant evidence and policy within Local

Industrial Strategies. For example, this might include the need for greater studio capacity, co-working spaces or research facilities.

These needs are often more qualitative in nature and will have to be informed by engagement with businesses and occupiers within relevant sectors.'

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Appendix H, South Cambridgeshire Local Plan (2018) Policies

Spatial Strategy

- S/1: Vision
- S/2: Objectives of the Local Plan
- S/3: Presumption in Favour of Sustainable Development
- S/5: Provision of New Jobs and Homes
- S/6: The Development Strategy to 2031
- S/7: Development Frameworks
- S/11: Infill Villages
- S/12: Phasing, Delivery and Monitoring
- S/13: Review of the Local Plan

Climate Change

- CC/1: Mitigation and Adaptation to Climate Change
- CC/2: Renewable and Low Carbon Energy Generation
- CC/3: Renewable and Low Carbon Energy in New Developments
- CC/4: Water Efficiency
- CC/5: Sustainable Show Homes
- CC/6: Construction Methods
- CC/7: Water Quality
- CC/8: Sustainable Drainage Systems
- CC/9: Managing Flood Risk

Delivering High Quality Places

- HQ/1: Design Principles
- HQ/2: Public Art and New Development

Protecting and Enhancing the Natural and Historic Environment

- NH/2: Protecting and Enhancing Landscape Character
- NH/3: Protecting Agricultural Land
- NH/4: Biodiversity
- NH/6: Green Infrastructure
- NH/13: Important Countryside Frontage
- NH/14: Heritage Assets

Delivering High Quality Homes

- H/8: Housing Density

- H/9: Housing Mix
- H/10: Affordable Housing
- H/12: Residential Space Standards

Building a Strong and Competitive Economy

- E/9: Promotion of Clusters
- E/10: Shared Social Spaces in Employment Areas
- E/13: New Employment Development on the Edges of Villages
- E/15: Established Employment Areas
- E/16: Expansion of Existing Businesses in the Countryside
- E/19: Tourist Facilities and Visitor Attractions
- E/20: Tourist Accommodation
- E/21: Retail Hierarchy
- E/22: Applications for New Retail Development
- E/23: Retailing in the Countryside

Promoting Successful Communities

- SC/2: Health Impact Assessment
- SC/3: Protection of Village Services and Facilities
- SC/4: Meeting Community Needs
- SC/5: Community Healthcare Provision
- SC/6: Indoor Community Facilities
- SC/7: Outdoor Play Space, Informal Open Space and New Developments
- SC/9: Lighting Proposals
- SC/10: Noise Pollution
- SC/11: Contaminated Land
- SC/12: Air Quality
- SC/14: Odour and Other Fugitive Emissions to Air

Promoting and Delivering Sustainable Transport and Infrastructure

- TI/2: Planning for Sustainable Travel
- TI/3: Parking Provision
- TI/8: Infrastructure and New Developments
- TI/9: Education facilities
- TI/10: Broadband

Appendix I, Supplementary Planning Documents and Material Considerations

Supplementary Planning Documents

- Cambridgeshire Flood and Water (re-adopted November 2018)

Material Considerations

Former and Emerging SPD's

The following SPDs were adopted by the Council to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case by case basis having regard to consistency with national planning guidance and the adopted LP.

- Affordable Housing (March 2010)
- Biodiversity (January 2009)
- Development Affecting Conservation Areas (January 2009)
- District Design Guide (March 2010)
- Health Impact Assessment (March 2011)
- Landscape in New Developments (March 2010)
- Listed Buildings (January 2009)
- Open Space in New Developments (January 2009)
- Public Art (January 2009)
- Trees & Development Sites (January 2009)

The following SPD is being prepared:

- Sustainable Design and Construction SPD (This is being prepared jointly with Cambridge City Council)

The following Council Strategies and Policies are relevant:

- Indoor Sports Facility Strategy 2015-2031
- Adoption and Maintenance of Sustainable Drainage Systems in South Cambridgeshire (2016)

National and Sub-Regional Documents

- Life Sciences Sector Strategy – a report to the government from the life sciences sector (2017)
- Industrial Strategy White Paper (2017)
- Industrial Strategy Life Sciences Sector Deal (2017)
- Local Industrial Strategy (2019)
- Cambridgeshire and Peterborough Independent Economic Review (CPIER 2018)

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Appendix J, South Cambridgeshire District Council Responses

Ecology Officer

Original Comments

Amendment and Clarification Required.

Amendment Comments

In general, the additional information provided in QUOD letter reference Q080835.CO04.HP dated 23rd August 2019 and the updated Biodiversity Net Gain calculations using Defra Metric V2.0 are welcomed.

Revised parameter plans are not considered to be an absolute requirement as sufficient information is provided in the updated Design and Access Statement Addendum and Development Principles. The updated plan showing the location of badger sett entrances (active and inactive) is welcomed. **Please do not make this publicly available as this information should remain confidential.**

Retention of the badger setts on the campus and northern retained woodland block are realistic within the scheme parameters. Although badger sett entrances in the southern block appear to be within 20m of the developable area as shown in parameter plans, Development Principle 12.3 clearly states that '*Built development will be set back at least 20m from badger setts, with a target of 50m where possible*'. Therefore, careful design will be required in the southern area, particularly along the eastern edge of the southern woodland block. The letter states that '*A protection zone will be clearly marked and be provided with any relevant Reserved Matters Applications*'. This information will need to be secured through a condition for a Construction Ecological Management Plan (CEcMP).

Update badger surveys (including methods such as bait marking and use of trail cameras if required) will be needed at each stage of the development to define badger mitigation requirements.

Detailed design for the Reserved Matters application will need to clearly demonstrate that the following has been considered and incorporated in the scheme in relation to badgers:

- Primary function of green space to provide biodiversity connectivity in accordance with commitments in the update letter;
- 20m+ buffer zones retained undisturbed from active badger sett entrances (including protection from enabling work, landscaping, etc.);
- Retention/precautionary approach for inactive badger sett entrances;
- Connected foraging habitat and suitable vegetated dispersal corridors for badger to be a priority within green infrastructure in accordance with commitments in the update letter;
- Details of connectivity measures such as badger tunnels to be provided; and
- Appropriate long-term habitat and landscape management to maintain and create badger habitat.

Recommended Conditions and Informatives
A site-wide Construction Ecological Management Plan, including updates to surveys prior to submission of key phase RM's
Habitat Management Plan for all semi-natural, created, enhanced, and retained habitat. This must include comprehensive habitat establishment parameters, and habitat management strategies able to roll forward for at least 25 years
Measurable biodiversity net gain
Green and brown roof installation parameters
Integrated bat and bird boxes in 50% of dwellings, reptile and amphibian hibernacula, hedgehog connectivity, and features such as insect hotels

Environmental Health

No Objection: The Env. Health Team has reviewed the relevant sections of the Environmental Statement (ES) and supporting documents. The following environmental health issues / health determinants need to be considered and effectively controlled in order to protect the quality of life / amenity and health of proposed and existing residential uses / premises and the wider community / environment and which are paramount in facilitating a sustainable high-quality development:

Air Quality

The ES Air Quality Assessment methodology and results are acceptable. The implications of the proposals in relation to potential impacts on local air quality have

been considered and no objection is raised. A low emission strategy condition is recommended.

Contaminated Land

The ES Non-Technical Summary confirms the outcome of the EIA Scoping report regarding ground conditions and contamination in that it was one of the subjects not considered likely to give rise to significant effects. A Preliminary Risk Assessment has been submitted to support the Ground Engineering Desk Study November 2018. The outcome of the Preliminary Risk Assessment is agreed. The potential sources of contamination identified on site would present a low or very low risk to proposed users. An informative regarding unidentified contamination remediation is recommended.

Noise and Vibration, Traffic Noise and Earthworks Bund

Existing nearby residential premises will be exposed to construction noise that will be transitory in nature but this will also affect future occupiers of newly built properties on the site that become available for habitation before the overall works are completed. Road traffic noise from the A11 is also an issue and of prime importance is the introduction of an earth bund to the east of the residential area. A range of conditions and informatives are recommended to control: earthworks; site wide phasing; construction impacts; hours of construction/delivery; bonfires/burning; noise assessment/mitigation; and noise insulation.

Operational Phase Noise Impacts – Non-Residential Use Classes

Noise and odour impacts could result from mechanical plant and extraction equipment installed at commercial premises. Further detailed design information is needed, and noise assessments of this plant are required to identify noise attenuation measures that may be necessary. Conditions and informatives recommended.

Odour

Concerns regarding the adverse impacts from odour generated by operations at the small sewage works to the south-west of the application site are raised. The Environment Agency indicates this waste treatment plant will not be able to cope with future demands and will need to be expanded. It is anticipated that when expanded the latest technology at that time will be used to prevent/mitigate odour releases from the site. However, full abatement cannot be guaranteed.

Development Area 2 is down-wind of the sewage. As it is not possible to predict what the future odour impacts may be at this stage, a degree of flexibility should be incorporated into the design/layout of the buildings proposed in Development Area 2 enabling retro fitting of odour abatement plant at a latter date if found to be necessary.

This could be consideration of allowing for (but not necessarily providing at the outset) the ability to introduce air-handling units to provide air conditioning to the buildings, where the intakes may be of sufficient height or location to draw air from

less odorous locations/facades or heights. Such units could incorporate filtration and odour control components. An odour assessment for buildings in Dev. Area 2 is recommended as a condition.

Artificial Lighting

The ES includes an Outline Lighting Strategy. Detailed design information with regards to the layout of the site and lighting design is not available at this stage. Post-completion lighting levels from external lighting e.g. highway, security, public area lighting, commercial areas etc. have the potential to cause nuisance to and be detrimental to the amenity of existing and proposed residential premises. The impact from artificial lighting from the commercial areas will also need to be considered. Lighting details recommended to be secured by condition.

Waste Management

In order to ensure waste is adequately considered at the outline stage and any following reserved matters applications, a condition securing a Waste Management & Minimisation Strategy (WMMS), including the completed RECAP Waste Management Design Guide Toolkit is recommended.

Renewable Energy Strategy/Report

To meet renewable energy requirements, it is concluded that the technologies considered viable for the site are: solar photovoltaic panels; solar hot water heating; ground source heat pumps; and air source heat pumps (ASHPs). These technologies may be considered in isolation but may also be considered as part of a mix of technologies used on-site. If air source heat pumps and/or micro-wind turbines are considered, then further noise impact assessment and/or a noise insulation scheme may be required. In the absence of any detailed information a condition is recommended to control any noise associated with renewable energies that may be installed at a future date.

Other Advice

A condition is recommended requiring adherence to the mitigation measures set out in the Environmental Statement.

Recommended Conditions and Informatives
Low emission strategy
Unidentified contamination remediation informative
Earthworks plan
Site wide phasing plan
Outline construction environmental management plan

Detailed construction environmental management plan
Construction and demolition hours
No bonfires or burning of waste
Noise assessment and mitigation schemes for residential properties
Noise insulation informative
Noise assessments and schemes of insulation
Collection and delivery hours
Commercial use noise informatives x3
Odour assessment Dev. Area 2
Lighting assessments for RM applications
Waste management and minimisation strategy
Renewable energy noise
Environmental statement mitigation

Landscape

Original Comments

Objection: a detailed consultation response objecting to the application on the grounds of landscape and visual impact is provided by the Council's appointed external landscape consultants Huskisson Brown Associates (HBA). Note HBA expert advice was also sought in relation to the AgriTech application and subsequent appeal inquiry.

Summary

This is recognised as a particularly important development proposal. Nevertheless, it is a proposal that would be very harmful to the local landscape character and visual amenity. The development is simply too extensive and contains built form of such scale and height that it could not be successfully mitigated over time. It is not considered that the project has been sufficiently strongly landscape led. However, that is not to say that a scheme of this size could be appropriately bedded into this landscape in any event.

The treatment of the A1301 corridor through the site, a fundamental part of the proposal, is a major concern and its effect on the quality of the spaces to be created adjacent to it and its successful incorporation /integration into the campus are

questionable. HBA consider that the applicant has wrongly assessed the visual effects of this aspect of the proposal which it is considered should have been treated on a far more precautionary basis as a significant adverse effect.

On the positive side, if the Wellcome Trust retains control of the overall site and implement an appropriate strategy for the management of the open spaces and the landscape structure for the long term, throughout the entirety of the red line site, a high standard landscape could be created. However, it would be one that would not be in character with the locality nor would it offset the harmful effects of the built form on the character and appearance of the area.

The proposal would introduce a substantial block of new urban/suburban development onto an area of gently rising ground in a currently very open arable, strongly rural landscape. This would be set within a framework of predominantly new landscape features that in themselves would further alter the character of the open landscape setting whilst not masking the resultant visual intrusion of the development, parts of which would be 20m high.

HBA consider that there would be significant residual landscape and visual harm. The scheme cannot be supported on account of the harmful effects that would arise on landscape character and visual amenity contrary to guidance in NPPF, SCDC LP Policy HQ/1, and NH/2. It may also conflict with SC/9.

Summary of Detailed Comments

Concerns are raised in relation to:

-Direction of effects: HBA consider some parts of the assessment mask the effect.

-LVIA landscape characterisation: arbitrary, unjustified, course grained resulting in a moderation of the landscape impact and contains omissions.

-Construction effects (landscape): clarification sought regarding phasing and worst-case assumptions.

-Visual effects from construction (Hinxton): views for the local community of Hinxton, which the ES has ranked as 'Minor – Moderate adverse' (and therefore not significant) is questionable. The visual effect on the local community of Hinxton is under-reported.

-Visual effects from construction (Coploe Road): There are no other locations which afford such a rich context view over the Cam Valley as the river emerges into the lower lying SCDC countryside from the higher Essex plateaux land. Whilst the motorway is a detractor, the settlements of Ickleton and Hinxton are marked out by their church spires punctuating the valley floor. The existing Campus buildings are reasonably well located in the lower valley and largely contained by vegetation although some roofs and point features are discernible. HBA do not agree with the ranking given in the ES and consider that a ranking of Moderate adverse (and therefore significant) effect should apply.

- Visual effects operational stages: suffer from the same issues identified for the construction effects i.e. under records effects.
- Roadside hedges: the implications on the existing mature hedgerow is unclear.
- Retained features: Over-reliance on the effect of these and of increases in tree numbers on site post development given that the application is in outline form. A more precautionary approach to the LVIA should have been undertaken overall. Numerous examples demonstrating this are given by HBA and inconsistencies raised regarding the LVIA assessment are provided. Overall, HBA state that the LVIA contains conflicting assertions that have skewed the findings and that more significant adverse visual effects are likely to arise than have been acknowledged in the ES.
- Soils: Inconsistencies in calculations raised but nonetheless there will be a substantial excess of topsoil from the development. Reconciliation with Defra Code required.
- Bunds: Bund A, in particular, would appear alien. This feature is shown with both faces being proposed at slopes of 1 in 4 and about 6.0m above existing ground levels. The bunding profile should be reviewed.
- Lighting: The assessment has failed to include the overlooking and longer distance views, such from Viewpoints 7, 10, 11,12 and 17, where it would seem clear that the lit footprint of the site would be a clearly discernible change.
- PP1: Development Areas 1 and 3 abut too closely and the objective of reflecting the valley landform as an open space flowing between the two areas will be obscured.
- PP3: Lacks any meaningful link to information clarifying exactly what is envisaged would be provided and should be amended to reflect the DAS. The Development Specification requires revision including outline planting specifications and is too loosely drafted. HBA question whether PP3 gives SCDC sufficient comfort as to the acceptability, quality and standard of the Green Infrastructure proposed, although it is accepted that this would not necessarily prevent reserved matters applications coming forward that could provide an appropriate standard.
- PP5: The limit of deviation for the A1301 works is too tightly drawn.
- Dev. Specification: Various amendments to this document are recommended.

Recommended Conditions and Informatives
Advance planting, early planting and temporary retention of residual planting including interim management and methodology re transplanting
Interim management of existing in-situ landscape features until incorporated into overall scheme
Lighting

Phasing of landscape structure planting/ associated landform
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Amendment Comments

Objection Maintained

-Reduction in maximum height to 11m for area within Development Area 1, near Hinxtton: This amendment is of only local benefit but the adverse effects on the change in visual character of A13101 would not be materially reduced.

-Removal of the maximum 20m height zone within Development Area 1: The proposed omission of any 20m high development in the context of the proposals as a whole, whilst being welcomed, does not materially change the adverse landscape and visual effects that would arise.

-Adjustment to the proposed A1301 road alignment – which has been reduced in width. The change does not assist in softening the appearance of the road corridor.

-Reduction of the setback distance for Development Area 1 from the eastern side of the A1301 to allow a 7 m distance between the carriage way of A1301: This has resulted in the footprint of Development Area 1 extending slightly closer to the A1301. The visualisations present a very stark impression, see Fig10.1f and 10.1g.

-Inclusion of a new access route for informal pedestrian and cycles from Tichbault Road to Development Area 3: This is a sensible idea.

-Revision to the semi-natural open space to allow outdoor sports in two defined areas to the Parameter Plan 3: Green Infrastructure Plan: There is a concern about the potential for artificial surfacing / lighting / fencing in this sensitive frontage.

-Replacement Volume III – Visualisations: It is updated and three new viewpoints in are provided: The additional viewpoint from the Icknield Way Trail confirms the sensitivity of the proposals from the Coploe Hill direction.

Other points

-HBA remain concerned with the topography plan which still has side slopes that are uncharacteristic of the area

-HBA remain of the view that there is a disconnect between PP3 and the biodiversity considerations.

Conclusion

The revised / amended information does not make a material difference to the recommendation set out in HBA's initial consultation response. This remains a very

damaging proposal in terms of the landscape and visual effects that would arise and which could not be appropriately mitigated.

Development Officer (Health and Wellbeing)

No Objection

Original Comments

The outcome of the Health Impact Assessment as submitted has been assessed as grade B. Grade B meets the required standard of the HIA SPD policy.

Whilst the HIA has included the health profile of the locality and existing campus workers it has not identified any vulnerable populations which could potentially be affected by the proposed site. As a result, the impacts on health across the different populations and any causal pathways have not been evaluated.

The Campus will attract multi-cultural employees from across the Globe including non-English speakers with different religions/beliefs, short term contract workers, young families, and those from the LGBT communities, as well as older residents living in established communities nearby. The report is not explicit in identifying these groups and describing the distribution of health impacts and degree of severity, both positive and negative across these groups. Additionally the level of commitment to deliver some of the mitigating measures is vague – a clearer commitment to mitigate for the identified negative impacts is also sought.

Housing Quality & Design

It is recommended that each new dwelling has an EV charge point in readiness for the government deadline of 2040.

Access to healthcare services and other social infrastructure

S106 contributions may be sought towards healthcare provision (as already covered in the report) but specifically in respect of community health services to protect against poor mental health associated with the “new town blues”. There is concern that due to the international and transitory nature of the campus, residents and their families may be at greater risk of feeling isolated and lonely, creating greater demand for specialist mental health support services.

In the absence of a primary school, S106 contributions should be sought for the early delivery of a community building to facilitate community connections as the first residents move in.

Access to open space and nature

Cycle ways should be built in conjunction with the road infrastructure to promote the use of active travel at the very outset and the road-hierarchy should prioritise cycle paths across roads.

Accessibility and active travel

It is pleasing to see that residents will be encouraged to adopt public transport, cycling and walking as the preferred mode of transport via the existing Travel Plans and that inclusive design is part of the overall design strategy. It is recommended that the features from the (tfl) Healthy Streets checklist are also incorporated to enhance the public realm.

Access to healthy food

Café/restaurant facilities are encouraged to obtain the Cambridgeshire County Council “Healthier Options” award scheme. Options for healthy on-site catering for construction staff would also be welcome.

Access to work and training

Opportunities to explore construction training or apprenticeships for local residents could be sought with local colleges.

Social cohesion and lifetime neighbourhoods

It is pleasing to see that the Campus expects to meet the Lifetime Neighbourhood standards and plan to embed the principles of the WELL Community Standard into the design of the community.

Amendment Comments

The Health Impact Assessment ‘addendum’ report has been assessed. All points initially queried have been addressed and the officer is satisfied that the impacts have been considered and will be confirmed within a statement of compliance at the Reserved Matters stage.

Historic Buildings Officer

Objection

Original Comments

The proposed Expansion Land development will cause a high degree of ‘less than substantial’ harm to the significance of Hinxtton Conservation Area. The proposed Expansion Land development will also cause a degree of ‘less than substantial’ harm to the significance of the Parish Church of St Mary & St John the Evangelist, Hinxtton (Grade II*), the Parish Church of St Mary Magdalen, Ickleton (Grade I), Ickleton Conservation Area, and to a lower degree Hinxtton Hall (Grade II*), due to inappropriate development in their setting.

The proposal is in conflict with Local Plan Policy NH/14 and the NPPF para. 193. The Planning (LBCA) Act 1990 s.66(1) directs the local planning authority to have special regard to the desirability of preserving a listed building or its setting.

The proposed development primarily affects the setting of built heritage assets with indirect rather than direct effects.

Setting is the surroundings in which an asset is experienced. Views of or from an asset are important, and the experience of an asset in its setting is also influenced by other environmental factors (GPA3: The Setting of Heritage Assets). The assessment and management of views is part of the consideration of the significance of heritage assets. In this case there are views which contribute to the significance of heritage assets and the ability to appreciate that significance, and which will be altered by the proposed development in a way which harms their significance and detracts from the ability to appreciate that significance.

Historic Landscape Setting: There are several areas of high ground from which the historic settlement pattern along the valley of the River Cam can be appreciated. Ickleton, Hinxton, and villages onward to Cambridge are linked by the river. Ickleton and Hinxton are nestled among trees in the valley, framed by rising ground in an open, arable, strongly rural landscape. The spires of St Mary Magdalen, Ickleton, and St Mary & St John, Hinxton, are focal points and important features within their conservation areas and wider landscape. There is additional value in the grouping of these heritage assets.

Viewpoints VP5, VP7, VP11, and VP18 demonstrate the impact that development on the Expansion Site will have. Viewpoint 7, Coploe Hill has also been highlighted by both the Landscape consultant and Hinxton Parish Council. From this location there are long distance views over Ickleton and Hinxton in their landscape setting as described above, in which the development would feature prominently. The 'quantum and scale' and siting, of the development would mean that the bulk of the built environment within the view would be on the Expansion Land, overwhelming the villages, distorting perceived settlement pattern, and transferring emphasis from the church spires as focal points, causing harm to the significance of Hinxton and Ickleton Conservation Areas, St Mary & St John (Grade II*), and St Mary Magdalen (which is Grade I, not Grade II* as noted in ES Chapter 8).

There is a similar impact from Viewpoint 11, which although distant at a point just outside the 3km study area, offers views towards Ickleton and Hinxton in their historic landscape setting. Viewpoint 18, closer at hand, shows St Mary & St John as a landmark feature within a valley settlement and entirely rural setting. Fig 10.18.e shows the proposed development as a swathe across the backdrop to this view; the extensive built environment forming a distant but injurious contrast to the existing rural landscape. In relation to St Mary & St John, ES Chapter 8 finds 'the Expansion Land contributes to the setting of the church as undeveloped agricultural land which forms part of the rural setting of the building' (Table 8.5) and that the development would 'affect appreciation of the former rural character of the area and the importance of the church as a landmark feature' (ES 8.7.6).

Viewpoint VP5 demonstrates the visual impact that the Expansion Land development will have as perceived from the heart of the Hinxton Conservation Area. Views from within the village make a particularly important contribution to the character of the village as a 'rural community, historically of farmsteads', emphasising the historical agricultural connection between the village and the

surrounding landscape. The rising land east of Hinxton facilitates views out to open and arable land, terminating at the distant ridgeline, within the Expansion site. The Expansion Land contributes to the setting of the Hinxton Conservation Area 'due to its non-developed state and role in indicating the historic origins of the village' (ES Table 8.5). The height, density and scale of the development is such that it will eliminate the rural character of the Expansion Land with consequent effect on views east from the Conservation Area. The 1,500 new residences will have a strong urbanising impact on the setting of the Hinxton Conservation Area, detracting from the rural setting of the small, historic village. The proposed 'rural buffer' will be insufficient to adequately mitigate the impact of development and 'there is still likely to be views of the Site, additional noise and lighting' (ES 8.7.7).

Viewpoint HVP1 (Hinxton Hall) and thorough assessment within ES Chapter 8 and Appendix 8.1 demonstrate that the Parameter Massing would have no, or very limited, visibility from Hinxton Hall or in key views towards the Hall. The 'wider rural context' of Hinxton Hall will be diminished, but it is accepted that this will have minimal effect on how the listed building is experienced. There are, however, concerns about the impact of additional light affecting the setting of Hinxton Hall, see below.

Noise and Light: ES Chapter 14 (Noise and Vibration) identifies at Table 14.5 that Hinxton Hall (4), Hinxton Village (1) and Ickleton Village (6) are high sensitivity receptors, with 'little ability to absorb change without altering its present character', but assessment finds that in a worst-case scenario without mitigation, significance of effect due to construction noise will be negligible at all three receptors, as it will also be upon completion. Nevertheless, it is recommended that construction phase mitigation takes into account the above heritage assets/high sensitivity receptors.

There remain serious concerns about the impact of light, both on a permanent basis once the development is complete, and during the 11 years of construction. ES Chapter 11 (Light Pollution) also finds that significance of effects to Hinxton and Ickleton (high sensitivity) will be minor adverse to negligible, but relies on the minimisation of potential lighting effects by advance landscape planting (4.21), including structural edge planting (4.17). There are separate concerns regarding the planting, see below. The assessment finds that light spill could be controlled through a careful lighting scheme, but identifies that 'the Completed Development will have visual impact on direct views of the Site from Hinxton Village and Ickleton Village with respect to skyglow' (4.33). The chapter describes that 'The Proposed Development falls within an existing area of Environmental Zone E1 where there is currently little building development and very few sources of artificial light, so any development incorporating artificial light would have an impact on the night time scene' (4.30). Night time darkness over the land around Hinxton is intrinsic to the rural character of the conservation area. Skyglow, and potentially light spill, will harm the significance of Hinxton Conservation Area, St Mary & St John, and Hinxton Hall through further erosion of the rural setting (8.7.7, 8.7.3).

Planting: There are concerns over the impact of the proposed 'planting mitigation', upon which the lighting assessment also relies. The strategy appears to be growing tall, dense hedges with the aim being to entirely screen the development in certain views. Firstly, proposals should not rely on screening. Secondly, the very tall hedges may exacerbate harm rather than mitigate. The proposed planting both fails in its aim of blocking views of the development, and also truncates and lessens the impact of

views from Hinxton to the east. This is demonstrated in VP2 (adjacent to St Mary & St John) and VP5 (High Street Hinxton). For example, Fig 10.2c shows the illustrative masterplan without planting mitigation. Buildings are shown to dominate, but there is semblance of distant views to a horizon and rising levels which aid understanding of the previously rural setting of the church. Fig 10.2h shows the illustrative masterplan with planting proposals at year 15. The tops of buildings can still be seen over the hedge, but any sense of distant views over rising land has been lost. The planting mitigation strategy should be refined to balance the impact on heritage assets.

Amendment Comments

Objection maintained: The amendments do not address or affect the previous comments of the Historic Buildings Officer.

Strategic Housing Team

Original Comments

Objection

Strategic Housing recognise that this is a unique innovative proposal aimed at supporting the housing needs of both existing and future Campus workers and would not therefore fit within existing policies in terms of the 'traditional' affordable housing provision. Whilst there is acceptance of this from Strategic Housing, in discussions it has always been made clear that this proposal should be considered as providing housing that is affordable to its Campus workers, rather than thinking that the development is not providing 'traditional' policy compliant affordable housing.

Within the Housing Statement December 2018, the current proposal will:

-Deliver 1,500 new homes of tenure and type to support and enable growth of the Wellcome Genome Campus.

-A mix of tenures and types of homes will be provided to include minimum of at least one third of homes for private rent with the remaining homes comprising a mix of rent and sale homes to be informed through ongoing engagement with workers and demand evidence as the development progresses.

-Up to 10% of homes will be provided as sharer accommodation.

-All new homes will be subject to sale and lettings restrictions ensuring occupation by Campus Linked Workers.

-Para 5.10 also proposes that a minimum of 30% of homes will be for sale, these will include a mix of sizes and types of homes to meet the requirements of 'Homeowners'. Availability of homes is a challenge for those aspiring to be home owners resulting in households being pushed further to the fringes of the commuting area. All the homes will be priced at open market values. Based on the research undertaken to date discounting is not necessary.

The evidence provided has been difficult to extrapolate into a defined tenure and property size need that the Housing Team are satisfied meets the objectives of the scheme. At the moment it does not appear that there will be any form of subsidised housing to support the affordability of tenures. The statement 'based on the research undertaken to date discounting is not necessary' would appear contrary to the affordability issues raised within the Housing Statement and supporting documentation. Also from a general perspective, and given that the incomes broadly reflects the overall existing population; this would certainly be at odds with the affordability analysis undertaken for Greater Cambridge.

Affordability

From a recent study undertaken for the Greater Cambridge Partnership and Cambridge Sub Regional Housing Board, it identified:

-18% of households living in South Cambridgeshire have a household income of less than £20,000 – affordability options for housing include council or housing association rented properties set at LHA rates (typically 60-70% of market rent) or below.

-14% of households living in South Cambridgeshire have a household income of between £20,000 -£30,000 - shared ownership homes being affordable to people on incomes of between £20,000 and £40,000; private rents start to become affordable to people on incomes of around £25,000 or more.

-26% of households living in South Cambridgeshire have a household income of between £30,000 - £50,000 – the affordability options for this group include private rented, shared ownership and lower priced home ownership.

In comparison, the information provided in the Housing Statement, identifies the following income breakdown for those currently working at the Wellcome Trust.

- Less than 20% of Campus workers earn under £25,000
- 55% earn between £25,000 - £40,000
- £30% earn in excess of £60,000

This information is based on individual incomes from those working at the Campus and the Housing Statement states that it would be misleading to directly compare individual income to the income required to afford a home. It is therefore difficult from this information to ascertain the affordability of households working at the Wellcome Trust.

Further evidence has been submitted in terms of the survey responses, which seems to conflict with the information provided in the Housing Statement. The feedback from the survey responses (stage 3, Q.12) asks – What is your current household income?

- 10% of households working at the Campus earn less than £25,000
- 28% of households working at the Campus earn between £25,000 and £40,000

- 29% of households working at the Campus earn between £40,000 and £60,000
- 33% of households working at the Campus earn £60,000+

We can assume from this information that:

-10% of households earning below £25,000 – generally their housing options would be subsidised housing either in the form of council or housing association rented homes. The proposals that there will be up to 10% sharer accommodation will reduce the rental costs for individuals and will go some way to meet this need, although it is not clear as to how many of the 10% are individuals and willing to share. For those unable to share there does not appear to be any other housing option in the proposal available to them.

-28% of households earning between £25,000 and £40,000 – private rents, shared ownership and some lower quartile properties may be affordable to the higher end of this income bracket.

-29% of households earning between £40,000 and £60,000 – based on average open market values, those at the upper income bracket may be able to afford a lower quartile house price.

The following affordability calculation has been calculated by the Strategic Housing Team to give an overview of the true affordability in terms of incomes required to afford a current lower quartile and median average home in South Cambridgeshire.

	Rightmove Property Price Calculated*	Deposit 10%*	Annual Interest*	Repayment Period
Lower Quartile	£290,000	£29,000	3.90%	25 years
Median	£448,450	£44,845	3.90%	25 years
	Monthly Repayment*	Yearly Repayment	40% of net household income	Gross Annual Income Required**
Lower Quartile	£1,364	£16,368	£40,920	£56,500
Median	£2,109	£25,308	£63,270	£95,000
	Monthly Rent*	Yearly Rent	40% of net household income	Gross Annual Income Required**
Rents	£750	£9,000	£22,500	£28,250
	£1,100	£13,200	£33,000	£43,702

To be able to fully understand the affordability of Campus workers, information needs to be available in terms of projected household composition which will inform property sizes and an indication of property costs by size.

From the basic analysis above, it would appear that in terms of market rents, these would need to be set at between the lower level and median of market rents in order to meet the needs of those earning between £28,000 - £40,000. Those earning below £28,000 would not be able to afford a lower market rent based on the analysis above.

In terms of purchasing on the open market, those earning below £56,000 would not be able to afford to buy at current lower quartile prices and only those earning above £95,000 could afford an average median price.

Further analysis has been undertaken by the Housing Strategic Team to demonstrate what household incomes could afford in terms of a maximum open market value.

Gross	Max Property
£25,000	£170,000
£30,000	£190,000
£35,000	£210,000
£40,000	£230,000
£45,000	£260,000
£50,000	£280,000
£55,000	£310,000
£60,000	£340,000

*Does not take into account any other outgoings, such as student loans, pensions, childchare, existing debt. Etc.

This information would suggest that some of the properties will need to be discounted to accommodate the range of income levels for Campus workers. Further work needs to be undertaken to reflect the property prices proposed by property type and tenure and how this fits with the Campus income profile.

Discussions on how the market sale homes are kept in perpetuity for Campus workers is also a concern and may not be the best fit for such a scheme, given the general transient workforce that is proposed. It is also unclear as to how lower income households will be prioritised for lower priced properties to ensure homes are available and affordable to those on lower incomes. There is a suggestion that 50% of homes would be prioritised to those on lower incomes (Housing Statement December 2018) but there has been no discussion as to how this might work and how it fits with the above analysis of affordability.

Based on the current position, we would not be able to support the proposal as we are not confident that it meets the objectives of the scheme in providing homes that are affordable for Campus workers.

Comments on Amendments

Updated response to Wellcome Genome Campus Housing offer

Housing Offer (August 2019)

Further to my response of 7th February 2019 the Strategic Housing team have worked extensively with Wellcome Trust, Quod & planners to provide an updated Housing Offer (August 2019) that fairly meets the needs of all the campus workers. We can confirm that all our previous concerns have been addressed and we are now able to support the application.

Lettings and Sales Policy Update (August 2019)

There has been significant negotiations over the past few months on this policy and we believe the document is now sound and at a point where legal advice can be sought in terms of how it is structured within the S106.

Sustainable Urban Drainage

No Objection

The proposal is an outline application and therefore it must be demonstrated that a suitable surface water and foul drainage system can be delivered on the site without increasing flood risk elsewhere.

Infiltration tests have been undertaken and have demonstrated that this is a suitable method of surface water disposal. The infiltration rate has been incorrectly calculated as the lowest recorded result of each test should be used and not an average, however as this is an outline further testing will be required in the specific location of the proposed infiltration features and this can be remedied at the time of detailed design.

Although the site is suitable for the use of infiltration, it is located on a drinking water source protection zone. This means that any water that is infiltrated must be of a quality that is not going to contaminate the underlying aquifer. Therefore, sufficient treatment of surface water run-off should be undertaken before it is infiltrated. The surface water drainage strategy has indicated an appropriate number of treatment stages that would ensure the water is of the required quality.

The calculations have also demonstrated that there is sufficient space for the storage of the required surface water run-off in the event of an extreme rainfall event. Therefore, the proposals have demonstrated that a suitable and appropriate surface water drainage strategy can be delivered on the site.

There are also issues with the capacity of the nearby Great Chesterford Water Recycling Centre, not immediately but there is not capacity for the whole build out of the development. This will mean that upgrades to the WRC will be required before later phases of the development can be constructed.

Recommended Conditions and Informatives
Surface Water SUDS
Foul Water

Sustainable Communities and Wellbeing

No Objection

Population Calculation

A development of 1,500 dwellings would generate a population of 4,200 based on the standard calculation of 2.8 used by SCDC for strategic development sites. The bespoke model proposed by the applicant results in a lower population of 3,201 and is agreed in principle as this is not a typical development site. As the housing mix is anticipated rather than specific at this time a monitor and manage approach is suggested to accommodate any changes to the mix.

Governance

The applicant intends to maintain and manage the community facilities and spaces. It is unclear as to if a management charge will be made to residents to cover this service, however, as the development site is within the boundary of Hinxtton Parish the parish precept will still apply.

A management and maintenance strategy will be required for the long-term effective management of the site. In addition, we would expect a further strategy that sets out the full governance arrangements. Community access agreements should be agreed with SCDC and the Parish Council.

Open space

The proposal includes open space in excess of that required by the policy. The common represents an excellent opportunity to create a central focal point which can be used for multi-use activities and create a sense of place. In addition to the open space requirement, the application also makes reference to courtyards in both the residential and research areas. This approach provides further opportunity to form spaces for people to connect and as such is welcomed.

The allotments and orchard will need to be built to an agreed specification.

Play space

Play areas, (LAP's, LEAP's, NEAP's) with appropriate buffer zones, will be required in accordance with the Open Space in New Developments SDP. At least one (LEAP) should be available in a location that is easily accessible to the first residents. A Sports and Play Strategy and a Facilities Development Plan will be required.

Indoor Sport

Reference is made in the application that up to 1,000 sqm of the hotel space could be used as ancillary space, e.g. a gym. It is hoped that this facility could be made available for use by the wider community, in addition to any provision provided on site. A fitness centre is listed as one of the possible community facilities that may be

brought forward. Any sports halls must include ancillary facilities, such as storage, welcome area, changing facilities, space for circulation, plant room and parking etc. and must be built to Sport England standard. This should be available for use by the wider community at a reasonable/affordable cost. A community access agreement will also be required. A Sports and Play Strategy and a Facilities Development Plan will be required.

Outdoor Sport

Clarification is required as to what this provision will be, i.e. number of pitches and type. Consideration should be given to making at least one of the pitches an all-weather pitch, built to the latest Sport England standard and a further one an informal MUGA. Ancillary facilities will be required, in particular, changing facilities, space for circulation, plant room and parking provision. To maximise the potential use of the outdoor pitches, especially for the wider community, as outlined in the Social Infrastructure Strategy (1.12), during the winter months floodlighting will be required. A Sports and Play Strategy and a Facilities Development Plan will be required.

Community Space

The community centre or hall should be a multi-use facility, for example including space for a library and faith space, as identified in Policy SC/4. The standard in the policy is for the main hall only and does not include ancillary rooms such as kitchen, store, lobby, toilets, separate meeting room and office etc. SCDC would like a flexible space, able to accommodate two Badminton Courts, to take into account possible changes of demographic over the longer term. This should be built to Sport England standards, to ensure correct ceiling heights etc.

SCDC supports the provision of community facilities at primary schools in addition to standalone, multi-purpose community centres and as such consideration should be given to this facility being co-joined with the sports pitch provision.

It is important that community space is available from the point of first occupation on site to maximise the opportunity for community development. Consideration should be given to providing temporary community space as an interim solution on the existing campus or making enhancements to local facilities to accommodate the potential for increased use. Triggers to be agreed.

A Sports and Play Strategy and a Facilities Development Plan will be required.

Community Development

Much of the research into new communities has established clear links between loneliness, poor mental health and antisocial behaviours with a lack of community cohesion and social networks. Moving may isolate people from their normal support networks making them more vulnerable to everyday stresses and strains which will be more prevalent as they get use to their new surroundings.

A community development strategy will be required to outline the approach to be taken, which should include the provision of a Community Support Contribution to be paid to SCDC on an instalment basis. This is for the purpose of employing engaging and /or retaining: community workers, youth workers and sports workers or workers engaged in or carrying out activities associated with matters such as ecology and sustainability and/or health impact related matters

Recommended Conditions and Informatives
Governance arrangements
Management and maintenance strategy
Community access strategy/agreement
Allotments and orchard specification
Sports and play strategy and a facilities development plan

S106 Heads of Terms

Outdoor sport provision
Indoor sport provision
Children’s play space
Community facilities, permanent and temporary
Small grants scheme (community chest)

Sustainability Officer

No Objection: The development is considered acceptable subject to the imposition of conditions.

The application is showing a high level of ambition in relation to integrating the principles of sustainable design and construction into the design, taking things a step further through the introduction of the Restorative Sustainability approach. Resilience, sustainability and health and wellbeing are strongly embedded within the core development objectives and masterplan principles, with the applicant clearly taking a legacy landowner approach to development. This level of commitment is to be welcomed.

The application includes a range of commitments and targets in relation to sustainable design and construction, including:

-Framing of the sustainability targets around 12 sustainability principles, which have been informed by One Planet Living with the addition of themes around governance and climate resilience. Certification schemes such as BREEAM Communities and WELL Communities have also been integrated into the sustainability principles. Discussions are being held with the WELL Institute to explore the potential of the site being a pilot for the WELL Communities Standard, which is an approach that is fully supported and which would be a first for the area.

-A long-term commitment to achieving a carbon positive development, with consideration given to issues such as the Circular Economy, carbon sequestration in soils and woodland and embodied carbon. A Circular Economy Strategy is to be prepared to inform Design Briefs and a Soil Resources Plan, which will form part of the Construction Environmental Management Plan.

-A commitment to delivering 10% net gain in biodiversity as part of the Restorative Sustainability approach

-The integration of SuDS into the landscape.

-High water efficiency standards, both of which exceed the Council's policy requirements. For residential development, the target is max 90 litres/person/day, while for non-residential development a minimum 40% improvement over the notional BREEAM building is the target.

-A commitment to post occupancy evaluation for a year after first occupation to allow energy and water consumption to be monitored and improvement targets set.

-In relation to climate resilience, alongside increased risk of surface water flooding, consideration is also given to measures to reduce the risk of overheating in the built environment. A commitment is made to carrying out thermal modelling utilising the CIBSE methodology and future climate scenarios, alongside the use of the cooling hierarchy to design out the risk of overheating without the need to utilise air conditioning.

-The inclusion of an energy centre with site wide district heating, in light of criterion 3 of policy CC/3. Alongside photovoltaic panels, this heat network will help the scheme exceed the requirements of policy CC/3 for a minimum 10% reduction in carbon emissions through onsite renewable and low carbon energy. Initial calculations, based on gas fired Combined Heat and Power suggest an 18% reduction in emissions from renewable and low carbon energy, with an overall 25% reduction in emissions compared to the Building Regulations Compliant baseline.

-The use of a biophilic design workshop to help inform Development Briefs. Biophilic design integrates nature and natural elements into architectural design to improve the health and wellbeing of building users and the wider environment. This approach is fully supported and is to be integrated into the Design Code for the site.

-Reference to the role that Show Homes could play in helping residents understand the sustainability standards of their homes. The detail will need to be considered as part of future reserved matters applications.

-The development of a Sustainable Procurement Plan for individual buildings to reduce embodied carbon in the choice of materials.

With regards to electricity infrastructure it is noted that the existing campus has some spare capacity that can be used to accommodate early phases of the development. Beyond this, grid reinforcement will be required with a new primary substation needed, alongside reinforcement to the substation at Fulbourn and associated works to the 132 kV network.

Additional information required

Given the level of ambition that has been integrated into the proposals, the one area where the scheme is currently underplaying itself is in relation to construction standards for non-residential development. At present, the scheme is targeting BREEAM ‘very good’ with this level being reviewed on a building by building basis. Bearing in mind the ambitions and targets related to energy and water, there is scope for a higher level of ambition in relation to BREEAM, and would recommend that further consideration be given to the higher target of BREEAM ‘excellent’, particularly for buildings over a certain size, for example 1,000m².

Recommended Conditions and Informatives
Sustainability statements for RM's (including procurement plans)
Sustainability target review (5 years)
Post occupancy review (employment buildings)
Renewable / low carbon statements for RM's and connection to district heating network
Phasing plan
Water conservation strategy for RM's
Climate change adaptation statements for RM's
Design code (bio-philic design)
Restorative sustainability
BREEAM

Trees and Hedgerows

Original Comments

No Objection

No arboricultural or hedgerow objections to the principle of the application. There are trees on or adjacent to site with legal protection through the Conservation Area and there are trees on or adjacent to site with no statutory protection.

The boundary hedgerows on the eastern half of the site would qualify as 'important hedgerows' under the Hedgerow Regulations 1997.

An Arboricultural Impact Assessment (dated December 2018) has been submitted. This document sufficient for this stage of the application but a further detailed Tree Protection Plan will be required for each following planning application.

Existing treescape

As so much emphasis is being placed on the existing treescape (as well as future) a tree and woodland management plan for the site is required. A section should be included to show how felled trees and timber will be retained on site to provide material for woodpiles, dead hedges, public art, play area pieces, furniture etc.

Proposed treescape

The overarching principles of the landscaping strategy are supported.

The character of the tree planting within the urban canyons should be given greater consideration given that Cambridgeshire is arid. The suggested tree planting palette is very limited and not diverse. This would be especially important in the urban area of the site where diversity gains can be made using non-native trees which suit the arid and hot environment more. Chalk soils should not limit the ability to provide a diverse treescape. It is worth noting that native trees such as birch and mountain ash which prefer damp and cool conditions are not suitable for arid and hot Cambridgeshire.

The advanced planting is welcomed but concern is raised about the irrigation given the amount, especially if larger existing trees are to be transplanted. Newly planted trees, even transplants, are very thirsty and there is no accommodation on site to provide grey water over drinking water.

Concerned about the transplanting of existing trees on site. There is no footnote that the viability of the transplantation has been investigated, both financially and final quality of tree stock. Within the 'open fields' character area, intermittent tree planting should be undertaken within the hedgerows.

The use of green roofs is welcomed.

Recommended Conditions and Informatives
Arboricultural method statement and tree protection strategy
Soft and hard landscape
Tree protection

Tree replacement
Woodland management plan

Amendment Comments

Previous comments still apply

Urban Design

Original Comments

No Objection: subject to clarifications and modifications - as detailed in the response – being made.

The Illustrative Masterplan and information contained in the Design and Access Statement (DAS) shows how a development of a size and nature as set out in the Description may be brought forward on the Application Site. The proposed layout demonstrates an acceptable application of established urban design and placemaking principles and promises a high-quality public realm. Subject to clarifications and modifications as detailed below, a development of this form would be supported by the urban design officer.

The Parameter Plans and accompanying Development Specification do not provide sufficient certainty on the delivery of the key design outcomes sought and illustrated.

Another key concern relates to the lack of clarity on the strategy to improve visual and physical connectivity between the proposed Expansion Land and the Existing Campus on either side of the A1301 corridor. On this basis the application is not currently supported until such time as these concerns have been sufficiently addressed.

Amendments in relation to each parameter plan and revisions to the development specification are set out in detail in the response.

Recommended Conditions and Informatives
A1301 scheme for RM's/design code control covering highways, landscaping and public realm works
New road detailed scheme for RM's
Design code covering the following: development areas; existing entrance; green corridors; building heights / massing / layout / orientation; pedestrian and cycle access points and routing; housing typology; and parking standards.
Phasing

Amendment Comments

No Objection

Summary

The Consultation Response to the original submission sought clarification on / modification of a number of points. Most of these points have been addressed with Parameter Plans and the Development Specification Document amended:

- Parameter Plan 1: amended to address issues raised. Now acceptable
- Parameter Plan 2: amended to address issues raised. Now acceptable
- Parameter Plan 3: amended and now provides the flexibility to introduce formal sports facilities within an area of the open space between Development Area 3 and the A1301. This is an acceptable location, providing the provision doesn't include floodlighting and high-level security fencing. The area indicated falls short of the 4.8 hectares specified to be required by planning policies. It is understood that this shortfall would be met within the development footprint at locations and to specifications to be agreed in subsequent planning stages.
- Parameter Plans 4 and 5: Raises outstanding concern about the proposed pedestrian and cycle path along the west side of the A1301 north of the Northern Access Roundabout and that the existing verge isn't sufficiently wide to accommodate a shared pedestrian and cycle path without impacting on the existing hedgerow.

- Development Specification: Substantially agreed. Asks for minor modification of the document regarding orientation of buildings to address and overlook the primary and secondary movement network (see Design Guide specification).

Waste

No Objection

-External waste requirements - lists 360 litre bins for residual waste and recycling. This is incorrect and should be 240 litre.

-Examples of External bin store areas - shows very large bin stores - these need to be tightly fitting not large

S106

Refuse Vehicles

Additional refuse collection vehicles to service the residential expansion are required as the existing route is already up to capacity. Request a contribution of £185,000.00

Bins

- Standard house – 3 bins @ £75 per unit.-Flat (Based on 2 bed) - £160 per unit
- 200l for residual – (1100l bin and signage = £360 thus £65 per unit)
- 200l for recycling – (1100l bin and signage = £360 thus £65 per unit)
- 100l for organic – (360l bin and signage = £100 thus £30 per unit)

Developer to pay for cardboard skip for the moving in phase. One skip should last approximately 10 years and cost £3,500 before VAT. One skip should be sufficient. Skip to be located in Bring Bank area.

Developer to provide hardstanding within a public realm area where we can place above ground banks working roughly on the ratio of one set of banks for every 800 dwelling (as per the RECAP guide).

Power source to be provided in public realm area/s so that hydraulic banks can easily be installed in the future if needed.

Appendix K, Cambridgeshire County Council

Original Comments (14 March 19)

Summary of Main Issues

Officers have reviewed the application and supporting documents and a summary of the key issues are set out below.

Education

When assessing the education requirements of new residential developments the Council will normally apply its adopted pupil multipliers to determine the impact. In this instance, however, the Council recognises that due to the unique nature of the development, these general multipliers would not produce the most likely forecast. It is also acknowledged that occupancy of the housing will be determined by the operational needs of the Campus with some workers on short or fixed-term contracts which will also have an impact on the demographics. For this reason, the County Council has agreed to draw a comparison with the Eddington site in Cambridge being developed by Cambridge University. This will produce a markedly different child profile to that experienced in more conventional developments.

Early Years

There are three early years providers in the locality all providing a varying degree of sessional and full day care. There is limited spare capacity at any of these facilities to meet the needs of the development.

The Council therefore supports the proposal in the application to provide early years facilities on the site and will require that early years provision offers the full range of entitlements, including the universal entitlement (15 hours), the extended entitlement (30 hours) as well as funded places for two year olds who qualify.

The County Council will also require that this setting will be open for the earliest occupations to ensure appropriate provision is in place to respond to demand and meet basic need for the early residents of the development.

Primary

The pupil yield is likely to be insufficient to justify the provision of an on-site primary school. The Council does not build schools smaller than 2 forms of entry and a school of this size would be unviable in terms of the demand created by the development and may have a detrimental impact upon existing schools. It is, however, agreed that there will be a significant impact which will require mitigation.

The County Council's solution is to expand the existing Duxford primary school by one form of entry to make a two form of entry primary school with 420 places. There is adequate space on the site of the school to accommodate this expansion. An appropriate contribution from the applicant towards this expansion will be necessary.

Secondary

The catchment school, Sawston Village College, has an overall capacity of 1,050 and at 2018 the total number of children of roll is 1,033 which demonstrates relatively limited capacity. The County Council support the view that there is no basic need for a new secondary school on site. However, proportionate contributions towards a one form of entry expansion to Sawston Village College taking the capacity to 1,200 will be required to mitigate the impact of this development.

Transport

The Transport Assessment Team has reviewed the application and recommend a holding objection at this stage for the following reasons:

-There being are a number of issues identified primarily concerning the development mix, trip generation, internalisation of trips, accident data and mode share, which will require further information and/or clarification to be provided in order for the Transport Assessment and associated appendices to be reviewed in full; and

-There are a number of outstanding issues concerning the site strategy, off-site improvements and parameter plans which need to be addressed, including the provision of a Stage One Road Safety Audit for each of the proposed improvements to the highway network.

-When further information is received and verified, the evaluation of the transport assessment can be completed and the full impact of the development on the transport network will be known. At this time it will be possible to identify what mitigation will be needed to make the development acceptable.

Minerals and Waste

The submission states that the Outline Construction and Environmental Management Plan and Outline Waste Management Strategy are to be developed as the scheme progresses. It is therefore requested that a condition requiring approval of a "Detailed Waste Management and Minimisation Plan" to ensure that this undertaking is fulfilled.

Archaeology

Whilst considerable pre-submission work was carried out to scope and agree a suitable archaeological evaluation of the expansion site, the full results of this evaluation are not included in the planning application. Furthermore, the application only includes generic mitigation measures that do not incorporate the data and findings of the field evaluation. Consequently an objection to the generic mitigation strategy for archaeology has been registered. The applicant/agent has been advised to devise and present a suitable mitigation strategy that should be included as a requirement of the Environmental Statement.

Public Rights of Way

The Definitive Map Team has no objection to this proposal although the applicant should be aware of the presence of the Public Rights of Way, their legal alignment and width as well as the County Council guidance on development impacting rights of way. Appropriate informatives have been requested as part of any planning permission.

Local Lead Flood Authority

As Lead Local Flood Authority (LLFA) the County Council has no objection in principle to the proposed development. The application demonstrates that surface water from the proposed development can be managed by conveying surface water runoff to bio-retention and attenuation areas around the development before infiltrating into the surrounding ground. Appropriate conditions requiring approval of a strategic site-wide surface water drainage strategy; detailed surface water strategy; and details for the long term maintenance arrangements for the surface water drainage system (including all Sustainable drainage systems (SuDS) features).

Supporting New Communities

A request for funding through section 106 contributions has been made to secure early intervention and preventative services in order to support new residents in the community. As new residents will be joining the community over a long timescale the view will be to support the community to become resilient so early residents will be able to positively support future members of the community. Failure to secure funding during the early phases of a new communities build out will mean this work cannot be achieved.

This funding will support a variety of professionals across a range of agencies based on the ground to work within the new community. Depending on need this could be through the work of family workers, school liaison officers, adult learning course, public health campaigns and commissioned services, community development workers, housing association support, faith provision, community led-support groups GP services & workplace support.

Libraries

The vision is for a modern library facility located in a shared building with partner services. This is in line with Cambridgeshire County Council's policy for the 21st Century Library Service which recognises the importance of developing community hubs where library services are provided in shared buildings in partnership with other service providers. Other service providers may include information and advice services, health services, adult learning services and Children's Centres.

This community hub model provides the opportunity to deliver a wide range of complementary services and facilities, including community meeting spaces to meet the needs of a growing community. Libraries play a key role in building the networks of relationships among people who live and work in the new community, enabling that community to function effectively.

The section 106 will secure the provision of a suitable building to meet the needs of the library and partner services together with a contribution towards furnishing and equipment.

Public Health

The application, specifically the Health Impact Assessment (HIA), has been reviewed against the New Housing Developments and the Built Environment Joint Strategic Needs Assessment (JSNA) for Cambridgeshire. This review ensures that the application and assessments have identified the relevant impacts on health and contains specific mitigation measures to address these impacts. The detailed review and recommendations are contained in Appendix 2.

The HIA is a thorough assessment of the potential health impacts associated with the development. It is evidence based and has used local data appropriately. The mitigation measures proposed are in the main part acceptable, however, the level of commitment to some the measures is vague.

Most of the mitigation measures will need to be agreed at the Reserved Matters stage and design coding. In order to have confidence that the mitigation measures contained in the Health Impact Assessment are implemented a “Statement of Compliance” should be submitted with each Reserved Matters Application.

Draft Section 106 Heads of Terms

Planning obligations or Section 106 agreements are legal agreements between local planning authorities and developers in the context of the granting of planning permission. Officers are working with the applicant and SCDC to progress the Heads of Terms for a S106 Agreement to secure the necessary infrastructure to make this development acceptable in planning terms.

The table below provides a schedule of the planning obligations that are currently being proposed and which are considered necessary to mitigate the impact of the development. This relates only to County Council infrastructure and services.

Infrastructure Type	Requirement
Early Years	On-site provision of an early years facility at a location to be agreed and to the Council’s specification to be delivered for earliest dwelling occupation.
Primary	Financial contribution towards a 1FE expansion of Duxford C of E Primary School
Secondary	Financial contribution towards a 1FE expansion of Sawston Village College.
Transport	To be determined when transport assessment complete.
Supporting New Communities	Financial contributions towards early intervention and preventative service.

Library	Provision of a suitable building to meet the needs of the library and partner services together with a contribution towards furnishing and equipment.
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Updated Transport Comments (11 July 19)

Transport

Following submission of the County Council’s transport response to the planning application (a ‘holding objection’ given matters outstanding on the transport evidence) The County Council Transport Assessment and Highways teams have been involved in ongoing discussions with the Wellcome Trust and its agents ‘Vectos’.

Discussions have concerned the Transport Assessment, its associated impact assessment and proposed mitigation. Whilst good progress has been made in addressing some of the issues, there are matters outstanding, and work on the impact assessment is ongoing.

- The applicant’s future year ‘Paramics’ impact model is under review
- The applicant has submitted its junction proposals for safety audit review
- CCC has commenced its review of signal models (Linsig) of the proposed signalised junction proposals
- Without prejudice to the ongoing impact assessment, draft Heads of Terms have been prepared

It should be noted that the application is in a sensitive area from a transport perspective, with the A505 and M11 already facing capacity problems. Given the existing issues and growth pressures, the Combined Authority is about to commission a Strategic A505 Study to consider this area, its transport and growth context, and potential solutions. The study will take around 1 year to complete.

Furthermore, in December 2018 the Greater Cambridge Partnership published the Whittlesford Stage 2 Report, which contains a shortlist of potential transport infrastructure projects within the study area.

There are other major development proposals in the area (i) the Hinxtton Agri-Tech site: 112,000sqm employment, presently the subject of a planning appeal, which the Local Planning Authority is defending on spatial planning grounds and (ii) the North Uttlesford Garden Village: a draft allocation in the proposed Uttlesford Local Plan for up to 5,000 dwellings at Great Chesterford.

Transport Notes on the application

Access Not Included

It is important to note that the application is for all matters reserved and therefore access is not included in the assessment. The developer has proposed access off

the A1301 however the ultimate access detail will need to be approved prior to construction, enforced by condition.

Crossing the A1301

The proposed development is on the opposite side of the A1301 to the Genome Campus. This will require pedestrians to cross the road to enable campus interaction. The developer has suggested an at-grade signalised crossing solution combined with some traffic calming measures and speed reductions. These have been subject to a stage 1 Road Safety Audit, which did not identify any significant hazards. However, in order to bring such a crossing forward the additional works and traffic calming along the A1301 would need to be secured by Traffic Regulation Order prior to any Reserved Matters Decision.

Disparity with Hinxtton Appeal Package

It should be noted that the Wellcome Trust's proposal to address impacts at the A505 McDonald's Roundabout differs from the solution proposed by Hinxtton Agri-Tech. The Wellcome Trust propose a signalised solution. In the event that both developments are consented the County will take a view as to which solution is preferred (Hinxtton, Wellcome or A505 Study recommendation) and take an equivalent financial contribution as required.

A Flexible Approach

Numerous aspects of the Heads of Terms will require flexibility so that mitigation could shift from the direct delivery of defined works (that successfully deal with the development's impacts) to a financial contribution to other strategic works that may go above and beyond this (i.e. the Whittlesford Hub or outcome of the CA Strategic Study).

Sustainable Movements

The Genome Campus already boasts a very successful Travel Plan, and the further enhancement of this, combined with a strong focus on internalisation will be key to minimising unsustainable private car use.

Heads of Terms

The transport holding objection remains until the full technical assessment has included and impacts are fully understood, notwithstanding, initial Heads of Terms have been offered by the developer.

Updated Education Comments (16 July 2019)

The education service has received amended data from the research team and re-assessed the requirements for primary school mitigation having considered the potential pupil forecast arising from the development. Since an agreed dwelling and tenure mix has yet to be agreed with the applicant the Council has re-evaluated the options for mitigating the impact to ensure that all scenarios can be accommodated.

FORECASTING PRIMARY PUPIL YIELD

An outline planning application has been submitted to South Cambridgeshire District Council for further development of the Genome Campus, Hinxton which includes the construction of up to 1,500 dwellings. Normally the starting point for assessing the primary education provision required on the site would be to use the top end of the County Council's general multiplier (40 children aged 4-10 per 100 dwellings).

However, there are unique aspects to this development that require an alternative approach hence the Research Team has provided advice on an alternative method of forecasting.

The planning application refers to a very specific set of circumstances regarding tenure and housing mix designed to meet the on-going needs of workers on the Genome Campus. This also includes (at application stage) no plans for affordable housing on the site.

- Housing mix – studio/one bedroom properties at a higher ratio than other developments.

- Tenure – leased/rented from the site owners (or Management Company) or privately owned but restrictions on re-sale.

The Eddington site in north-west Cambridge has been identified as the closest comparable development in terms of pupil numbers. At the early stage of that development (particularly the housing for University 'key workers'), there were relatively low numbers of children compared to what would have been expected given the Council's general multiplier. This provides a justification in the case of the Genome Campus for not using the 40 children aged 4-10 per 100 dwellings.

For reference, if the standard multiplier (30-40 primary aged children per 100 dwellings) were applied, we would expect between 450-600 primary school pupils aged 4-10 (approximately 2 to 3 forms of entry (FE)).

There is an inherent uncertainty in producing a single alternative forecast for this development due to the wide range of possibilities for the housing mix on the site which will not be determined until later reserved matters stages. Therefore to ensure that adequate mitigation is planned for at an early stage a number of scenarios have been considered:

- Scenario one: Assumes that the maximum possible studio and one bed properties are built (and no four bed). This will yield 143 primary aged children (20 children per year group or 0.7FE). This is a similar figure to the lower range quoted by the developer.

- Scenario two: Assumes a mid-range number of dwellings are completed for each type. This will yield approximately 280 primary age children (40 per year group or 1.3FE). Again a figure similar to the top end of the range quoted by the developer

-Scenario three: Assumes the maximum number of 3 and 4 bedroom dwellings are built (within the ranges quoted). This yields, 413 children (60 per year group or 2FE). This is a new scenario not previously considered by the developer.

The range quoted by the developer reflects the low to middle of the possible outcomes (Scenario 1 and 2) and there is a possible scenario that produces higher numbers (Scenario 3). Planning assumptions therefore should focus on managing 1.3FE with a contingency to support a further 0.7FE if required.

MITIGATION

In terms of mitigation in order to meet the demand for places arising from this combination of scenarios the Council is no longer seeking off-site contributions to increased capacity at Duxford. With this option the maximum additional capacity that could be created is 0.8FE which would only allow the Council to mitigate Scenario 1.

It is now proposed to secure up to 2FE of capacity on a site provided within the Genome Campus. This would require the section 106 agreement to secure the provision of 2.3ha together with financial contributions.

COMMENTS ON PROPOSED SCHOOL SITE

The applicant has provided a drawing showing the potential location for a primary school. The Council has undertaken an initial review of this site against its specification for school sites in residential developments. The following comments are made in response to the current site and should form the basis for further discussions with the Education team to fixing the site location.

- The site is right on the main roundabout into the campus.
- The proximity to the A1301 will cause noise/air quality issues. The indicative buildings suggest there is no allowance for mitigation.
- Access would be directly of the primary road whereas we normally require access from a secondary road.
- The site is split in two by a significant hedgerow and a watercourse/drainage ditch.
- It is probably the more level part of the site, circa 5 metre drop from east to west (say 1:100 gradient).
- It could be better related to the lower density (family?) housing in the north of the site.
- A copy of the S106 Site Specification is attached.

Updated Archaeology (July 2019)

Further to previous advice given for archaeological matters in relation to this development proposal, the comments below follow the appraisal of additional documents provided in support of Quod's Environmental Statement.

Commencing with the specific Cultural Heritage chapter (8) of the ES, overall there are many areas of this chapter that can be now be agreed relating to the need for a specific archaeological mitigation strategy that will allow excavation work to occur in certain areas of the site. However, Table 8.8 Summary of Archaeology Effects of the

Proposed Development upon a series of numbered heritage assets identified prior to the evaluation is out of date, as it relates to archaeological evidence acquired for the baseline data section for known heritage assets that needed to be subject to evaluation. This has now been done for the majority of the area (ref to report at ES section 8.6) and a series of mitigation areas identified based on that work and an appraisal of the significance of the archaeological evidence. Consequently, the attribution of significance and sensitivity of the heritage assets listed is also out of date as their reassessment following the evaluation would identify the site being one of long distance communications features (Roman and Medieval) and area (tribal?) boundaries (Iron Age): a little different to long linears representing agricultural features and field divisions. That mitigation will include excavation and public presentation (8.11.13 8.11.14), however, does correlate with our earlier advice to you and to Quod that such a scheme will be required and should be formulated along the lines of our recommendations. We can support the intention to conduct appropriate mitigation and will assist in its formulation at a suitable future stage should this development proposal be granted planning permission.

Important to note is that the inclusion of watching brief led fieldwork in Table 8.8 is not supported in Cambridgeshire, as this is a poor investigation technique that should not be used in first contact work with archaeological evidence. It is used only to support main schemes of excavation where adjunctive small scale construction works enable verification of the presence/absence of archaeological remains, or in areas in which the removal of concrete slabs/uprooting could occur and such use would need further discussion and planning. Selected areas of open excavation around identified groups of features that are able to articulate their origins and change through time will comprise the main part of the mitigation strategy.

Sections 8.11.3 and 8.13.1 provide very useful lists of construction impact areas and types and it is useful to see that acknowledgement of an archaeological programme is listed in the CEMP.

The Early Landscape Works Plan (181205-9) and the Highways Improvements plan (181205-7 PP5) indicate areas for early entry works. The highways improvement would have little impact, save for an area around the southern, round, roundabout, which occurs in an area of archaeological significance, while tree removals in areas of archaeological remains, including around a known burial, require further consideration and integration into the archaeological mitigation strategy and construction programme. The statement at 8.13.2 should enable this.

The Green Infrastructure and Indicative Master plans show the sinuous, roughly N-S flow of the ancient trackway found through the course of evaluation. Its persistence and integration into the masterplan is very welcome and a commitment to interpretation and long-term display will make the cultural heritage relevance of this feature enter a new local landscape. The suggestion that a s106 legal agreement would secure a strategy for maintenance, display and presentation at 8.11.14 of the ES Cultural Heritage chapter is endorsed here as a recommendation and I advise that Cultural Heritage is included in the Heads of Terms accordingly.

There are no objections to this development on heritage grounds relating to archaeology as no designated sites stand to be affected and no remains of

equivalent status, as nationally important evidence, were found in the evaluation. The mitigation of the archaeological evidence at this site, including further evaluation in the unevaluated northern zone, is achievable and its results will contribute to our understanding of the hinterland of Roman Great Chesterford and the Cam Valley archaeological sites and monuments.

We support the application on archaeological grounds.

County Transport 10 October 2019

No objection subject to mitigation: Following extensive discussion with the applicant, technical issues have been addressed such that a sound conclusion of the development impacts can be drawn. Subject to the delivery of appropriate mitigation to address these impacts, Cambridgeshire County Council (CCC) has no objection to the proposals.

Context

Following submission of the December 2018 Transport Assessment and Travel Plan, the developer provided additional information to the County Council, including:

- Transport Assessment Additional Information (27th February 2019);
- Transport Scoping Update (19th March 2019);
- Transport Assessment Additional Information (22nd March 2019);
- Updated Trip Generation and Distribution Report (26th March 2019);
- Traffic Flow Diagrams (3rd May 2019);
- Development without mitigation (Paramics Outputs);
- Updated Traffic Flow Diagrams (19th May 2019);
- Post Audit Paramics Model note (24th July 2019);
- Updated Modelling Note (22nd August 2019).
- Various updates of the S106 Heads of Terms
- Updated Modelling Note (25th September 2019)

Impact Assessment

The additional information suitably addresses the issues raised by CCC, as summarised below and detailed in Appendix 1.

Trip Rates: Following the provision of additional information, CCC approves the trip rates assumed for the respective land uses proposed.

Distribution and Flows: Following the provision of additional information, CCC approves the assumptions relating to the distribution of traffic associated with the development. Distribution of trips was determined utilising existing staff postcodes for commercial trips and Census 2011 for residential trips. Modes shares for other land uses were subject to discussion and agreement with CCC.

Paramics: The Paramics microsimulation model was independently audited by SYSTRA. The Base and Future model scenarios are acceptable for use.

Linsig: The LinSig models of the proposed signalisation of the A1301/ A505 junction and M11 Junction 10 southbound off-slip have been reviewed and accepted by the CCC modelling and signal teams.

Impact Assessment: The impact assessment identified significant impacts at the following junctions

- A1301/ A505 roundabout
- M11 Junction 10 (southbound off-slip)
- A1307/ A11 roundabout
 - Maximum queues of 11 (of 41) pcus and 26 (of 53) pcus during the AM and PM peaks respectively resulting from the development.
- Granta Park/ Bourn Bridge Road roundabout
 - Maximum queues of 28 (of 61) pcus during the AM peak resulting from the development
- Moorfields Road/ A505 right/ left staggered crossroads
 - Maximum queues of 40 (out of 46) pcus during the PM peak.
- Hunts Road/ A505 roundabout
 - Maximum queues of 22 of 27 during the AM peak

In all cases, a suitable mitigation has been identified and agreed in principle. The County Council therefore has no objection subject to the following, comprehensive, multi modal mitigation package. This is detailed in the draft heads of terms and summarised below:

Mitigation

Travel Plan: Implementation of a **site-wide Travel Plan** for all on-site uses. Each land use/ business shall submit individual Travel Plans with measures specific to their use and dovetailing with the site-wide Travel Plan. Specific uses including the Hotel and Conference Centre, and the Discovery Centre will include Event Management Plans in their respective Travel Plans, to minimise and manage the impacts of events that attract 'larger' numbers of delegates in the event they should they occur. The range of measures listed in the Travel Plan will be implemented accordingly. A target that no more than 40% of Campus external journeys to work will be undertaken as single occupancy car trips has been agreed. The County Council is also seeking that the Site Wide Travel Plan (and individual Travel Plans) will aim to reduce park hour vehicular trips to and from the site. The Travel Plans shall be monitored annually using staff/ resident surveys and traffic and other movement counts until 5 years post full occupation.

The Travel Plan shall include the implementation of a **Car Club** and **Car Share Scheme** for residents and employees, including dedicated conveniently located spaces and one year of free membership incentives, with details to be approved by the County Council.

The Travel Plan shall include the establishment of a **Transport Review Group** to oversee and discuss the ongoing performance of the site in terms of sustainable travel and monitoring results. In the event the Travel Plan targets are not met, the TRG will agree with the County Council suitable mitigation measures that will be funded through the Travel Plan Contingency Fund and implemented accordingly.

Travel Plan Contingency Fund: A fund over and above the Travel Plan budget that can be applied flexibly to respond to any emerging issues and opportunities, to ensure additional mitigation measures are implemented in the event that targets are not met. This may include further improvements to bus services or demand responsive travel, enhanced pedestrian and cycle routes, innovative transport technologies, and/or additional promotion or incentives for sustainable travel.

Car Parking Management Plan: This shall detail the management and enforcement measures for car parking provided on the development, including provision of accessible spaces and electric charging spaces, and allocation of car parking for each land use. This will need to be agreed with CCC. Workers that live on the campus will be prevented from bringing a car to the multi-storey car parks for business use.

A **Monitoring Strategy** will need to be agreed with CCC, which will detail how **rat running and off-site parking** will be monitored in local villages. In the event there is shown to be an issue for either, there is a **monitoring fund** which can be used to implement suitable mitigation measures.

Walking:

- Direct provision of a new section of footway connecting the A1301 (east) to High Street (west) in Hinxton along New Road.
- Direct implementation of the A1301 improvement scheme between the A1301/ A505 junction and A1301/ A11 junction including; footways / cycleways throughout the development and connecting to the existing pedestrian/cycleway to the west of the A1301, a signalised toucan crossing located to the north of the existing roundabout access and other informal crossing points.

Cycling:

- Direct provision of the on-site Cycle Hub with maintenance facilities. An on-site cycle scheme for Campus residents and staff is to be provided that facilitates movement around the Campus

- Direct provision of the improved 3.5m cycle route between the Campus and Whittlesford Station, including the upgrading of the existing route, new cycleway and A505 crossing facilities as part of the A505/A1301 junction improvements.
- Direct provision of the new connection will be provided between the Development and the existing cycle route adjacent to the A1301 which starts to the north of North End Road (and which will be upgraded).
- Financial contributions towards improvements between the proposed site and the GCP Greenway proposals in Sawston, such as provision / widening of existing cycleways, installation of solar studs and potential crossing facilities where agreed with CCC'.
- Financial contribution towards improvements in cycle links towards from Saffron Walden towards Great Chesterford. See Uttlesford Cycling Action Plan for details.

Bus and Rail:

- **Shuttle Bus Service:** Developer to provide ongoing enhancement of the existing Campus shuttle bus service which operates between the Campus and Whittlesford Parkway station, to increase frequency to align with train arrival/ departure times to a 15-minute operating frequency to ensure demand is catered, including off-peak services and weekend services. Details to be provided in a **public transport strategy** to be approved by CCC prior to commencement and subsequently implemented by the developer.
- **Campus Services:** Expansion and improvement in capacity of the existing campus bus services (in line with stage of development delivery) to support the increasing population (employees and residents) across the Campus throughout the day. Details to be provided in a **public transport strategy** to be approved by CCC prior to commencement and subsequently implemented by the developer.
- **Off-Peak Services:** Provision of appropriate off-peak services to serve Cambridge and key local attractions for use by workers, visitors and residents of the development, to encourage and facilitate off-peak travel, to be detailed as part of the public transport strategy. To also consider school shuttle services to Sawston Village College in the event that CCC are not required to provide such school services through statutory requirements.
- **Local Access:** As part of the public transport strategy and to support the ongoing viability of the services, to make the site bus services available for use by the local community and ensure provision of buses during evenings

and weekends. Furthermore the public transport strategy should explore opportunities to better connect / combine services with nearby business parks.

Highway Improvements and Access

- **Access and A1301:** Direct delivery, prior to occupation of the three site accesses and the A1301 corridor improvements, as set out on the Highway Improvements Plan (PP5) and including footways / cycleways, a signalised pedestrian and cyclist crossing close to the existing access and other informal crossing points, a new footway adjacent to New road to link to Hinxton, and gateway features.
- **A505/A1301 ‘McDonald’s Roundabout’:** Direct implementation of signalised mitigation or financial contribution as required towards an alternative scheme, as directed by the County Council.
- **Moorfields Road and Hunts Road:** Direct implementation or financial contribution as required towards signalised mitigation at Moorfields Road and Hunts Road junctions – as per the proposals secured in principle through the Agritech Hinxton appeal.
- **A11/A1307 junction and Bourn Bridge Road / Granta Park access:** mitigation to include (i) the direct implementation of A11 SB off-slip white lining (prior to first occupation), and (ii) financial contribution towards the Travel hub element of the Cambridge South East Transport Better Public Transport Project (A1307 Phase 2). This scheme aims to create a vital Public Transport link to ease capacity on the network, therefore mitigating (through trip banking) the additional trips associated with the Genome Campus.
- **M11 southbound off-slip – junction 10:** Mitigation as per Highways England requirement.

Transport Enhancement Fund

- A financial contribution to establish a **Transport Enhancement Fund** towards future enhancements to the sustainable network, where relevant opportunities emerge.

Mitigation relating to site Masterplan

- Detailed design to include:
 - A **mobility hub** which will serve as a place of connectivity for transport modes (walking, bike hire, lift sharing, car clubs, bus services)

- **Community concierge** providing personal mobility services as well as receiving deliveries, to act as the focus for the TP, and could be co-located at the mobility hub
- **Micro consolidation centre** to minimise delivery and servicing movements, and to assist with the delivery and distribution of goods on the campus by sustainable mode.
- Future proofing for electric vehicle charging points, e-bikes and demand responsive transport
- Ensuring links through the campus for walking and cycling are direct and attractive, of sufficient width and car-free routes ensuring direct access to key campus locations.
- Wayfinding signs throughout the campus with local destinations and journey times.
- Different land uses to include changing rooms for cyclists and active travellers, dedicated showers proportionate to the number of users and clothes drying facilities.
- Provision of the main route through the campus to accommodate buses and bus stops at appropriate locations

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Appendix L, External Consultees and Organisations

Anglian Water

No Objection

The foul drainage from the development is in the catchment of Great Chesterford Water Recycling Centre. Although this water recycling centre does not have headroom within the current flow permit to receive the flow from the entire development, there is headroom to receive the hydraulic loading from an initial phase of the development site.

The assessment has been based on development flows connecting direct to Great Chesterford WRC, consequently there will be not significant impact on the performance of the foul sewerage network. The infrastructure to convey foul water flows to the receiving sewerage network is assumed to be the responsibility of the developer. The detail of the connection at the WRC will be determined as the foul water drainage design is progressed.

Recommended Conditions/Informatives
Phasing plan, drainage infrastructure
Scheme for foul water drainage works
Compliance foul water drainage works

Cadent Gas

No Objection

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance. If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. Maps of the affected gas mains are provided.

CamCycle

Object

This is not an appropriate location for development. It is too far away from a railway station and it will not be possible to serve this location effectively with public transport in the foreseeable future. It therefore represents an unreasonable increase in motor vehicle traffic along nearby roads. More sustainable site locations are recommended, such as around Whittlesford Parkway.

A1301: Raises highway safety issues with the indicative design as a 'multi-modal' street. The A1301 should remain as a distributor road and new, local, access-only roadways should be designed as low-speed environments where people can safely walk and cycle between buildings. Any cycling infrastructure provided alongside the A1301 should follow the principles and guidance contained in Highways England Interim Advice Note 195/163. The proposal is contrary to LP policies TI/2 and HQ/1.

Clinical Commissioning Group (NHS)

No Objection

The CCG would not wish to have a dedicated health facility building on this development but would seek S106 monies for health provision to mitigate the impact of the development.

(Officer Note: The CCG has requested a preliminary contribution of £500,000 towards health facilities generally which has not been accepted by Officers as being CIL compliant. Officers are awaiting further advice from the CCG and will report these on the Update Sheet)

Cambridge Past, Present and Future

Original Comments

Object

Declare ownership of Hinxton Watermill and the Hinxton sluices on the River Cam. Objects on the following grounds:

-The proposal is not plan led and was not included during the recent local plan process. It should form part of the new LP process. Public benefits case to argue exceptional circumstances is not made.

-Massive unplanned change would result. Need for AAP with NUGC and AgriTech to allow for cumulative assessment.

-Absence of basic information relating to the infrastructure support and services. The provision of a primary school should not be left to reserved matters.

-The proposal has not followed requirements of the EIA scoping report. Alternative sites must be considered and evidence provided as to why this site is the only viable option. A reasonable alternative might be to locate worker housing in the proposed Uttlesford garden village or employment floorspace on nearby research parks, such as Great Chesterford, Granta and Babraham.

-Much of the proposed housing is intended for the general market rather than to provide accommodation for key workers on site. The housing provision is not needed by the Council to meet its five-year supply or to meet existing demand.

-The TA argues that the overall campus on both sides of the road will be sustainable due to the presence of the 1500 houses, but ignores the fact that the number of those employees not living on the site will more than double from its present figure.

A number of other specific concerns are made including: the proposed new site does not relate to the existing village, it is separate from Hinxton and good placemaking would seek to integrate the two communities rather than keep them separate; the A1301 should be diverted to go around the outside of the new development; no provision for housing for key-workers; increased flows into the River Cam, recommend a new weir near Hinxton Mill as a long term solution to the risk of flooding; loss of agricultural land; need for amount of floorspace proposed.

Recommended Conditions/Informatives
Occupational business controls related to campus genome work

Amendment Comments

Objection maintained

Whilst the reduction in overall building heights and additional information on landscape and biodiversity are welcomed, it does not overcome CPPF's original reasons for opposing the proposals.

Environment Agency

Original Comments

No Objection

Infiltration drainage, including soakaways, will only be acceptable where it has been demonstrated by the applicant that the land is uncontaminated.

Wastewater

There is insufficient capacity within the existing sewerage infrastructure to accommodate the full quantum of additional foul flows from this site. Great Chesterford WRC has limited permitted capacity to accommodate additional foul flows. Recommend phasing condition to ensure that sufficient foul capacity is always available to accommodate each phase of the development.

Water Resources

The development lies within the area traditionally supplied by Cambridge Water Company. Cambridge Water Company can supply the development using their existing network but only until 2045. Thereafter it is stated that Anglian Water would supply the site. Further evidence should be provided (secured by condition) that water supply to the site can be secured post 2045.

Measures to reduce water usage in the proposed new homes and the aspiration to achieve a target of 90 litres per person per day are supported.

There is a borehole abstraction within the proposed development site which is licensed to the Wellcome Trust. The licence holder must apply to the Agency if any changes to this licence are required.

Waste

The applicant's consideration for waste storage and collection systems is supported. Recommend a management and reporting system to minimise and track the fate of construction waste.

Groundwater and Contaminated land

Relevant supporting ES documents reviewed. The site overlies a principal aquifer, part of the Cam and Ely Ouse Chalk groundwater body, a Water Framework Directive Drinking Water Protected Area. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They support water supply and river base flow on a strategic scale. The majority of the site is located within a groundwater SPZ, namely SPZ2 (Outer Zone) and the western and south-western part of the site lie within SPZ3 (Total Catchment). This means that the site lies within the catchment of groundwater abstraction boreholes used for public water supply.

The overlying soils at the site are classified as having a high leaching potential, meaning they can readily transmit a wide variety of pollutants to the groundwater. The presence of a hazardous chemical stores; a fuel tank; electrical substations; stockpiled material; and the potential infilled land from the historic railway cuttings are potentially contaminative. The site is considered to be of high sensitivity and could present potential pollutant/contaminant linkages to controlled waters. The EA is satisfied that the risks to controlled waters posed by contamination at this site can be addressed through appropriate conditions including those relating to: contamination and remediation; surface water and infiltration; piling; foul water; construction surface water run-off; and materials management. Various informatives are proposed.

Ecology

The proposals for biodiversity protection and enhancement measures for the site are satisfactory in that they would comply with the NPPF.

Recommended Conditions/Informatives
Wastewater phasing plan re Gt Chesterford WWT
Water resource statement post 2045
Waste management from construction
Remediation strategy and preliminary risk

assessment contaminated land
Unidentified contamination
Surface water SUDs and infiltration scheme
Piling risk assessment re ground water
Foul water scheme
Construction related surface water run-off
Materials management plan
Wastewater informative
Waste management informative
Energy centre informative
Piling informative
SUDs informative
Contaminated land informative
Groundwater abstraction informative

Amendment Comments

No further comments

Advice on Hinxton Parish Council and Cambridge Past, Present and Future, Weir Proposal

Great Chesterford Water Recycling Centre (WRC) has a permit limit on the volume that can be discharged and is regulated by the EA. The EA expect Anglian Water to plan upgrades to the WRC (and all sewerage infrastructure).

If AW subsequently look to increase the discharge rate, this would be dealt with via a permit application, so doesn't need to be fully addressed at this stage. It would be necessary for AW to comment upon the legitimacy of the assumptions made in the analysis against any presumed increased discharge. It could be that AW will store, or throttle any excess volume (over and above permitted discharge rate) at their site. The EA would encourage further discussion between the developer and AW. With EA/planning safeguards, it would be premature to consider static weirs or other methods of mitigation.

The EA do not consider that there is, at this time, any CIL argument for the proposed weir in terms of water discharge, surface or treated.

Essex County Council

Original Comments

Does not challenge the applicant's assumptions about the expansion of the campus but raises concerns about how the application fits with existing and emerging plans (overall spatial relationship). A range of comments on the following topics are provided, which includes a number of objections in relation to certain topics.

Topic	Comment
Planning	Proposal is not plan led and should be plan led.
Cumulative	Proposal should cumulatively take into account NUGC.
Housing	Proposal would not contribute to housing need for the district.
	Housing would need to be tied to genome campus workers only.
	Housing should include affordable housing as a component unless otherwise justified.
	Housing mix should be controlled for RM's.
Flood Risk	No objection.
Adult Social Care	Highlights Supported Living opportunities.
Early Years and Childcare	Proposal generates a need for 104 spaces based on Essex demand.
Education	No comment. This is for Cambridgeshire County Council
Waste	No objection. any impact on Saffron Walden household waste facility would be minimal.
Highways and Transportation	Will liaise with CCC. TA does not take account of cumulative impacts from NUGC and this growth should assessed. The Sustainable Transport Strategy should be flexible enough to accommodate opportunities from NUGC, should improve cycling links and bus services to the south. Would welcome discussions regarding links from the site across the A11.
Economic	Supports the proposal, would strengthen the LSCC
Public Health and Wellbeing	Cumulative health and wellbeing issues in Uttlesford have not been considered.
Ecology	Highlights legislative and licencing requirement including NERC act 2006. The ES chapter follows best practice and should be appropriately mitigated.
Historic Environment and Buildings	Objection. Harm would arise to the significance and setting of heritage assets. This would be less than substantial harm. Para 196 of the NPPF engaged. Potential for archaeological remains.
Landscape	No objection. Good provision of green infrastructure.
Arboriculture	No objection.

Recommended Conditions/Informatives

Construction environmental management plan

Landscape and ecological management plan
Ecological surveys

Comments on Amendments (Sept submission)

Overall, ECC continues to have concerns regarding the spatial relationship between this significant proposed development on the South Cambridgeshire / Uttlesford borders, and the proposals within the respective local authority's local plans. This application does not appear to effectively recognise, or take account of, development proposals emerging within these local plans, and how this proposal would 'fit' strategically within this context. Importantly, it does not consider the potential cumulative, and/or cross-border, impacts of such development on a range of services, facilities and infrastructure (most notably highways), as well as the wider natural and historic environment in this location.

ECC has clearly set out its concerns in relation to the potential impact on the Essex highways and transportation network and would expect the applicant to provide further information for the Council's consideration. ECC would expect to be consulted on this further information before the application is determined; future consultations should be sent to growth&development@essex.gov.uk to ensure that a response is provided in a timely manner.

Greater Cambridge Partnership

No Objection

The TA does not propose any mitigation measures directly relevant to, or contributions towards, the GCP Cambridge South East Transport Study (CSETS) programme. The TA should acknowledge this strong relationship and the impact the development has on the CSETS study area.

The development is forecast to have a strong relationship with the A1307 CSETS study area with more than one quarter of off-site trips related to the residential element having destinations accessed via the A1307/A11(north), and more than one third of off-site trips related to the non-residential element being drawn from that area. Given this, the development would likely be a direct beneficiary of investment in that corridor. In terms of traffic impacts, depending on the scenario considered, the TA suggests that impacts would be felt at A1307/A11 Four Went Ways, the Pampisford Road/Bourn Bridge Road junction, and the A505/Pampisford Road junction. All are directly relevant to the A1307 CSETS. No mitigation is proposed at any of these locations within the TA. It is considered reasonable that a proportionate financial contribution is sought from the development to assist with the scheme's delivery and to mitigate the development's impact.

Grosvenor

Object

Makes a representation as the appointed master developer of NUGC. Supports the principle of employment growth at the WGC. Raises a number of concerns in relation to the following topics:

Topic	Comment
Departure from SCDC adopted LP	Significant departure from the LP (employment and housing elements). Proposal is not genuinely plan led. Does not consider wider infrastructure requirements. Should not be determined prior to the completion of EIP into UDC LP and outcome of the AgriTech appeal.
Housing	Housing not needed to meet objectively assessed needs. SCDC has an up-to-date housing supply. NUGC could supply housing to meet the need.
Education	The proposal should provide a primary school on-site.
Relationship to AgriTech	Parallels with reasons for refusal.
Impact on Uttlesford LP Preparation and EIP	Will compromise future planned growth within South Cambs, Uttlesford and at NUGC.
Deficiencies with the TA	The TA must consider residual cumulative impact on the highway network after accounting for plan-led growth. A collaborative approach to mitigating growth through transport mitigation must be taken. A number of technical deficiencies in the TA are raised by Peter Brett Associates on behalf of Grosvenor.
Deficiencies with the EIA	NUGC should not be discounted from cumulative assessment. There has been a change in circumstances following SCDC's scoping opinions (EIP now underway into UDC LP and at an advanced stage of preparation and updated Sustainability Appraisal).

Comments on Amendments (Sept amends)

Notwithstanding our support for the principle of employment growth at the Wellcome Genome Campus, our concerns outlined within our previous letter still stand. Those full comments will not be repeated here, but they include the following:

- The scale of departure from the recently adopted South Cambridgeshire Local Plan;
- The relationship of the Wellcome application to the SmithsonHill application (ref: S/4099/17/OL) and its subsequent appeal (ref: APP/W0530/W/18/3210008);
- The potential impact to a plan-led system and the Uttlesford Local Plan preparation and Examination in Public (EiP); and
- Deficiencies within the assessment of transport impacts and the Environmental Impact Assessment (EIA) accompanying the application.

The re-consultation of the application relates to the Housing Statement Update (August 2019), Viability Statement (August 2019), Response to Parish Councils (18 July 2019), Response to Consultation (July 2019), Draft Heads of Terms (August 2019) and the consolidated Design and Access Statement. These documents do not address our previous objection points and Grosvenor therefore maintains its objection to the application.

Our initial response sets out in more detail our reasons for objecting to the application, although the principle point of objection relates to the lack of an assessment of the cumulative impacts of the Wellcome application. In particular, the residual cumulative impact on the highway network after accounting for plan-led growth, given the exclusion of the North Uttlesford Garden Community (NUGC) as a cumulative scheme from the Environmental Impact Assessment and Transport Assessment.

Since the Wellcome application was consulted in January 2019, the following circumstances have changed, which should be acknowledged as material considerations by SCDC:

- Uttlesford District Council secured Government Garden Communities Funding to support the delivery of the three proposed Garden Communities (including NUGC).
- The Uttlesford Local Plan Examination was held in July 2019.

Should the Local Plan Inspectors confirm in mid-October within their expected Interim Letter that the Uttlesford Local Plan should continue through the examination process, then the Wellcome application will need to consider the cumulative impacts of NUGC. In its current form the Wellcome application is likely to compromise future planned growth within South Cambridgeshire, Uttlesford and at NUGC.

Conclusion

Grosvenor supports the principle of growth at the Wellcome Genome Campus, however we object to the development proposals in their current form for the reasons set out above. As such, Grosvenor considers that the application should be refused based on the information available, or the following should be taken into consideration prior to the determination of the application:

- The application should not be determined prior to the SmithsonHill recovered appeal and the conclusion of the Uttlesford Local Plan EiP, otherwise appropriate full assessments of both NUGC and SmithsonHill schemes should be undertaken and appropriate mitigation measures should be identified to accommodate strategic growth;
- Further work is undertaken to address the deficiencies of the TA; and
- SCDC should make a Regulation 25 request for further information in relation to the EIA to ensure that it can reach a reasoned conclusion on the significant effects of the development proposals on the environment.

Grosvenor reserves a position to submit further representations once the substantive position of Highways England and Cambridgeshire County Highway Authority are known.

As previously set out, Grosvenor is keen to meet with Officers to discuss these concerns and to find a solution whereby all growth can come forward in a planned and coordinated manner.

Highways England

Holding Objection

Currently reviewing the TA. The work is necessary to ensure the TA is adequate to understand the impact of the development on the strategic road network. A technical note is provided by AECOM on behalf of Highways England setting out a number of issues that need to be addressed.

A number of regular holding objections have been issued by Highways England. Any further response will be reported on the Update Sheet.

Historic England

No Objection

Having considered the comprehensive documentation submitted with the application, DAS, EIA (Cultural Heritage) and LVIA visualisations, Historic England are satisfied that the proposals would not cause harm to the setting of Hinxton Hall or Church of St John and St Mary, Hinxton (both grade II*) nor to the substantial number of designated heritage assets located within 1.5km radius of the application site. No objection on heritage grounds.

Ickleton Society

Objection

The Ickleton Society objects to the application for the following reasons:

Topic	Comment
Local Plan	Land to the east of the A1301 is not designated in the South Cambridgeshire Local Plan. Not supported by LP employment policies. The Society disagree that the economic arguments made by the applicants outweigh the harm arising from the proposal. Wellcome should have engaged with the LP process in 2015 when it revealed its initial plans and should wait for the review of the current LP. Proposal is contrary to LP policy S/6. The same considerations for refusal should apply to this application as to that of SmithsonHill for AgriTech.
Scale of Expansion	Urbanisation of the open countryside. Scale has increased since original plans (4,000 to 6,800 employees, 800 to 1,500

	houses).
Community Involvement	The statement with the application is misleading and underplays the level of local concern. Concerns have not been addressed by Wellcome in the application.
Traffic Impacts and Transport	<p>A significant number of concerns with transport impacts are raised by the Society. They include the following:</p> <ul style="list-style-type: none"> -The TA significantly underestimates impacts. Evidence from Google maps provided. -Changes to the A1301 will slow journey times along it and interrupt flow. -Construction and occupation of the expanded campus with the A1301 alterations will result in more rat-running through Ickleton (a largely linear village). The TA ignores this impact. -Increases in rat-running in Ickleton will further harm: heritage of buildings in the village; amenity (noise, vibration, pollution, driver confrontation); degrade/destroy the highway and verges; and compromise highway safety. -Proposed mitigation for rat running (unforeseen mitigation fund) is insufficient to address problems. -Proposal would result in under-use of the proposed Whittlesford Transport Hub. -TA takes no account of Chesterford Research Park, Babraham Research Campus, NUGC or AgriTech. -Northbound assessment of flow of traffic to McDonalds roundabout is flawed in the TA. Queuing is a problem. -Travel Plan targets are unrealistic. 55% of the campus are currently driving to work. 42.5% target is optimistic. -Issues with new business compliance with Travel Plan. -External traffic impacts from partners living in the housing are underestimated. -Signalisation of McDonalds roundabout will not work. -Radical transport solutions required along the A505. -Proposal will result in increased traffic queues and result in delays to the proposed bus/coach services run by Wellcome. -Expansion should maintain a single site and not be split by the A1301. The A1301 should be re-routed around the campus as per initial proposals. -Jct 9 of the M11 should be improved to allow northbound entrance to the M11 and southbound exit to the A11.
Housing	New population out of scale with existing villages. No local support for the level of housing proposed. 3 storey housing would be out of keeping with the area. LVIA misleading. Lack of affordable housing contrary to policy. Concerns raised regarding occupation ties to housing (initially and later) and that the housing will be ultimately sold or let to non-campus workers resulting in greater off-site impacts. Need for level of housing not justified through staff survey; need will be different from future businesses. Young people will prefer to live in Cambridge.

Change of Use of Land, Landscape, Environmental Damage	<ul style="list-style-type: none"> -Loss of agricultural land not justified. -Height and density out of character. -No plans for anything underground and scheme. -Buildings will be highly visible in the landscape on rising land. -A1301 will be urbanised. -Visual and landscape impacts will be very harmful. -Similar reasons for refusal as with AgriTech should apply. -Concept of splitting the site and being more visually prominent is against the grain of other science parks and is flawed. -A1301 should have an underpass. -Biodiversity impacts will be harmful.
Commercial businesses and start-ups	<ul style="list-style-type: none"> -Change in nature of the campus from research to commercialisation. -Proposed occupational ties not strong enough (10 years) -Existing vacancies in other research parks nearby -Co-locational arguments not demonstrated for commercial/translation work. -Collaboration does not required co-location (nearby will suffice). Appendix 3 of the Case for Growth demonstrates this.
Commercial Venture	<ul style="list-style-type: none"> -Similar to aspects of Hanley Grange, a Wellcome commercial venture. -Hotel would not be restricted to visitors to the campus only. - -There is sufficient space at Whittlesford Parkway and planned at the Imperial War Museum. -To a large extent, the proposal is a commercial venture for Wellcome to generate income rather than to expand its scientific research.

Amendment Comments

Objection Maintained

The amendments that have recently been made to the proposals, do virtually nothing to reduce the massively adverse impact that the development would have on the landscape, environment, traffic and the local community.

The reduction in the maximum height of buildings still means that they exceed the height of the existing Campus buildings and all buildings in Hinxtton with the exception of the Church. There appears to be no reduction in the density of the development, the number of employees or the number of houses. Together with the closeness of buildings to the A1301, the visual impact would still be huge.

The changes to the proposed roundabouts and the A1301 through an expanded Campus will not alleviate the problem of traffic choosing to rat run through the nearby villages instead of keeping to the A1301 which will have a reduced speed limit, additional roundabouts, junctions and crossing points.

The latest data from the village's Vehicle Activated Sign shows the average number of traffic movements on Abbey Street as around 3700 a day, equivalent to over 4000 on weekdays. Concerned to find that it is proposed to turn part of the small area of remaining agricultural land opposite Hinxtton to sports fields. This is a further loss of good quality agricultural land.

Imperial War Museum

Original Comments

The Wellcome site is within the SCDC safeguarding zone around IWM Duxford. The proposed site is under a flight path. Although IWM planes are flying at a high altitude, IWM has concerns about noise abatement once the development is complete. This is something that needs to be explored before any residential development moves forward. Future house owners need to be made aware of aircraft flying above before purchasing. This will be particularly important around our air show days and weekends where we have the largest impact on our surroundings.

IWM Duxford must be notified of any intention to use cranes and restrictions should be negotiated to ensure minimum negative impact on both parties, e.g. ensuring the crane is lit, only erected for a certain amount of time. The possible increase of pressure on the A505 is a concern. We welcome the efforts to mitigate this, particularly around junction 10 and hope that further work will be done in this area.

Amendment Comments (April amends)

Original concerns not addressed

Amendment Comments (Sept amends)

No further comment has been received from the IWM. However, Wellcome has met with the IWM to clarify the issues that have been raised and provided further analysis of the noise implications for future residents of their site in relation to aircraft noise. This is summarised in the officer assessment.

Natural England

Original Comments

No objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites or landscapes.

Recommended Conditions/Informatives
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Soil handling informative

Amendment Comments

No objection

The advice provided in our previous response applies equally to this amendment

North Hertfordshire District Council

We have previously raised concerns with Uttlesford District Council regarding the potential impacts of its proposed new North Uttlesford Garden Community (NUGC) on the strategic highway network. These concerns relate particularly to the A505 which connects Royston (and the District more broadly) to the M11 / A11. This present application is in close proximity to the NUGC proposal. The scheme does not form part of South Cambridgeshire's recently adopted Local Plan. NHDC has similar concerns relating to this proposal, either in isolation or in combination with the NUGC.

The Transport section of the Environmental Statement (ES) identifies only low impacts on the A505 west of the M11 following application of criteria-based thresholds. Notwithstanding this point, the ES does anticipate a 16% increase in peak flows on this link between the 2018 baseline and the 2031 with scheme scenario.

It is noted that the ES does not include consideration of NUGC as a cumulative scheme. The reasons for this, as set out in the appendices, have been reviewed and are understood. It is accepted that this application needs to be considered in the 'here and now' and that there is presently uncertainty over the (timescales for the) progress of Uttlesford's new Local Plan. Equally, should greater certainty over the Uttlesford LP be forthcoming prior to the determination of this application, it may be necessary for the applicant to review some of the supporting documents.

The evidence underpinning Uttlesford's emerging Plan suggests up to 70 additional peak hour trips would arise on the A505 west of the M11 should NUGC be implemented. Added to the figures above, there could be a 20% increase in peak flows on this link compared to the baseline.

In this context, the proposed 'adaptive mitigation fund' included in the draft Heads of Terms (or any alternate / relevant contribution) should be suitably framed. This should allow for proportionate contributions to any future upgrades of this section of the A505 if this proves necessary over the lifetime of the development.

Police Architectural Officer

No Objection

Original Comments

The documents in relation to community safety, crime, disorder and the fear of crime have been reviewed and a search of the Constabulary crime and incident systems for this location covering the last 2 years has been completed. This is at present a location with a low record of reported crime and incidents.

Asks for a meeting to discuss Secured by Design and measures to help reduce its vulnerability to crime including building security, external environment and layout.

Amendment Comments

No further comments

Terence O'Rourke

Comments are provided on behalf of SmithsonHill in relation to the AgriTech Park. A range of concerns are raised in relation to the applicant's transport assessment (VECTOS) by TPA - SmithsonHill's transport consultants - in relation to trip generation and mitigation plans for McDonald's roundabout including the relationship with Whittlesford Service Station.

Sport England

No Objection

There is scope to provide new sports facilities to meet future needs.

The residential occupiers of the new development will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base.

The population of the proposed development is estimated to be 3,021, which equates to an average of just over 2 persons per unit. The adopted Policy for outdoor sport provision requires 1.6 hectares per 1000 population, which equates to 4.83 hectares. There is likely to be a higher number of young, single people on the site.

The application is outline in form therefore the exact provision for outdoor and indoor sport is not confirmed at this stage. Sport England provide a suggested range of possible requirements for sporting provision, including for football (with pitches for community use), investment in existing local cricket club changing facilities and pavilions and mini and junior rugby off-site contributions.

Sport England advise that this information should inform the development of detailed plans on the site for outdoor sport provision and that there may also be scope for other outdoor facilities such as tennis courts and multi-use games areas (MUGAs). The demand for indoor sports hall space can probably be met by the proposed community centre, provided it is designed to allow provision of a single badminton court (18m x 10m).

Sustrans

No Objection

Provides comments on various locations for cycle infrastructure improvements to the national cycle network as follows:

-London Road from just north of the A505 roundabout through Sawston and up to the Babraham Road – this scored very poorly for safety in our Review – so we would support the creation of an off road / shared-use path.

-The A505 / A1301 roundabout – our surveyor noted an unaccompanied 12 year old (our benchmark for the NCN) is unlikely to use this current arrangement, especially at peak time – so any improvements here would be welcomed.

-Safe access for cyclists from Whittlesford Station to the development site – this will likely need to be an upgrade of the existing facility running adjacent to the A505 from Duxford Chapel to the A1301 roundabout.

-The on-road section from Stapleford linking in to the Genome Path could also be improved (it scored very poor for safety in our Review).

-The NCN Review scored the entire section from Hinxton to Duxford to Whittlesford as very poor, as the majority is on road – we'd welcome any improvements to this corridor too.

Uttlesford District Council

Original Comments

Uttlesford District Council continues to express concerns about the lack of consideration of the cumulative impacts of development in the surrounding area. UDC reserves its position around whether it is necessary to include North Uttlesford within the assessment of cumulative effects within the Environmental Impact Assessment (EIA). However, UDC does consider that it is appropriate to include North Uttlesford within this assessment.

The draft UDC Local Plan has been submitted to the Secretary of State. As such, greater weight may be attached to the proposals within it. While there are significant unresolved objections to North Uttlesford, UDC notes the comments received to the UDC Local Plan from SCDC in 2017 and 2018, in which SCDC said that the UDC Local Plan should take account of draft allocations in their emerging Local Plan. At this point in time, the proposals in SCDC's Local Plan had also received significant objections and the SCDC Local Plan was at the examination stage. The submission of the UDC Local Plan and the recently received updated Sustainability Appraisal represents a material further change in circumstances under the EIA regs.

UDC considers that the modelling supporting the application should use the allocations in the adopted SCDC Local Plan and the adopted Cambridge Local Plan. Otherwise there is a risk that this proposal could put at risk the recently adopted SCDC Local Plan (or proposals in Cambridge's Local Plan).

A scheme of this scale and significance would normally be brought forward through the Local Plan process, so that aggregate road, education, and utilities infrastructure could be considered in the round and the proposals could be considered against the reasonable alternatives. The UK planning system is a 'plan-led' system, and significant applications that will have wider impacts "jumping the gun" by seeking approval outside from this process undermines the 'plan-led' nature of the system. SCDC is commencing work on the Greater Cambridge Local Plan in 2019, and this would be the proper way of processing a proposal of this scale.

Without prejudice to UDC's concerns around the way the proposal is being considered; were the proposal to be approved the scheme should ensure it is capable of being appropriately linked to North Uttlesford Garden Community, through the provision of walking and cycle links across the A11. The proposal should also reflect the potential for public transport links across the A11, through consideration of the Combined Authority's proposals in the area, as well as synergies between the sites relating to jobs and education.

Notwithstanding the planning application at Wellcome, UDC considers that the two Councils, together with other appropriate partners, should be working to look at development proposals in the area in a wider context. The accident of a County border should not mean that our residents suffer unnecessarily through substantial schemes in close proximity being considered at an individual level.

Comments on Amendments (Sept amends)

The Council **objects** to the proposed development on the basis that it conflicts with the Government's requirement for a plan-led planning system, and that its cumulative impacts together with those of the planned North Uttlesford Garden Community (NUGC) have not been properly assessed.

Paragraph 15 of the National Planning Policy Framework confirms that the planning system "should be genuinely plan-led", not least because such an approach provides the "platform for local people to shape their surroundings". A scheme of the scale and significance as that proposed should therefore be expected to come forward through the Local Plan process. Instead, a speculative application has been submitted that acknowledges an advanced plan for a Garden Community on adjacent land but makes the clear choice to ignore both the likely cumulative impacts and the numerous opportunities to plan holistically for the benefit of existing and future communities.

Our previous consultation response highlighted concerns about the lack of consideration of the cumulative impacts, and it appears that the applicant has submitted no further information since then to address these. However, while the application is largely unchanged, the emerging Uttlesford Local Plan (eULP) has advanced even further. The Stage 1 hearing sessions on matters including legal/procedural requirements, the spatial strategy and the Garden Communities have now been completed and the Inspectors' conclusions are expected by mid-October. The plan's strategic policies, including on NUGC, should therefore be given proper consideration and increased weight in the planning decision.

Not only is the application inconsistent with the plan-led approach, it also surrenders another key opportunity to assess cumulative impacts and potential mitigation. Environmental Impact Assessments (EIAs) should take into account the cumulative impacts of a proposed development together with other reasonably foreseeable developments. However, the applicant and South Cambridgeshire District Council (SCDC) in its scoping opinion of 19 November 2018 have acknowledged and chosen to ignore NUGC despite the numerous significant interactions between the developments that have been highlighted by UDC and other consultees, including Cambridgeshire and Essex County Councils in relation to the deficient Transport Assessment. On this point, the TEMPRO uplift is considered an inadequate proxy for wider Local Plan growth and, as minimum, NUGC should be included as a sensitivity test. The below list is not exhaustive but provides an indication of the range of cumulative impacts associated with both developments:

- Traffic movement on the existing highway network, including nearby junctions on the A11 and A505
- Public transport provision
- Walking and cycling
- Education provision
- Local housing need
- Local employment

The scoping opinion confirms that NUGC is 'scoped out' of the EIA on the basis that the eULP is unsound. It therefore follows that, should the Inspectors confirm in mid-October that the plan is sound, SCDC's position would correspondingly be reversed and cumulative impacts would need to be taken into account. The scoping opinion reserved the right to request additional information should there be a change in circumstances. We would argue that the advancement of the eULP justifies such a request but, should SCDC disagree, at the very least it would be advisable to await the Inspectors' conclusions before making a decision in order to ensure that the EIA is robust.

Should SCDC decide to grant planning permission, provision should be made through any legal agreements, planning conditions and subsequent reserved matters applications for effective sustainable transport links between the application site and NUGC. This would include ensuring that opportunities for walking and cycling links across the A11 are maximised, and that the emerging public transport proposals in the Greater Cambridge area can be accommodated within both the development and NUGC.

As highlighted in our previous consultation response, I feel that the two Councils should work together to holistically plan our strategic projects taking into account their wider context. It is vital that the decisions we take benefit the existing and future communities that will function across both areas, unconstrained by our administrative boundary.

Wildlife Trust

Holding Objection

Welcome commitment to 10% net biodiversity gain and proposal to produce a Landscape and Ecological Management Plan. No specific comments regarding protected species.

The Wildlife Trust ask for clarity regarding suitable alternative natural greenspace proposed on-site as an alternative to nearby designated sites, with particular reference to the bund. The proposed habitat creation and enhancement is appropriate to the site. A number of detailed points are raised:

- the bund on the eastern side of the site and its ability to support calcareous grassland species. Its composition and form will be critical to this.

- management strategy for the borders of retained arable farmland.

- clarity over proportion of green/brown roofs proposed.

- more detail in relation to the green corridors.

- highlights a number of errors in the Biodiversity Impact Assessment.

(Officer Note: The Wildlife Trust has been consulted on updates to the biodiversity calculations but has not responded)

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Appendix G, Parish Council Representations

Babraham Parish Council

Objects: Babraham Parish Council broadly welcomes the proposed development because: it will add to local employment in the area; it proposes measures to mitigate major traffic impacts; it is designed with care to provide a rich sustainable environment; it will contribute economically to the locality. Babraham Parish Council notes, however, several concerns that cause it to Object to the proposal in its current form.

Transport: Wellcome's transport assessments suggest single-occupancy vehicle (SOV) use will increase 2.7-fold at completion. Wellcome data state the Campus currently has 2500 employees, with 43% SOV use, implying 1075 journeys: the development adds an additional 4300 employees, a total of 7800, with 40% (intended) SOV use, implying 3120 journeys. If 1500 live on Campus, 6300 will travel to work, implying 2520 SOV journeys.

Given the general price pressure for South Cambridgeshire employees' domiciles to more distant (north and east) locations, Babraham Parish Council questions whether the intended level of bus usage can be achieved. Currently, 32% of employees travel by Campus bus, implying 800 people. If same percentage were to apply after development, this would imply almost 2500 people, or around 35 buses at each peak.

Duxford Parish Council

Original Comments

Objects: On the following grounds:

Traffic and Rat-Running

Of greatest concern is the effect of the development on traffic and travel. The traffic analysis ignores ran-running of through traffic from the south and west of Cambridge (joining the A505 from M11 J10) cutting through Duxford, Ickleton to Gt. Chesterford on to the B1383 or through Hinxton to the A1301. Traffic from the west (Royston area) avoids the A505/M11 by using minor roads through to Chrishall Grange then Grange Road to Duxford and onwards. The traffic analysis should also consider the Hunts Road roundabout, which is at capacity (acknowledged by Agri-Tech) and a point of rat-running because the A505 narrows to single-lane. Modern navigational software has increased rat-running. It increases disproportionately when the A505/A1301 is at capacity which is a regular occurrence. The traffic analysis makes no allowance for off-site traffic impacts from the proposed housing (partners, school trips etc.).

M11 Junction 9

If the development is in the national economic interest, it is also in the national interest to improve junction 9 of the M11.

A505/A1301 'McDonalds Roundabout'

Northbound entry to the roundabout is not properly modelled to take into account exit traffic from the services onto the A1301. Changes to the roundabout will prevent eastbound traffic turning into the services across the A505. The revised arrangement around the roundabout will create a manoeuvre causing conflict.

M11 Junction 10

The proposed signalling of the southbound off-slip will have no effect on congestion.

Scale

The overall size (scale and height) and no. of houses is enormous. The proposal does not accord with the SCLP 2018 and 1500 houses is more than in Duxford, Ickleton and Hinxton combined. The Campus Linked Worker obligations are unworkable.

Amendment Comments

Objects: The Duxford Parish Council are under no doubt about the quality and importance of the work done at the Genome Campus. The Parish continue to object to the proposal. Generically this is on the ground of the scale and impact of the development and the following notes describe the more detailed reasoning behind this position.

This is rural Cambridgeshire and beyond the green belt around Cambridge that was put in place to prevent the unlimited sprawl of the city. One of the area's defining features is that of a series of villages set in, and separated by, a rural agricultural landscape. This is supported by the current local plan that defines a small number of large expansions, such as Northstowe, Waterbeach and Cambourne, instead of many smaller expansions.

The original choice of Hinxton Hall by Sir John Sulston for the Wellcome Human Genome Project was to find a convenient site to get up and running quickly. It was a research site that was available, having previously been a material science research site under the Tube Investments Group. The subsequent development of the site since then was not planned from the outset. The Wellcome Trust need to live with the legacy of that decision.

Local Parish Councils have had several years of pain under the problems that the South Cambridgeshire District Council local plan has suffered with its "housing land supply" issue. This has resulted in significant inappropriate developments driven by developer greed for maximum returns and has left a significant emotional and physical scar on the parishes.

Duxford Parish Council have yet to see justification for the full 1500 accommodation units proposed. Whilst the usefulness of a 'soft landing' for just arrived workers or short term visitors is understood (and indeed this is what the EMBL Heidelberg seems to offer <https://www.embl.de/aboutus/contact/accommodation/index.html> which was mentioned at the presentations), the PC don't see the need for long term accommodation. The long-term accommodation will generate as much traffic as you are trying to save by dint of the partners/children/etc. needing to get from their house to their work/school/collage etc.

Transport: The location of the site means that the "last mile" of transport will have to be along the local roads, whether that is by car, coach or cycle. Currently the local roads are over-crowded and several of the villages (notably Duxford and Ickleton) suffer significantly from rat running. The Highways Dept seem reluctant to try novel ideas to fix this, the reason they don't want to is that it will then put another 4000 journeys per day back on to the A505 and it will go from bad to complete gridlock that will not be fixed by adding traffic lights to the roundabouts.

Whilst the idea of opening the private campus bus service to the extra family housing that is proposed, as well as opening it up to local residents, seems a very generous offer, it will add a very variable load to the site bus services. The Wellcome Trust will rapidly find this a burden that they wish to divest as quickly as possible. The description of the EMBL Heidelberg Site Bus Services explicitly discourages the use of it for social trips into the city. How will Campus site staff feel if the site bus is full of teenagers going into Cambridge of an evening and they have to catch a later one?

The issues with medical practice in Sawston not wanting to run another site at the Campus, for example, is just an example of the situation of in which the UK Medical Practices find themselves in, where they are entirely driven by cost. To them the cost of running another site will be higher than if they expand the existing one to cope with the extra patents. They do not have to bear the transport costs (on many levels) of getting people to and from their surgery.

Comments on Amendments (Aug amends)

Maintains objection.

Foxton and Fowlmere Parish Council

No comment

Great Abington Parish Council

Objects: The core work of the Campus is held in high regard and a reasonable expansion would have been supported, however, this proposal is for a very big expansion which goes far beyond that core work. The chief concerns are as follows:

Great Abington residents are already severely constrained by traffic obstructions at peak periods on the A505, where it meets the A1301 and the M11. The scale of the proposed development would massively increase these problems. The mitigation measures proposed are wholly inadequate.

The applicant suggests that wider traffic problems would be addressed by traffic lights at a modified McDonalds (A505/A1301) roundabout and at a modified Junction 10 roundabout with the M11. A more fundamental approach is essential.

It is already acknowledged that traffic lights at the McDonalds roundabout would result in longer queues. The knock-on effect would be longer queues on the A505 back to the M11 and to the A11 at peak times. These queues are likely to result in tailbacks onto the M11 at the J9 exit slip road and onto the A11 at the Four Went Ways. It is essential to provide north facing slips at J9 of the M11. This would relieve congestion from the A505.

The Campus has tried hard to reduce travel to work by car, however, overall, 55% of current Campus staff drive to work. This has been the percentage for some time and is higher than target. Their traffic predictions use 42.5% allowing for 1500 workers living on site and an enhanced travel plan. This seems very optimistic and is still an increase of 1515 journeys in each direction without counting deliveries, visitors, traffic generated by conferences, hotel, social facilities etc.

The estimate of outward journeys by partners of workers living on Campus is extremely low, based on the National Traffic Survey and looking at other developments which are suburban and edge of town areas. Many of these residents will be young, so the proportion commuting at peak times will be higher than the national average. This Campus is in the countryside, so a higher proportion of journeys are likely to be made by car.

Welcome Genome should provide some sort of light railway or guided bus link across its own land, to provide direct access to the site from Whittlesford Parkway. There does not appear to be much attention given to encouraging people to take outdoor exercise. The provision of public footpaths and bridleways should be included. Permissive footpaths are not accepted as these can be withdrawn at any time as has been the case nearby at Granta Park.

Other Issues

A substantial number of buildings in this proposal are flexible space to be leased for research and development and other commercial purposes. These, in some cases tall, buildings would be built on fields across the A1301 road from present Campus and would result in the loss of a significant amount of high quality agricultural land. This is more of a money-making aspect rather than an expansion that is vitally linked to the success of the Genome core work. This proposal has to be seen in the context of the other looming local issues of North Uttlesford Garden.

Great and Little Chishill Parish Council

Original Comments

Neutral: In general the Parish Council is cautiously favourable towards the proposal and certainly welcome the influx of investment in the area and associated job creation. However, the Parish is concerned about the increased imposition on the

local infrastructure, in particular roads and schools that would result from the increased population of residents and workers in the development. Corresponding plans for e.g. improving roads and road junctions, or the addition to or of schools in the surrounding area have not been seen. This application and other major developments have major consequences on access in and out of Cambridge. This matter needs to be seriously addressed and not just left with "a waiting and see" strategy.

Amendment Comments

Whilst the Parish Council welcomes new R&D and commercial facilities, it has grave misgivings about the impact on the infrastructure of local roads and facilities.

Great Chesterford Parish Council (GCPC)

Objects

South Cambridgeshire Local Plan

The application is contrary the SCDC Local Plan. The SCLP 2018 does not allocate the land for either employment or for housing. It has not been assessed as such through that process. An application of this size, and the impacts as severe as these, should be put forward through the local plan process. UDC has not been afforded the opportunity to make representations regarding the Wellcome expansion through the SCDC local plan process.

Emerging Uttlesford District Local Plan (UDC-LP)

The application has failed to sufficiently take into account the emerging UDC-LP Local Plan (submitted 25/01/19). Concerns are raised as to the extent to which the Duty to Cooperate has been applied. UDC has not considered the impacts of the Wellcome development on its emerging LP and North Uttlesford Garden Community (NUGC) in particular. There has been a lack of proper cumulative impact assessment.

North Uttlesford Garden Community and Cumulative Assessment

The application has failed to adequately take into account the proposed settlement for 5,000 homes at NUGC. There is scant legally robust consideration of the impacts that NUGC, Wellcome and AgriTech would bring. The three proposals would result in significant harm to the area in terms of air quality, traffic flow and rat running through the local villages. The site should come forward only as part of the next call for sites in the SCDC plan making process.

Landscape and Visual Impacts

Landscape and visual impacts are not properly mitigated. The proposed development is insensitive to the countryside, to Hinxton village, and to the Existing Campus and its buildings. The density of development is greater than existing, and many of the buildings would be higher than the Southfield buildings. There is no design justification for the height, scale and massing of the proposed buildings and this would be out of character. There appears to be no consideration of undergrounding of any of the facilities including car-parks. The buildings would be highly visible across the open fields along the A1301. In winter the trees will provide minimal screening. Changes to the A1301 would be out of character. The chosen LVIA viewpoints are misleading. The proposal would be highly visible and highly detrimental in terms of landscape and visual impact. The proposal is contrary to NH/2.

Transport

The application fails to sufficiently mitigate the transport impact of the development. It will increase rat-running to the detriment of nearby villages, including Great Chesterford, Hinxton and Ickleton. In combination with NUGC, it would result in increased journey times. The transport assessment does not accurately reflect existing road conditions; congestion outside of peak hours also occurs. Regard should be had of IWM Duxford air-shows and biennial June Cereals Exhibitions. The issue of queuing by northbound traffic at the McDonalds roundabout is omitted in the analysis. The traffic issues at this roundabout are chronic. The mitigation measures will not have the desired effect. Strategic (unidentified) infrastructure improvements are required and there is no budget for these.

Community Engagement

GCPC is disappointed at the lack of community engagement, including in relation to NUGC. There has been little if nothing by the way of discussion with us as to what appropriate development of the Wellcome Campus might look like.

Case for Growth and Need for Housing

The commercial growth of the campus is not justified. The site of the proposed residential element has not been allocated for housing being outside the development envelope of Hinxton village. The proposal is contrary to policies H/1, S/7 and S/11. There is no affordable housing being proposed. A housing development of this scale (some 1500 units) is akin to a new settlement. The

enormity of the residential development on nearby small and well-established communities has not been adequately considered.

Other issues

The development would cause light pollution. The proposal would involve the significant loss of best and most versatile agricultural land and is contrary to policy NH/3:1. The biodiversity chapter (ES Vol I Ch9) does not objectively consider the impacts of the proposal. The habitat will be fragmented and the proposal is contrary to policy NH/4. The application does not provide long term protection for Hinxton the retained farmland does not have any protected status. The proposals are inadequate to deal with the healthcare and educational impacts of the residential element of the proposed development. The application does not provide for sustainable access to Great Chesterford. The proposal is very insular in nature. There is scant reference to facilities being available to the wider community. The lack of adequate education, open space, sports and other facilities is evident and disappointing.

Great Shelford Parish Council

Objects: Support the existing research at the campus and the job creation that would be brought about but believes the proposal would have a severe negative impact on the local transport infrastructure.

Proposal needs to be considered holistically with other large-scale proposals in the area. Not enough housing is proposed and this will result in additional trips onto the network. Rail infrastructure needs improving including: Cambridge South acceleration; better bus service; creation of P&R at W.P.; improved signalling; rail station; Stanstead airport trains need to call at Whittlesford. Transport projections appear too low. Transport solutions need to be more radical. Asks for improvements to junctions within Great Shelford.

Comments on Amendments (Aug amends)

The GSPC remains concerned about the implications of this development for traffic in the surrounding area, as well as for schooling and health provision. We reserve the right to make further comment after we have consulted with other Parishes.

Heydon Parish Council

Neutral: Any development will have an impact on the already busy A505.

Hinxton Parish Council

Original Comments

Objects: Hinxtton Parish Council raises serious objections to the planning application by the Wellcome Trust to build on agricultural land adjacent to the village.

Hinxton has in general enjoyed cordial and constructive relations with the Wellcome Genome Campus since it was established. The village has considerable pride in the Campus' medical and other genome-related research work. There is widespread acceptance that the continuation of this work may require moderate and appropriate growth. However, substantial material objections to the proposed expansion concerning its scale, its nature, its speed and the inadequacy of proposed traffic mitigation and other infrastructure are raised. Hinxton PC argue that the proposal as it stands would severely damage the economic and everyday life of Hinxton village.

The material objections are given in six sections:

1. The application does not comply with the SCDC's Local Plan adopted in 2018
2. The traffic and transport analysis is flawed and the mitigation measures are inadequate
3. The impact on the landscape and environment would be substantial and damaging
4. The change of function of the Campus embodied in the application is inappropriate
5. The proposed housing numbers are inappropriate
6. The proposals fail to meet community needs or to engage with the local community

Compliance with the SCDC approved 2018 Local Plan

The proposed development is not included in the SCDC 2018 Local Plan. The present Wellcome Genome Campus, including land down to the county boundary west of the A1301, is designated as an Established Employment Area (EEA) (Policy E/15(2e)). The 'Expansion Land' is outside the EEA and would have a negative impact on surrounding countryside and landscape character. The proposal is contrary to policy E/15:3. The proposed development contravenes the 2018 Local Plan's specific designation of Hinxton as an 'Infill Village' (S/11).

The proposed development is contrary to the requirements that the 2018 Local Plan places on 'New Employment Development in Villages' (policy E/12), on 'New Employment Development on the Edges of Villages' (policy E/13), and on 'Expansion of Existing Businesses in the Countryside' (policy E/16).

Hinxton is a village of 150 residential houses and a church. The Wellcome Trust's application proposes:

- to almost triple the workforce on the Campus to 6,800
- to more than triple the area it covers by extending it eastwards across the A1301
- to build up to 150,000 sqm for flexible use in classes A1, A3, A4, B1, B2, B8, C1, and D1
- the majority of the non-residential buildings to be for leasing to third parties
- the buildings to be up to 20m in height

- to build up to 1,500 residential dwellings in buildings of up to 11m in height
- a 175 bedroom hotel and conference centre
- a number of multi-storey car parks

By no stretch of imagination could the proposed development be considered to be ‘in keeping with the category and scale of the village, and be in character and scale with the location’ or ‘of a scale appropriate in this location’ or without ‘acceptable adverse impact on the countryside with regard to scale, character and appearance of new buildings’ or without ‘significant adverse impact in terms of the amount or nature of traffic generated.’ The application is in flagrant breach of central policies set out in the SCLP 2018.

Traffic and transport

Extreme traffic congestion is Hinxtton PC’s most immediate current cause of concern. At weekday rush-hours the village already experiences ‘severance’ for prolonged periods as a result of traffic pressure along the A505 and A1301 and at their junction at the ‘McDonalds’ roundabout. This Parish Council has recently carried out traffic surveys. The results make clear that the roads around McDonald’s roundabout typically reach capacity during peak hours with substantial queues on the A1301 from the south. Queues are frequently observed that stretch along the A505 both to the east and west for substantial distances up to the McDonald’s roundabout.

These recent observations are supported by previous more professional traffic surveys undertaken for other nearby development sites. The village’s everyday experience, reflected in the surveys, is that this deterioration has continued. It is a severe problem for Hinxtton households.

McDonalds roundabout: the Vectos traffic model used in the application does not identify it (‘junction 19’) as meeting the ‘queue criteria’ sufficient to require ‘detailed review’ and ‘further analysis’. The Vectos traffic analysis and modelling are unconvincing. These are set out in full in the consultation response but are as follows: Assumptions about traffic generated by the development appear to be unrealistic; proposed traffic mitigation measures away from the Campus are inadequately modeled; the modelling appears to be blind to long-distance traffic passing through; the traffic modelling appears to ignore local by-roads; the validity of some traffic survey data is unclear; a large number of unsupported assertions are made on key issues.

Sampled independent audits of all data and analyses of traffic effects should be funded by the applicants.

Public transport

Early consultation suggested Wellcome might take advantage of their estate extending as far as Whittlesford Parkway rail station to install public transport in the form of an off-road guided bus or light railway. These options have now been dropped. The application’s mitigation proposals for public transport are worse than inadequate.

The proposal is contrary to policy T1/2.

Impact on the Landscape and Environment

Height

The proposal is approximately ten times the number of houses in Hinxton. Buildings would be limited in height to 11m in the housing area, rising to 16m and in a few places 20m in the commercial area. They would be sited on a rising slope of open agricultural land. The proposed Wellcome Trust buildings are significantly taller than those nearby. The larger ones would, at 20m, be substantially taller than those on the present Genome Campus. The Expansion Land buildings would be on open, rising ground, facing the village with little screening. The massive scale of the proposed buildings would greatly diminish the existing village. The proposed buildings are unacceptably tall and 'not in scale with the location'.

Land

The proposed development 'would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land' and such land has not been 'allocated for development in the Local Plan'.

Landscape

The evidence provided in the application gives a misleading impression of the landscape impact of the proposed buildings. The choice of viewpoints is inappropriate for a fair assessment. The radius of viewpoints needs to be greater than 3km. The selection of viewpoints understates the visual impact of the proposed development on the surrounding countryside.

Biodiversity

The suggestion that the scheme might 'maintain, enhance, restore or add to biodiversity' as a whole is disingenuous. Most of the site would be permanently subject to human activity and built upon. The total natural undisturbed biomass would be substantially reduced. There would be no net 'positive gain'. Many natural species currently present would not remain on the site.

Wellcome own most of the open land in and around Hinxton village. The Wellcome Trust is a corporate supporter of the local Wildlife Trust and works admirably with it to maintain the 6ha Wetlands Nature Reserve and has a unique opportunity to do similar work on the precious 3km stretch of the Cam river valley to the north of the Campus. The commitment to biodiversity is extremely weak. The proposal fails to make the case that it will enhance, protect or increase biodiversity in aggregate. It fails to compensate for this by environmental enhancement on the Trust's adjacent land. It is contrary to policies NH/4 and NH/6

Flood control and aquifer protection

Discharge from the Expansion Land, whether direct run-off or via the Great Chesterford sewage treatment site, is eventually into the River Cam. Much of the present Genome Campus site and much of the Wellcome-owned Cam water meadows are classified as Flood Risk Zone 2 or Zone 3. This Wellcome land extends past Hinxton and for 3km to the north. Hinxton PC suggest that Wellcome

should construct a simple compound weir where the mill race departs from the original river bed.

The application's proposals to manage flood risk are short-sighted and narrowly focused and ignore 'opportunities to reduce flood risk elsewhere'. The applicants should be required to consider more effective long-term water management across the whole of the Wellcome Trust Hinxton land. The proposal is contrary to policies NH/2, NH/3, E/12, E/13, E/15 E/16 and CC/9.

The change in the balance of activity on the Genome Campus

Hinxton Parish Council has no objections to the continued development of the existing Wellcome Genome Campus EEA as a centre of genome-related scientific research. The proposed Expansion Land development marks a major shift in the balance of activity on the Campus. The great bulk of proposed activity on the Expansion Land is intended to be by non-charitable corporations leasing buildings or space within buildings for translational as well as other commercial work. This includes manufacturing and distribution, allowed by the B2 and B8 classifications included in the planning application. The shift in strategy is challenged, as is the need for the physical proximity of sharing the same site. The reasons for the substantial growth in numbers appear not to be scientific but financial. The principal reason for the proposed shift in the balance of site function by the Wellcome Trust would appear to be so that it can maximise the income it receives from its genome-related work.

The financial benefits to the Wellcome Trust of the proposed commercial development on the Expansion Land should not outweigh the substantial and unmitigated increase in economic and everyday costs that would be imposed on the local communities.

The proposed housing

The aspects of the application relating to housing are contested. The application provides for no affordable housing. This is in breach of the Local Plan Policy H/10. There is little evidential basis for the large number of up to 1500 units of accommodation which have been applied for. The model of housing ownership and finance that is proposed does not appear to be sustainable. The Parish is in favour of Wellcome Trust's proposal not to sell the freehold of housing land and not to engage in building speculative housing. The condition that at least one occupant should work on the site is, however, most unusual with the implication of eviction on loss of job. The very large number of housing units proposed in the application has no adequate justification and appears to be largely for financial return. The proposal is contrary to policy H/10.

Meeting community needs and engaging with the local community

Hinxton village of 150 houses would be enveloped by what is, in effect, a company town of up to 1500 residential units. The social implications are colossal. No consideration is given to the consequences for the village. It is as if the proposed development is being dropped on a social desert, not on a lively community dating back beyond the Domesday Book. Virtually nothing concrete is offered to the present local community by way of compensating facilities, amenities and services. Very little concrete is offered for the new community in terms of sports facilities, schools, health centre, playground, community hall and so on. Even the commitment to provide access for 'local people' appears to be constrained.

It is as yet wholly unclear what services and facilities might be provided for the wider community with the development or how far, if at all, they will be accessible to the present village of Hinxton. Nothing is proposed that will 'minimise impacts on the existing community'. The proposal is contrary to policies SC/4, SC/5 and SC/6

Community Involvement

On the development of the present planning application the process of consultation has been extremely frustrating. The Trust has put on a series of presentations, over more than three years, and has encouraged informal discussions at which local concerns have been made clear. The comments of the Parish about traffic congestion and the need for alternative public transport appear to have been ignored. Extreme concerns about the large scale of the proposed expansion and the unnecessary commercialization of the site have been worse than ignored. Over the period of consultation the scale of the proposal – in terms of employee numbers, of housing, of building size, of commercial rather than scientific prioritization, and of landscape despoiling – has grown. There has been no serious effort by the Wellcome Trust to develop 'partnership' with the Parish community as 'stakeholders'.

Conclusion

The planning application is in widespread breach of SCDC's 2018 Local Plan. SCDC is urged to request the Wellcome Trust to withdraw and reconsider their application in the light of these comments.

S106 Comments (comments of 4th Feb subsequently updated in Sept 19, see below)

Environmental mitigation

The most irreversible consequence of the proposed development for Hinxton would be the degradation through building and other activity of the open countryside that surrounds it, much of which is owned by the Wellcome Trust.

The Parish Council seek the following mitigation:

-A compound weir (and associated footways) should be constructed where the mill race leaves the original river bed in order to mitigate flood damage risk (as already

proposed to Wellcome Trust). Possible cost - £100,000 (a further detailed note requesting this has been submitted by the Parish Council).

-Safe footpaths and safe cycle paths and associated bridges, in addition to those planned for the functioning of the site, should be provided, both for recreation and wider access, across Wellcome land towards Great Chesterford, Ickleton, Whittlesford Parkway, Duxford and Sawston. Possible cost - £250,000.

-The Wellcome Trust should be required to commit to improving and extending environmentally responsible management of all the farmed land it owns around and within Hinxton with a view of meeting World Wildlife Fund 'Living Landscape' standards within ten years. Possible cost - £100,000 per year for the first ten years.

-Community facility mitigation: £250,000, delivered in phased payments over five years, administered by the Parish Council, to meet the needs of a rapidly growing village population in terms of, for example, adjustments to the Village Hall and improved car parking.

-The addition of traffic calming measures to roads within Hinxton village and the building/rebuilding of pavements on the High Street, decided by agreement with the Parish Council. Possible cost - £250,000, phased over five years.

Amendment Comments (April Amends)

Objections Maintained: The amendments to the application and the additional information provided in the Addendum Report fail to modify the PC objections. In summary, the amendments relate to:

Effect of amended maximum building height on the landscape (A1, A2 and A4).

The proposal to reduce the maximum building height from 20m to 16m in certain areas and to 11m in others is largely immaterial to the overall impact of the proposed building complex on the landscape. Since the existing largest buildings on the Campus Site do not exceed 16m, it is reasonable to doubt whether the discarded 20m maximum was ever seriously intended. The proposed complex of new buildings which would be up to 16m in height would be several times greater in footprint than the existing large Genome Campus buildings. With the exception of Hinxton Church, the houses in the village are under 8m in height. The new buildings would be on rising land. Their impact on the landscape would still be massive. The use of wide-angle photography in the additional visualisations that have been provided downplays but does not contradict this. Irrespective of amendments A1, A2 and A4, the application is in breach of SCDC Local Plan Policies NH/2, E/12, E/13, E/15 and E/16. The proposed buildings remain unacceptably tall and not 'in scale with the location'.

Effect of amended roundabouts and highway on traffic (A3)

The proposed minor changes to the two roundabouts and highway of the A1301 where it passes through the expanded Genome Campus will have negligible implications for the surrounding communities. They will not significantly alter the substantial extent to which through traffic on the A1301 will be impeded by the two

Campus roundabouts, additional road access and pedestrian crossing points. The proposed amendments will not diminish the effect of the proposed project in diverting through-traffic to 'rat-runs' on the by-roads through the centres of Ickleton, Hinxton and Duxford. Neither this amendment nor additional information in the Environmental Statement Addendum contradicts the earlier evidenced conclusions that:

- The assumptions about traffic generation by the development are unrealistic.
- The proposed traffic mitigation measures away from the Campus on the A505 are inadequately modelled.
- The traffic modelling is blind to long-distance traffic passing through on the A1301
- The traffic modelling effectively ignores the impact on local by-roads through villages.
- The validity of the survey data used is unclear and suspect.

Irrespective of amendment A3, the application remains contrary to Local Plan Policy T1/2 and E/16.

The Wellcome Trust have not demonstrated that 'they will make adequate provision to mitigate the likely impacts (including cumulative impacts) of their proposal'. The evidence suggests the proposal would 'have a significant adverse impact in terms of the amount or nature of traffic generated.'

Effect of an additional access point for pedestrians and cyclists (A5).

The proposal to have new informal access from Tichbault Road would have little impact on the supposed amenity value of the site because it is already proposed that it would be highly permeable to local residents. What it would do is have the adverse traffic effect of directing more cyclists, going to and from the site from the north, to cross the busy A1301 in order to get to the cycle track on the west side at the junction with Tichbault road where no roundabout is proposed. This would increase safety hazards to cyclists and delays to traffic on the A1301.

The additional access point would have minimal added amenity value but would increase hazards facing cyclists.

Effect of re-designating land previously set aside for agriculture for use as playing fields(A6).

The proposed re-designation further weakens the application's claims that the development will increase biodiversity. Replacing arable fields with close-mown grass used for games will diminish undisturbed biomass and biodiversity. It also weakens the applicants' claim to have responded to local residents' expressed landscaping wishes. The PC note the revision of biodiversity arguments in the Environmental Statement Addendum Report Replacement Appendices 9.1, 9.2 and 9.3, but they do not alter the fundamental speciousness of the application's environmental argument that the PC indicated before. It is proposed to replace 113ha of arable land and woodland with housing for over 3000 people and work buildings for over 3000 employees. The application's suggestion that the insertion of additional trees and shrubs into so busy a site will result in a net positive gain in biodiversity suggests culpable naivety as to how humans and nature interact. As the

PC noted before, the application fails to take the opportunity to compensate for this net damage by ‘creating, enhancing and managing wildlife habitats and networks’ (as required by the SCDC Local Plan) by failing to propose enhancement of the over 100ha of adjacent off-site farm land owned by the Wellcome Trust.

The substitution of some agricultural land with playing fields will increase the net adverse environmental impact of the development. The proposed amendments to the Wellcome Trust’s application do not diminish the extent to which it is in widespread breach of South Cambridgeshire’s 2018 Local Plan. They do not in any way diminish the force of Hinxtton Parish Council’s material objections to the application.

The PC strongly support the research carried out on the Genome Campus, and its growth. But the scale, pace, and character of the proposed development is unnecessary, and it would impose intolerable and largely unmitigated traffic and other external costs on the local community.

Hinxtton PC Comments on Quod’s Response to Parishes (Aug Amends)

1. Compliance with the SCDC approved 2018 Local Plan

Wellcome/Quod present a five-point argument as to their compliance with the approved SCDC 2018 Local Plan. No matter how you cut it, however, the proposed Wellcome Genome Campus (WGC) expansion is not at all consistent with said Local Plan. Approval of the planning application as it currently stands would make a mockery of the Local Planning process.

2. The Transport Mitigation Package

In 2.1 it states that the current Campus Travel Plan has resulted in 55% of Campus employees arriving by single-occupancy vehicle, indeed much better than the 75% that is more typical in South Cambridgeshire.¹ In 2.2 a future target of no more than 40% is identified. This sounds good, but it is specious and misleading, since it is due simply to having employees living on Campus, with no net reduction in modal share for those that would still commute to work on the Campus from elsewhere. More importantly, the total number of vehicles arriving in the morning and leaving in the evening would more than double. Of further note, the added traffic from spouses/partners of Campus-Related Workers living on Campus but working elsewhere – i.e., leaving in the morning and coming back in the evening – or shopping trips, school runs, etc. has apparently not been considered. Deliveries to the expanded Campus businesses and to the residences (e.g., Amazon) may likewise have been underestimated. Based on the target 1,500 homes, these would result in a highly substantial addition to traffic. (See also the comments in our Viability Statement review below regarding potential future non-Campus-related residents.)

We note, however, that the 55% achieved has not changed much over the last several years, despite the Campus’s aggressive transport program, and that it is nowhere near the 40% objective stated in the 2002 and 2006 S106 agreements related to the Campus’s “South Field” expansion.

Further, we continue to question what considerations have been given to maintaining the flow of traffic along the A1301, the major north-south highway linking Cambridge and Saffron Walden. This is a major route used by commuters working in the local areas, as well as by people seeking to access the north-bound M11 and key railway stations for links to London and elsewhere. Wellcome's proposed mitigations are focused entirely on the needs of an expanded campus and completely ignore the local community. Turning the A1301 into a "village road" through the campus, with multiple roundabouts and pedestrian crossings, will severely impede north-south traffic flow and turn local commuter journeys into nightmares. The only realistic mitigation for this is that Wellcome pay for the revision of Junction 9 on the M11, to enable northward on and southbound off access. Comments on the roads / junctions modifications proposed as mitigations are provided below in Item 4.

3. Local Transport Impacts and Rat Running

There is no indication of what, specifically, Wellcome would do to mitigate rat-running problems, should this become more of a problem than it is already. Wellcome is doing precious little about it, even at present.

4. Independent Audit of the Transport Assessment

No details are provided. We remain concerned about the significant queuing on the A1301 at peak times, which is not consistent with the traffic model developed by Vectos in support of the Wellcome planning application. It is also very hard to believe that the proposed relatively simple changes to the McDonald's roundabout and the A505 and M11 J10 to the west would mitigate even the current traffic problems, much less a future substantially increased, Campus-related traffic flow.

5. Proposed Building heights

Reduction of maximum building heights from 16 and 20 m to 11 and 16 m, respectively. (We note that these maxima do not include rooftop utilities, flues, etc.) This is welcomed, but the number and location of the new buildings on the open greenfield farmland opposite the current Campus is still a major concern in terms of landscape. The 15m buildings on the current Campus are not a good comparison, as the current Campus lies generally hidden from view behind mature vegetation (trees and shrubbery) or berms. In addition, the weasel-wording in Item 5.5, "as far as possible" is not particularly reassuring.

Of further note, the proposed new tree belts and screening vegetation are a nice thought, but would take 20 to 25 years to grow enough to provide adequate screening. There is also no apparent consideration whether such vegetation would be evergreen or deciduous; the latter quite clearly would not be particularly effective during winter months.

Item 5.4. We note that the area of open field just to the SE of Hinxton village that lies on the NW side of the Expansion Land is now planned as sports fields (with lights, fencing, changing rooms, parking, etc.), which are rather different from the farmed ground or fallow meadow that we were originally assured would be the case.

6. Additional Landscape Visual Viewpoints

Item 6.2. Further analysis of three of the additional viewpoints requested is stated to be contained within the Revised Volume III of the Environmental Assessment. The view of the expansion land from Coploe Hill provided by Hinxtton last Spring (below) has apparently not been considered. In this northward-looking photo the buildings on the left are on the current Genome Campus, and the highway on the right is the A11. The proposed Campus expansion would be on the large swathe of field and tree belts between the two. The visual impact would be considerable. (We note that S Cambs' own landscape consultant considered that it would be impossible to mitigate the impact of the Campus expansion from surrounding higher viewpoints.)

Also with regard to landscape, the grounds for S Cambs' rejection of the SmithsonHill AgriTech business park are equally applicable to the Wellcome project.

See representation ZZFMZLW, file reference 1154450-854439.pdf, submitted to this planning application on or about 22 January 2019.

7. Biodiversity

The appearance of weasel-words such as “where feasible” is not reassuring.

8. Flood control and aquifer protection beyond the site boundary

We continue to believe that construction of a compound weir on the River Cam would provide flood protection for the historic Mill and Miller's Cottage as well as upstream flood protection for the existing Genome Campus itself (which has not been immune from flooding over the years). Such construction on the part of Wellcome would also be well received by Hinxtton village as a gesture of good will, as was the recent replacement of Wellcome's “Iron Bridge” upstream of the Mill (although it took three years to convince Wellcome that they should do it).

9. The change in the balance of activity on the Genome Campus

With the development of the small Biodata Innovation Centre as an incubator for commercial start-up companies, a creeping commercialization of the Campus has begun. With the proposed Campus expansion to include in large measure not only more “grow-on” companies but also larger, established commercial entities, that creeping commercialization becomes a galloping one, turning the predominantly charitable and non-profit academic nature of the Campus into a genome-focused commercial business park. Indeed, we have been told that a “large multinational corporation” has expressed great interest in establishing a major presence on an expanded Campus. John Sulston and Fred Sanger, were they still alive, would be horrified. Such on-site co-location of similar businesses, as noted by South Cambs in the recent AgriTech appeal hearings, is not necessary for commercial success; the concept of a regional cluster of such technology and businesses, on the other hand, is more appropriate and very highly effective, as has been amply demonstrated in the cases of biotechnology clusters in the San Francisco, San Diego, and Boston areas.

10. The proposed housing

The sheer size of the development – 1,500 homes and 3,000-odd people– would dwarf Hinxton (about 150 homes and 300 residents) and would be larger than the three local villages (Hinxton, Ickleton, and Duxford) combined, comprising about 900 homes and 2,800 people. This is by far the largest proposed development impact on any such villages known in Cambridgeshire; it is unclear how Hinxton and local villages would survive such massive change, or in what form they would continue.

It is worth noting, moreover, that a good share of the new homes in Helixton (an appropriate moniker for the new Campus town, we think) would house Campus-Related Workers with short (e.g., 2-year) contracts, resulting in a relatively transient population. How does this help to establish a sense of community? There also continues to be virtually no discussion in the planning application as to the impact on the governance of Hinxton Parish. Indeed, we note that – in a meeting some months ago between Hinxton Parish Council, Wellcome’s Director of Planning and SCDC’s Planning Officer – Wellcome’s Director of Planning commented that the “usual” thing under such circumstances would be that a new Parish was formed. This suggests that Wellcome has no intention to integrate the campus community with local parishes, and is indeed focused on creating a genomics ghetto in our local countryside.

Wellcome (through Quod) makes a big deal out of the fact that “100% of the new housing” would be dedicated to Campus-Related Workers, i.e., at least one person in each residence having to work on Campus. However, on reading the proposed “Draft Lettings and Sale Policy” (referred to but not included in the Draft Section 106 Heads of Terms, and provided to us only as an afterthought upon request) one finds that this “100%” statement may be disingenuous. There appear to be gaping loopholes that would allow families or individuals not meeting the Campus-Related Worker criterion to live on Campus. Additional evidence of such loopholes appears buried in the Quod Viability Statement, Appendix D, where it says “a restriction will be applied to require that on resale, units must be offered within the Campus for 6 weeks **prior to being offered to the wider market**” (emphasis ours).

With this plus other comments above and below is it any wonder that the local villages have lost trust in the Wellcome Trust? We would have hoped for more honest and forthright representations at this stage of the proposal.

For clarification, Hinxton Parish Council continues to take the view that the Wellcome Genome Campus should follow the model operated successfully by the Stanford University campus (California, USA), under which all housing is sold or let to campus workers only. Wellcome has made the case that the housing is necessary to continue to attract the best international scientists. Any proposal that in some circumstances housing could be offered on the open market is therefore contrary to one of the fundamental principles that Wellcome has put forward for expansion of the campus and shows just how disingenuous Wellcome has been in this application.

Additional comments on the proposed housing are included in our separate Response to Quod Viability Statement. What is the real intention as to housing policy, and how, exactly, would it be managed and enforced?

11. Meeting community needs and engaging with the local community

Issues of transience and local governance, as noted above, are still not addressed in the planning application. This is a major failing.

Contrary to earlier promises, the proposed Fitness Centre now appears to be off-limits for non-Campus people such as residents of Hinxton. This is an appalling indicator of Wellcome's intentions. Item 11.5 says nothing about how Hinxton village is to be integrated into Helixton (or vice versa) in a social sense. We have commented above that Wellcome's intention may be to create a campus that is quite separate from and not at all integrated into the local community.

11.6 "The existing Campus already includes spaces and services that **may** (*emphasis added*) provide for opportunities to accommodate the needs of early phases of the development, avoiding some of the challenges of isolation that can be experienced by new communities where there is no existing infrastructure in place." Again, some weasel-wording. Also no mention of Hinxton village. The statement as a whole (and "challenges of isolation" in particular) could be a bit disconcerting for potential residents on the expanded Campus.

11.4 The size of the potential "community hall" is "up to 350 sqm GEA." This seems rather inadequate. The current Hinxton Village Hall, serving about 300 residents, is about 160 sqm and often struggles to handle larger village functions. Helixton will comprise ten times more people and might need something larger . . . (Do the maths.)

12. Public Consultation

The public consultation process on the proposed Campus expansion over the past year or so has been well attended; many deep concerns about the scale and type of expansion, particularly landscape, traffic, and the commercialization and new housing aspects, were expressed from residents of Hinxton and surrounding villages. Few of those concerns have been addressed in any meaningful way. The general impression has been that Wellcome (London) will do whatever they want to do in Hinxton and that Hinxton, the local villages, and South Cambs can't stop them. Their general arrogance and condescension toward us, as well as their seemingly bullying attitude, is remarkable and not befitting a charitable organization of their reputation.

Many of us acknowledge and deeply respect the contribution that the Sanger Institute and the EBI have made to genomics research and knowledge and, in addition, to science and humankind in general. Their worldwide reputation is well-deserved. The charitable support from the Wellcome Trust in this regard is exemplary. We take vicarious pride in having those institutes at our doorstep.

We believe that the local villages are not opposed per se to a modest expansion of the Campus involving an increase in size of the current charitable non-profit genome-related research as exemplified by the Sanger and the EBI and/or a third such research institute. A modest increase of space for fledgling commercial start-ups would also be within reason (all of which, of course, with appropriate attention to and improvement of local infrastructure, in particular roads/transport, pedestrian/bike paths, landscape, biodiversity, etc.). The third research institute has indeed been mentioned by Wellcome from the beginning of the Campus expansion project, although there has been little information as to what this might entail. There has instead been much more excitement on their part about the proposed massive increase in commercialization of the Campus and the associated new housing.

Other comments

We are in full agreement with and support the views of the Ickleton Parish Council as outlined in Terry Sadler's representation of 6 September 2019 and the views of the Little Abington Parish Council of 17 September 2019.

Hinxton PC Response to Viability (Aug Amends)

Comments on the Viability Statement

Wellcome's contention is that the housing is needed to provide for existing demand and, in particular, that associated with the proposed development, but this does not seem to be supported by their residential advisors. The Viability Statement includes a claim which makes a mockery of the overall argument for the inclusion of over 1,500 homes. Paragraph 4.9 *Residential Sales Values*, states that the baseline viability assessment which has been "informed by detailed analysis by BNPP Real Estate" adopts a blended value of £407 per sq ft. It then states "*The £407 psf value includes a 10% discount recognizing the volume of supply of units to a **very constrained** market and the affect this will, in their professional view, have on pricing*" (bold emphasis ours). This statement would seem to undermine the whole principle of Wellcome's argument that there is a need to include the residential accommodation.

In relation to the specific assumptions in the Viability Statement, we have taken advice from a number of relevant professionals and would make a number of comments:

1. Firstly we find it very surprising that Wellcome is seeking to argue that the development produces a negative market value of £110m based on market assumptions. It is a relatively flat greenfield site located in a prime South Cambridgeshire location with correspondingly high commercial values and rents and residential capital values of £450 per sq ft. If this land really did have a negative land value, then it would call into question the viability of every site across the district and most of the country.

However, if the 'bulk' discount contained in the baseline appraisal is ignored (as per the "Placemaking Appraisal") and an appropriate current land value is adopted (see comments).

below about the Benchmark Land Value), the residual land value for the site becomes positive, as one would expect.

2. Assumptions that need to be challenged by SCDC include:

- The £110m negative land value is inflated by the assumption that the starting position, or the '**Benchmark Land Value**' is £58m, equivalent to £500k per hectare. This appears to pre-suppose that the land has some planning status, such as an allocation in the Local Plan. It does not, and the current land value should be based on agricultural use, meaning the Benchmark Land Value (having added a premium to entice a sale) would be perhaps £40k per hectare, or around £4m. This would clearly halve the negative residual land value. (Note, we are struggling to understand why the BLV is £58 in the Baseline Model and £62m in the Placemaking Model, albeit the approach is incorrect in both.)
- The £310m allocated for infrastructure looks unbelievably high and requires full justification. We note an 'Indicative Construction Cost Estimate' has been provided by Gardiner & Theobald but this requires detailed analysis. If Wellcome is suggesting that the infrastructure costs are exceptionally high because they are seeking to create an exemplar campus then the valuation assumptions should correspondingly be adjusted. Cushman & Wakefield's report states (page 85) "*At this stage we have not applied any premium for the attraction of working on the Genome Campus which we anticipate could be achievable if the masterplan creates 'The destination' for Genomic companies*". If the appraisal is assuming market rents and values then the infrastructure costs must correspondingly be based on market rates.
- The ratio of net to gross space for the residential accommodation is assumed at 81%. This would be low in relation to the provision of houses (where values and prices are normally quoted off GIA), as opposed to flats, and should be checked against the housing mix.
- The finance rate adopted is high at 7%. Consultants are currently using 5.5%, which still represents a 4.7% margin over the current 10-year fixed interest rate ('swap rate') of 0.8% so would be sufficient to also cover financing fees.
- Letting and sale fees have been assumed at market rates, but they will be much lower for a scheme of this scale.
- Similarly, the appraisal assumes Land Acquisition Costs of a standard 6.8%. Whilst this may be market standard, these costs are unlikely to be incurred by Wellcome as they already own the land, so they should not be included in their analysis.
- Wellcome is suggesting that there will be significant demand for the commercial space, and it would seem likely that pre-lets will be agreed for the buildings, particularly due to the specialist requirements of potential occupiers. We appreciate figures have been provided by

Cushman & Wakefield, but the valuation yields adopted for the pre-let elements appear conservative.

□ Similarly, the values of the residential rental accommodation appear low, particularly if Wellcome funds the buildings by selling an overriding lease on the blocks to third-party institutions. This would then allow Wellcome to control the letting of the individual units to Campus staff. This is a typical student accommodation model and valuation yields on such an income stream would be in the order of 3%, providing a much higher value for the rental elements than assumed in the Viability Statement.

□ To properly form an opinion on the Viability of the scheme, Wellcome needs to explain how they propose to fund the development. Whilst Wellcome may argue that they are adopting market standard assumptions, they are proposing special circumstances to justify the application, so this must extend to explaining how the scheme will be delivered and controlled in the future. We note that Cushman & Wakefield specifically state that they have been asked not to comment on this as extracted below (page 90), but they acknowledge the importance of the point. This is also particularly prescient because the application is being promoted by the financial/investment side of the Trust, rather than the charitable scientific/medical research side.

3. Sales and the link to Campus Workers

□ Whilst again we are (and have been) very uncomfortable with the proposed inclusion of a large number of housing units on an expanded Campus, we suggested at the early public consultations in winter/spring 2018 that if the new housing were allowed to happen an appropriate model to follow would be that employed by Stanford University (California, USA). In brief, the University retains ownership of all the land, but houses built on that land may be owned and occupied by Stanford-associated people, but only Stanford-associated people. If the owner/occupier leaves their association with the University they are given 12 months to vacate and sell their residence, but it must be sold to another Stanford-associated person. In no case are any of these on-Campus dwellings allowed to be sold or rented to non-Stanford people.

□ This model was apparently adapted by Wellcome for the proposed Genome Campus expansion, at least in part. They claim in their Housing Statement, for instance, that “100% of the housing will be for Campus-Related Workers”. The devil, however, appears to be in the detail.

□ The comment below contained in BNP Paribas Real Estate’s letter dated 15th March 2019 is a very major cause for concern.

□ The suggestion that units would be offered to the outside market after only 6 weeks of marketing to Campus staff is ludicrous and will effectively mean that there is no long-term tie to the Campus. The scheme proposes to build relatively small units, which people are likely to outgrow. Additionally, many staff on the Campus are reportedly on relatively short (e.g., two-year) fixed-term contracts and are thereby relatively transient. The combination of these factors will mean that turnover will be

relatively rapid; units would be traded more frequently than a settled town or village. It is likely that in as little as 10 years many of the units would be occupied by people with no relationship to the Campus. Yes, “100% of the housing would be for Campus-Related Workers” at least initially, but likely not for long.

□ Note, too, that the sale or letting to non-Campus parties would negate the argument put forward by Wellcome that the on-Campus housing would mitigate the traffic impact of the proposed Campus expansion. In fact, the housing would have the opposite effect to the argument currently being put forward – non-campus workers who had bought the re-sold units would be commuting to their work and workers on the expanded campus would be commuting to the campus from further afield, creating double the traffic impact compared to a scheme with no third-party housing included.

□ If any residential accommodation is approved in the Campus extension it must be tied to Campus staff **in perpetuity**. Units must be controlled and managed by Wellcome; the accommodation should therefore be available for rent or sale to Campus staff, at discounted rents or sales prices if Wellcome so chose. We would also submit that upon leaving association with the Campus a 60-day requirement for renters to vacate and a 6- or 12-month requirement for owners to sell would be appropriate.

4. Viability Conclusion

□ We appreciate that the purpose of the Viability Statement has been to justify Wellcome’s aim to avoid the Council’s requirement for traditional Affordable Housing to be included in the scheme. They have accomplished this with a financial argument claiming the scheme to be barely viable, alongside the argument that there are exceptional circumstances relating to the need to provide accommodation for Campus-related workers. We can understand that. The Viability Statement, however, is not based on sound assumptions; we would urge SCDC to challenge many of those assumptions. We suggest that a proper appraisal would show that it would be financially viable to provide an appropriate “developer subsidy” (para 4.4) including Affordable Housing, if required. Their argument, then, rests only on the “exceptional circumstances” of providing housing for Campus-related workers. If this is the case, then the accommodations must be 100% tied to the Campus, in perpetuity.

□ In any case the scheme would create ample surplus to fund an appropriate develop subsidy for any required local infrastructure as well as mitigating offsite contributions to Hinxton and other local villages.

Hinxton PC S106 Request (5 Sept)

We write with reference to the letter which William Brown, then Chair of Hinxton Parish Council, sent to you on 4th February 2019 (“the February letter”; attached for reference). This concerned Hinxton Parish Council’s Section 106 mitigation requests in respect of the Wellcome Genome Campus outline planning application S/4329/18/OL.

In that letter, three broad areas were highlighted for mitigation under S106 provisions:

1. Environmental mitigation
2. Community Facility mitigation
3. Traffic mitigation.

Here, we wish to re-affirm the contents of the February letter and – following our discussions with you and Tom Clarke (including a site visit to the village hall) and together with wider village consultation – to provide additional detail particularly in regard to Community Facility mitigation, as well as some further remarks on Traffic mitigation.

1. Environmental mitigation. We note in recent documents that the Wellcome Trust considers funding for a compound weir to fall outside the scope of S106. We remain of the view that such a weir will serve to alleviate potential flood risks arising from the proposed development – on the Genome Campus and in downstream villages – and request that Wellcome consider this further, whether within the framework of S106 or outside it.

Whatever the ultimate determination of this point, we wish to reiterate and reinforce here the two other requests we made under Environmental mitigation. The Wellcome Trust is proposing to build across vast swathes of countryside and wildlife habitat, and we consider that this should be mitigated by definitively setting aside other land they own in the Parish for the purposes of creating/retaining parkland areas for the enjoyment of residents and others, as well as protected wildlife zones. These points were set out in the February letter as follows:

- Safe footpaths and safe cycle paths and associated bridges, in addition to those planned for the functioning of the site, should be provided, both for recreation and wider access, across Wellcome land towards Great Chesterford, Ickleton, Whittlesford Parkway, Duxford and Sawston
 - The Wellcome Trust should be required to commit to improving and extending environmentally responsible management of all the farmed land it owns around and within Hinxton with a view of meeting World Wildlife Fund ‘Living Landscape’ standards within ten years.
2. Community facility mitigation. Consultations with members of the village indicate that our village hall facilities – including the playground – are accessed and used by significant numbers of Genome Campus employees and their spouses and families. We project that such use will increase markedly in the future, as campus numbers increase, and is likely to do so until such time as full facilities may be built on an expanded campus site.

With this mind, we consider there is a need to:

- a) Increase the amount of recreational space available within the village
- b) Enhance the recreation facilities available

- c) Renew or improve Hinxton village hall and its facilities
 - d) Increase the car parking space available.
- a) Recreational space. We request that Wellcome dedicate for public use the ‘L’ shaped piece of land adjacent to the village hall in the heart of the village and extending down to the river, to protect and enhance the existing historic site and to make more space available for community and recreational use. This might include a “village green” area for community activities and social gatherings.

We anticipate that Wellcome will retain ownership of this land and will maintain it.

- b) Recreational facilities. We request that Wellcome – in consultation with Hinxton Parish Council – provide additional facilities on this expanded recreational space, for example to encourage outdoor activities and sports for children and adults. This may include separate playing fields and an enlarged playground area.

We further request that a part of the enlarged recreational space – perhaps close to the river – be set aside as a meadow area to improve biodiversity. We also request an orchard area with local fruit trees including damson, plums and apples. These requests reflect the wishes of the village to help mitigate the environmental impacts of the proposed Wellcome development – as outlined above – and to provide resources to inform and educate young people.

- c) Village Hall. Reflecting the anticipated increasing usage of the village hall associated with an expanded Genome Campus, we request that Wellcome provides a new village hall for Hinxton village. The current village hall is small and has significant limitations, not least as a result of its age and associated structural/maintenance issues. It is not able to manage increased capacity.

A new village hall could potentially be on the same or an adjacent site in the centre of the village. Consultations indicate that villagers would wish this to be in keeping with the size of the village (e.g., to seat up to 150–200; to provide additional storage, e.g., for chairs and tables, and archival village documents; with a modern kitchen and toilets; with good access for all; and meeting current regulations). Villagers would want a new village hall to be architecturally sympathetic to this conservation village and to be environmentally friendly. The interior should be adaptable for multiple uses (for example with the potential to be divided into multiple spaces; stage; sports facilities; office space; etc.)

Alternatives to a new village hall would be to extend or refurbish the current building. These may not be optimal, inasmuch as they would retain the limitations of the current village hall. Extension or refurbishment would require amongst other items the following:

- Rendering all brickwork and altering the main access from the front to the rear of building
 - Replacement and double-glazing of all windows
 - Improvement and insulation of roofing
 - Replacement of flooring and introduction of under-floor heating
 - Installation of air-conditioning
 - Installation of a sound/public address system
 - Upgraded lighting
 - Improved and potentially relocated kitchen
 - Disabled access and toilet facilities
 - Additional storage areas/facilities
- d) Car parking. Parallel to these improvements is the requirement for additional parking, which should be proportional to the size of the village hall, with safe road access. This would require additional land adjacent to the village hall.

Separately, we note that there are an increasing number of cars parked in the south of Hinxton High Street, adjacent to the Genome Campus. We understand that these are mostly cars belonging to employees of contracted campus services, such as the creche/nursery. We request that Wellcome evaluates the provision of additional parking facilities at the north end of the Genome Campus, potentially with a separate access point from the A1301 (rather than from New Road/Ickleton Road), to alleviate this growing problem.

3. Traffic mitigation. We reiterate the points we made in the February letter and add the following points of detail:

- Wellcome has proposed a series of highway improvements as mitigations for the increased traffic expected in the Hinxton area due to their massive planned expansion of activity and population on the Campus. These mitigations include modifications to the A505/A1301 roundabout, modifications to the A505 and Junction 10 of the M11, new roundabout(s) and roadway changes on the A1301 next to the current Campus, etc.

As we have indicated previously, we do not consider these proposed mitigations to be sufficient to deal with the massive increase in traffic resulting from the proposed campus expansion, but we would nevertheless request that these (and any other) mitigations be completed before any other Campus expansion work takes place, in order to minimize the traffic impacts on local communities.

This will serve to demonstrate goodwill and proper intent from Wellcome to the local villages, and is consistent with the philosophy that Wellcome has itself previously stated of providing appropriate infrastructure before rather than after it is needed.

Ickleton Parish Council

Original Comments

Objects: recommend refusal and make the following comments:

Observations on Community Involvement and Consultation by The Wellcome Trust

The public exhibitions staged on the Trust's behalf, with the exception of the final exhibition in late October 2018, were misleading and effectively concealed the size and scope of the Campus Expansion plans from local communities. The exhibitions were poorly attended. Questions posed to obtain feedback were weighted towards securing particular views. The Expansion is being imposed on local communities and the local area with little regard for the impacts that it will have if approved.

The proposals would have adverse impacts as severe as the others in the area and, moreover, if accepted, could set a precedent for those other proposals to the detriment of the open countryside in the area and the well-being of the community.

Wellcome refers to having met with the Cambridgeshire Quality Panel who supported Wellcome's ambition for the Proposed Development. The Parish trust that elected and accountable Councillors will have more regard for the communities they represent and not support proposals that have no regard for the Local Plan.

Failure to comply with the Local Plan or engage with the Local Plan process

There is no provision for the Expansion Site to be developed as a very large employment location, or for housing, in the Adopted South Cambridgeshire Local Plan (September 2018). The proposal should come forward as part of the next Local Plan process. The proposal is in breach of policy E/16 of the Local Plan. Little consideration appears to have been given to intensifying development on the Existing Campus Site.

Addressing the Case for Growth

Wellcome is seeking to maximise its return from its investment in land opposite Hinxton by opening up the commercial potential that changes of use would bring. The Trust should not be using its successful research Campus as a cover for massive commercial development that would radically alter the character of this part of South Cambridgeshire. Growth at any cost is not acceptable.

The Application represents a marked shift of intent from the current Campus activities involving not-for-profit genomics and biodata research towards commercialization. It is not accepted that co-location of grow-on or established third party concerns with the basic research activities in an expanded Campus is a prerequisite for successful translation of research findings into commercial applications.

Locating grow-on and established businesses near to the Genome Campus is perfectly feasible given the number of business parks nearby with room for expansion. The suggested occupational controls are not sufficient and are time limited. This could be just another business park.

Adverse Impact on the Countryside and existing Built Environment

The Existing Campus does not cause widespread damage to the local landscape and has widespread tree cover. The intended development on the Expansion Site is insensitive to the countryside, to Hinxtton village, and to the Existing Campus and its buildings. The density of development is greater, and many of the buildings are higher, than the Southfield buildings. There are no buildings on the Existing Campus up to 16m high. There is no design justification. There is no indication of any intent to site any storeys of the research and translation development or the car parks on the Expansion Site below ground level. Views from Ickleton will be harmed by multi-storey car parks and buildings.

The height and density of the housing elements bear no relation to the pattern of development in Hinxtton. The housing will be highly visible across the open fields along the A1301, higher than the intended tree screen and more visible in winter.

The design of the development for the Expansion Site is uncompromisingly urban in nature, illustrated in the relationship with the A1301. The artist impressions are misleading. There will be severe light pollution from the residential units as well as from the dense and tall urban area of the research and business area and car parks.

The proposals are nothing short of a brutal imposition onto open undeveloped landscape and are contrary to the NPPF. The proposals fail to respect or retain the local character and distinctiveness of the local landscape. The Expanded Campus would extinguish the views and there would be a major adverse impact on local character in the vicinity of the proposed development. That impact would be felt much more widely than in local communities.

-Viewpoint 7 Coploe Hill Ickleton. The road itself is popular with walkers (not just motorists) and cyclists, being part of National Cycle Route 11. the viewpoint chosen with the buildings of the proposed development simply fails to convey the true adverse impact of the development on the view. It would be extremely prominent in the landscape, filling up much of the centre of the view from Coploe Road. Alternative viewpoint suggested. Policy E/18 is breached.

Loss of Best and Most Versatile Agricultural Land

The proposal is contrary to NNPPF para 170, and LP policy NH3/1 and would lead to the irreversible loss of Grades 1, 2 or 3a agricultural (54.3ha of the Expansion site is best and most versatile (BMV) agricultural land). The case for development of this finite resource is not strong enough to justify approval of this Application.

Biodiversity Requirement not likely to be met

The Biodiversity Chapter (ES Vol I Ch9) is little more than a box ticking exercise. A fragmented habitat will ensue which will not support the less common species. Barn owls, badgers, skylarks, brown hares and grey partridge are sensitive to disturbance. An eleven year construction period involving these development proposals will have a catastrophic impact on these species. Farmland species will not survive and thrive in the transition from a rural to an urban environment. Bat boxes may be installed on the housing units, but bats will not have sufficient foraging areas, neither will they

appreciate light and disturbance on a housing estate for over 300 people. Bird boxes will do no more than attract the usual garden and woodland edge species. Green roofs and walls, and new ponds are hinted at – “where feasible”. The absence of commitment suggests. Wellcome is paying lip service to biodiversity. The proposal is contrary to policy NH/4.

Why Local Communities object to the Housing Element of the Proposals

The residential units would be contrary to adopted policies H/1, S/7 and S/11. The reasons for the rejection of the site to the north for a new settlement/housing at an early stage in the formation of the Adopted Local Plan applies to the Wellcome site. The suitability of this site for housing should be considered as part of the early Local Plan review.

The prime driver behind the inclusion of housing is financial. The investment arm of The Wellcome Trust is intent on maximising its return on its investment in the agricultural land of the old Hinxton Hall Estate. Reference is made to Hanley Grange Eco-town Project. The application is in essence Hanley Grange Mark II.

There is to be no social housing or otherwise “affordable” housing, despite the fact that there must be some Campus employees, or workers under contract, that are low paid.

Housing at market rates means there is no incentive for employees to choose to live there as opposed to one of the local villages or in Cambridge. Campus partners would commute out. The accommodation will be tied to a Campus job and will act as a deterrent to choosing a Campus unit. The unattractive proposition of a unit on Campus to the would-be owner/occupier will lead to the vast majority of units being developed and let. Wellcome will seek a relaxation of the ties once built.

The Application contains unsupported assertions that living on Campus would be attractive to significant numbers of staff, particularly to young people. Most people have no desire to live as close to their working environment as Wellcome claims. Staff attitudes towards living on Campus are an unreliable guide to the attitudes staff working on the Expansion Site in future might have.

Medical Services

Many residents of the existing communities are registered with Granta Medical Practice at Sawston. It is currently difficult to see a GP. 1.7 FTE GPs will be needed to serve the needs of the residential part of the Expanded Campus on completion. There is claimed capacity for expansion at Sawston, but there is an apprehension that medical services to existing residents will suffer further and will face even longer delays in seeing named GPs.

Impact on Duxford Primary School.

Ickleton fear that the School would not be able to cope with a significant influx of additional pupils without compromising the education of existing pupils. Impact on the community of Hinxton. Hinxton’s population is 320 occupying c.130 dwellings.

Wellcome's residential aspirations are 3021 in 1500 units. Social issues will arise. Serious issues around governance and local representation have not been considered.

Traffic, Transport and Roads

Rat running through Ickleton and Duxford villages not given proper consideration. The issue of vehicles rat running via Ickleton is a major concern for residents. The current level of rat running in Ickleton and Duxford is having an adverse impact on the quality of life. A development that would add to the problem cannot be viewed as sustainable and permission should be refused.

Rat running results in disturbance from noise and vibration, and sensitivity is increased by factors such as narrow streets, narrow or non-existent footways in the village. The streets exposed to rat running are in the main in the conservation area, a feature of which is that houses – many of them timber framed listed buildings – are set right on the highway. Rat running is accompanied by poor and unlawful driver behaviour; widespread speeding; verges and footways are frequently driven over; verge posts dislodged; confrontations between drivers; and poor air quality. Congestion and delays on the A505 and the A1301 have led to significant numbers of drivers avoiding these roads and using unclassified rural roads to access or depart from Junction 10 of the M11.

In October 2014 Ickleton commissioned a traffic survey that recorded vehicle movements which are summarised in the PC response.

The Parish do not accept that the ANPR exercises carried out on two days were sufficient properly to establish the extent of rat running. The reliability of the evidence is questioned.

Displacement caused by A1301 redesign will lead to increased rat running

Slowing down traffic on the A1301 alongside the Expanded Campus will increase rat running in local villages.

There is no calculation of the cumulative effects the A1301 changes will have on journey times and how this will add to congestion. Wellcome's Traffic Studies are inadequate and conclusions are not well founded. The picture presented by consultants on Wellcome's behalf fails significantly to reflect the reality of conditions on the local road network as experienced by residents of Ickleton, Duxford and Hinxton, users of those roads from further afield, and naturally by Existing Campus workers, on a daily basis.

There is nothing in the mitigations put forward that could be considered to be a convincing game-changer that might reasonably be expected to make a real difference to the local road network. The changes, with the exception of those on the A1301 to suit Wellcome's own purposes, are purely cosmetic in nature and will not address congestion and its consequences that would be made worse by this development.

Other Factors suggesting the Traffic Assessment is not adequate

The Existing Campus Travel Plan is rightly valued by local communities. The Plan has never hit its target of car based trips to Campus by staff. 55% of Campus staff coming to work by car is a significant achievement given that it is lower than the South Cambs average of 75%, but modal share has remained at 55% for some time. The intended shift to 42.5% is over-optimistic.

The assumption that staff of commercial partners on the Expanded Site will in future commit to the Campus Travel Plan to the same extent as research staff on the Existing Campus cannot be accepted without challenge. Assumptions about the level of car movements on and off site related to the residential units seem to be on the low side. Insufficient account is taken of car trips by partners, who are not likely to work on Campus.

Traffic Studies lacked Alternative Cumulative Effects Assessments

The Parish fail to understand why the Applicant has not been required to include alternative Cumulative Effects Assessments in the Traffic and transport Assessments.

Summary: Parish Council Conclusions on Traffic

- Existing problems of congestion on the local road network are not adequately recognised or assessed. Concerns of local residents have been brushed aside.
- Impacts of the proposals are not adequately recognised or assessed.
- Mitigation measures are not adequate.
- The Applicant is required (Local Plan Policy T1/2) to demonstrate adequate provision to mitigate likely impacts (including cumulative impacts) of the proposals. The proposals should not (in themselves or cumulatively) have a significant impact in terms of the amount or nature of traffic generated (Policy E/16 Expansion of Existing Businesses in the Countryside). The Applicant has failed to meet these requirements and the Application should be refused.

Overall Conclusion

The Application fails to comply with the Adopted Local Plan 2018 in very many respects and the Proposals are not suited to and are unsustainable in the intended location.

The application is opposed and recommended refusal by South Cambridgeshire District Council.

Amendment Comments to April Submission

Objection Maintained:

A1301 etc. Amendments

These amount to minor changes to the roundabouts and design of the proposals for the Highway. This is creating a greater hazard to cyclists and other road users.

The other amendments seem designed to make this A road even less attractive to drivers and the addition of new or enlarged roundabouts, new crossings, a new junction and a reduced speed limit all remain to impede through traffic.

This will lead inevitably to increased rat running through Ickleton and Duxford. The offer of a future fund (amount not specified) to address unforeseeable consequences, when adverse consequences of their proposals are clearly foreseeable, is hardly reassuring. Requirements of County Council Highways Officers to make the A1301 safer have the unfortunate consequence of increasing the urbanising effect of these proposals.

The degradation of the locality in this respect is unacceptable. The change in the nature of the A1301 from a rural highway to a multi-modal street is unacceptable. The revisions do not reduce previously expressed concerns regarding traffic and transport assumptions.

Landscape Impact

The reduction in maximum building height from 20m to 16m is noted, as is the reduction to 11m for buildings in certain areas, but there is no commensurate reduction in the overall scale of the project – it follows that the density of the Expansion Site would become greater than before. The impact on the landscape is not materially reduced.

Existing buildings on Campus at present do not exceed 16m. The proposals as amended would place a dense block of buildings, a design pattern quite unlike that which exists on the present Campus, on rising land, on a footprint several times greater than that of the large buildings on the Existing Campus. In Hinxton there are no buildings higher than 8m with the exception of the Parish Church. The buildings intended for the Expansion site remain unacceptably tall and are out of scale with the location.

The density of the buildings proposed for the Expansion Site contrasts sharply with the way the Existing Campus has been planned and designed. Planning permission was sought for recent additions to the Southfield site on the basis that spaces between the buildings would permit views to countryside beyond. The density and heights intended for the Expansion Site signal abandonment of any attempt to be in scale with or sympathetic to the location.

The additional visualisations simultaneously manage to understate the impact of the proposals on the landscape through the use of creative photography yet at the same time it can be seen that the impact of the proposals remains massive. In particular the Coploe Road viewpoint representations establish that, whereas the Existing Campus may be viewed as a prominent feature in the landscape, the Expansion site would, if permitted in its present form, become the dominant feature in the Cam Valley as viewed from Coploe Hill.

SCDC has rightly expressed reservations based on landscape impact about proposals for the North Uttlesford Garden Community. This would be located on high ground (some of which can be seen in the Coploe Road visualisations) to the east of the Expansion Site. Similar reservations should arise in relation to proposals that would fill in the Cam Valley floor. There is also the risk of cumulative impact from these two proposals and at least one other major development proposal in the locality, which should be given full consideration as a matter of urgency.

Increased Loss of Agricultural Land and Potential for Increase in Biodiversity

Part of fields previously to be left as arable farmland on the basis that this addressed concerns arising in Hinxton Village is now to become playing fields. If changes are made at this stage to lose more Best and Most Versatile agricultural land it only arouses fears of what may happen following the granting of outline permission. This is a neat illustration of just how insensitive to location and neighbouring villages the expansion plans are in reality. The Wellcome Trust's drivers for growth on its own terms will always simply trump everything else.

Turning agricultural land into playing fields punches a hole in the claim that the proposals would increase biodiversity. Closely mown grass used for the playing and viewing of games will diminish undisturbed biomass and biodiversity. The claim that the proposals will result in increased biodiversity has never been well founded. 113H of undeveloped arable land and woodland will be occupied by housing for more than 3000 people, and their dogs and cats, and by densely sited massive work buildings for more than 3000 employees. Not to mention visitors to the hotel and conference centre and other planned buildings ancillary to the residential and work buildings. Or the visitors to the publicly accessible open land that the proposals promise to deliver. The intended site is one that would be very busy and densely developed – the interaction of nature and so many human beings on the Expansion Site is not likely to result in a win for nature.

Sustainability Update: Water Use

A mixed development of the type proposed by the Wellcome Trust has a massive requirement for water. This area is historically the driest in the UK with an average rainfall of 22ins, similar to Morocco. However, in practice, 90% of the annual total is rarely achieved.

In 2018 75% of the projected rainfall was received and the year ended with a deficit of 6ins. Water abstraction from the rivers for irrigation of crops was not allowed at any time in 2018, and borehole abstraction was stopped part way through the growing season. This year, between 1st January 2019 and 1st May 2019 only 40% of the projected rainfall was received so the deficit is nearly 10ins in total, or half a year's rainfall! These figures are part of an ongoing trend towards drier weather patterns. Water, like land, is a finite resource and the PC must question the sustainability of any large development in this area. This is a concept which apparently receives scant consideration from planning authorities –SCDC is urged to be an exception and require the Wellcome Trust to explain in full detail how their development will be sustainable in this respect before permission is granted.

Comments on Aug Amendments

Please note that Ickleton Parish Council continues to maintain its OBJECTION to this Application.

We emphatically recommend that the Application be refused. We assume it is not necessary to reiterate the points made in our letters of 03 February and 27 September 2019. These are not addressed to any significant extent by the Applicant.

You have also had an email sent on 05 September 2019 on behalf of this Parish Council before the more recent extension of the time limit for responses to the August Material. We are grateful that more time to respond was allowed.

The Housing Element

We have previously set out concerns about the housing element of the proposals and commented on the Quod document in the August Material in our email of 05 September.

We have become aware of a further Quod document dated 22 August 2019 that should be read in conjunction with the Quod document that was submitted to SCDC in the August Material. This further document bears the title Wellcome: Draft Lettings and Sale Policy.

This document indicates several instances in which properties would be let or sold, or sub-let, to Non-Campus Related Employees. It is even suggested that if there is a short delay in letting or selling to a Campus Related Employee, the definition should be widened to include employees of other Science Parks within a certain (undefined) distance.

Housing is either 100% dedicated to Campus Related Employees, or it is not. Exceptions should be rare. It is evident, even at this stage in the planning process, that the Applicant envisages many instances where this principle may be breached. How long after construction will it be before the Wellcome Trust approaches the LPA seeking to further reduce restrictions on occupation, or even to remove all such restrictions? We submit that the risk of this happening is significant.

The August Material fails to address the concerns of the three communities closest to the Expanded Campus about the adverse impacts that a new settlement equal in size to all of them combined will have on them. The situation of Hinxtton going forward is a particularly unhappy one. A community of 300 is to have a close neighbour with a population of ten times that number. Residents of that community will reside in tied accommodation, with the employer (possibly each household's major source of income) owning much of the land in Hinxtton Parish. The Campus based electorate will be many times the number of the existing electors of Hinxtton. Any planning application that comes forward in future from the Wellcome Trust relating to land in Hinxtton will within a short time be determined with the existing Hinxtton community having no more than a minority say. There is no proposal or discussion from the Applicant how this situation might be addressed.

2. Impact on Landscape

The revised Volume III of the Environmental Assessment does not appear to contain any consideration of a view from Coploe Hill in Ickleton Parish, as pointed out by Hinxtton Parish Council in spring 2019. Hinxtton PC in their submission dated 13 September correctly highlight the considerable visual impact the Campus Expansion will have on the land between the Existing Campus and the A11, and refer to SCDC's own landscape consultant concluding that mitigation of the impact of the Expanded Campus from surrounding higher viewpoints is not possible.

We have always maintained that the impact of the proposals remains massive. Whereas the Existing Campus may be viewed as a prominent feature in the landscape, the Expansion site would, if permitted in its present form, become the dominant feature in the Cam Valley as viewed from Coploe Hill. The proposals simply fill out the valley floor.

The risk of cumulative impact from these proposals and the impact of the North Uttlesford Garden Community embedded in the UDC Local Plan just across the A11, to say nothing of another major development proposal on land adjoining the Campus Expansion Site is not considered in the Application. Cumulative impact risk should be given full consideration as a matter of urgency.

All of our previously expressed objections to this Application are maintained – lack of engagement with Local Planning, inadequate traffic and transport assessments and mitigation measures, a development that is too large for its site and too urban in nature, which does little or nothing for neighbouring communities, which sacrifices valuable agricultural land and will consume finite water resources in an increasingly arid area. Sustainable expansion of genome-related research with limited commercialisation has been jettisoned in favour of housing and large-scale commercialisation that could be perfectly well catered for in existing Science Parks. We urge refusal of the proposals.

Linton Parish Council

Original Comment

Objects: Although the scientific, biomedical and economic benefits that would be brought about are welcomed, the PC has concerns that the regional context in relation to transport infrastructure has not been fully considered, particularly the impact on areas to the east and north, despite being included in the A505 Study Area. The cumulative effect of this development, along with AgriTech and NUGC would further contribute to congestion and traffic problems.

Amendment Comments (April amends)

Objects: Maintains concerns regarding transport and traffic and cumulative impact with AgriTech and NUGC.

Amendments Comments (Aug amends)

Objects: Maintains traffic and transport objections, the transport implications to the north and east have not been considered.

Little Abington Parish Council

Objects: Little Abington Parish Council (LAPC) recognises the excellent and life-changing research carried out at the Genome campus and recognises the need for expansion to maintain its international lead. However, it is alarmed at the scale of these proposals, which can only add to the existing congestion in the area; in particular, the A505 is already extremely busy at peak times. This is likely to be exacerbated by several other planned developments nearby.

The PC is aware that Hinxton Parish Council has made extensive detailed comments and support their stance on this. LAPC objects to the application. Points that are of particular concern include:

Planning

The recently adopted (2018) South Cambs Local Plan has not designated the area to the east of the A1301, which is good quality agricultural land, for housing or employment. Expansion of local businesses is allowed only if the scale is appropriate and there is no adverse effect on the countryside. The scale of the proposed development will dwarf the local villages, both in number of dwellings and height of both residential and especially the industrial buildings. The density of this development is much greater than the existing campus and seems more appropriate to an urban location. The PC are very concerned about the effect on both the landscape and environment, including the chalk aquifer.

Housing

This application, with its large new housing content, and industrial scale buildings, seems totally incompatible with the Greater Cambridge Housing Strategy. The number and height of these buildings are both unacceptable.

Transport

A development of this scale needs to be properly planned in the local plan, along with the necessary infrastructure, notably roads. The PC feel that the measures proposed at the McDonalds roundabout are far from adequate and are not convinced that the traffic-calming proposals for the A1301 are ideal for a busy route from the M11 to Sawston area. The PC are of course particularly concerned about the knock-on effect on the local roads, especially the A1307 and A11, in addition to the A505. This aspect needs a coordinated approach to the various proposals, including this one, which would best be handled by a revised local plan. A possible solution might include an upgrade to junction 9 of the M11, which could also be used to handle traffic from Saffron Walden and perhaps even Haverhill.

Conclusion

The planning application seems to breach the new Local Plan in very many ways, as detailed by Hinxtton Parish Council. Little Abington Parish Council objects to it and urges the District Council to ask the Wellcome Trust to withdraw and reconsider it in the light of these comments.

Amendment Comments (April Amends)

Objection Maintained: Whilst the PC welcome recent attempts to engage with local parish councils Little Abington Parish Council continues to object to proposals to develop the Wellcome Genome Campus at Hinxtton and to support Hinxtton Parish Council and other parish councils in the immediate vicinity that have voiced their concerns. Despite the amendments to the scale of the proposed development it will still impact on the local villages and the environment, both in the number of dwellings and the appearance of the buildings. The density of this development is not appropriate in a rural location. Previous objections are raised again and have not been overcome.

Amendment Comments (Aug Amends)

LAPC believes that a development of this scale needs to be properly planned in a local plan, along with the necessary infrastructure, notably roads. A true local plan should not only be about housing. We feel that the measures, including the updates, proposed are far from adequate and we remain unconvinced that the proposals for the A1301 will be effective.

The Local Plan did not designate the area to the east of the A1301, which is good quality agricultural land, for development. Expansion of local businesses is allowed only if the scale is appropriate and there is no adverse effect on the countryside. Despite the amendments to the scale of the proposed development, it will still impact on the local villages and the environment, both in the number of dwellings and the appearance of the buildings. The density of this development is not appropriate in a rural location.

Local roads

The scale of these proposals will add to the existing transport congestion in the area. In particular, the A505 is already extremely busy, with traffic queueing on to the M11 at junction 10 in the morning rush hour.

The A1301/A505 junction is already very congested at peak times and more congestion will lead to more rat-running around their villages and indeed further afield.

Local authorities and the multitude of tiers of local government must work in collaboration to develop a coordinated approach to the various proposals for development in this area, including this one. If they agree that their strategy is to support significant development then serious consideration must be given to investing in and upgrading junction 9 of the M11. This will enable improvement of the management of traffic flows to and from Saffron Walden/North Uttlesford and Haverhill.

This is likely to be exacerbated by several other planned developments nearby including Agritech, proposals for developments in Sawston and Duxford and the recently publicised proposal for a MedTech development on the Comfort Café site in Little Abington. In addition, we understand that Granta Park and the Babraham Research Campus expect to attract many more employees in the near future.

Over-development

There is a risk of over development in a rural area. There are other sites in the area with the scope for accommodating a wide range of biomedical research and development. Overprovision could lead to under occupation and the potential for sites to lie derelict.

The apparent lack of strategic oversight of the various proposals for developing this rural area of south Cambridgeshire and the consequent impact on infrastructure and environment by the local planning authority i.e. SCDC is a concern. Consideration must also be given to the proposed large housing development in North Uttlesford, an ideal location for the people who will work on these new sites, which will also add to congestion.

Residential development

We agree with Ed Harris of Duxford Parish Council that the high number of accommodation units is not justified. As he points out, the long-term accommodation will generate as much traffic as you are trying to save by dint of the partners and children needing to get from their house to their place of work or school.

We also doubt whether many young people coming to work on the site would actually wish to live in the residential accommodation offered. The experience of a few of our parish councillors who work for biotech companies in the area is that young members of staff prefer to live in Cambridge with its restaurants, entertainment and cultural and sports opportunities. Furthermore, young recruits don't generally stay for more than a few years with a company and therefore won't be seeking long-term accommodation.

Conclusion

We recognise the excellent and life-changing research carried out at the Genome campus and the need for expansion to maintain its international lead in the areas of research for which it is already recognised.

We also recognise that Wellcome seems to be a good employer and neighbour and does good 'outreach' work, with access to their campus. So we would be happy to see some expansion but the proposed scale, even over many years, seems excessive.

Little Chesterford Parish Council

Objects: Little Chesterford Parish Council has always supported the development of research employment opportunities in the surrounding area, provided that appropriate measures are taken to mitigate any adverse impact on the surrounding

area. The PC are therefore supportive of the expansion of the Welcome Genome Campus to continue to carry out world class research. However, the PC do have some serious concerns with the above proposal as it stands.

The impact of traffic on the A1307 and surrounding roads appears to have been underestimated. The traffic analysis appears to use a single atypical day on which to base projections. Neither does the analysis take any account of traffic arising from future development in North Uttlesford.

A settlement of 5000 houses (the “North Uttlesford Garden Community” or NUGC) forms part of the Uttlesford Local Plan that has been submitted to the planning inspector in January 2019. The site of is the NUGC is immediately adjacent to and shares a boundary with the proposed development, and traffic from this site will use all the same transport connections. Notwithstanding the development of this particular site, the A1307 forms the access to the M11 northbound and to Cambridge for almost all traffic in the north of Uttlesford, including the major town of Saffron Walden. The alternative access to the M11 Northbound that does not use the A1307 (or associated rat-runs through villages) is 18 miles to the south. Similarly, the development of Chesterford Research Park is proposed to double in Uttlesford Local plan, and those working at this site will also use the same transport links as the proposed development.

The proposed traffic mitigation measures appear to be inadequate to cope with increased traffic, appearing as they do to consist of widening of roundabouts and traffic lights. They do not take account of the bottlenecks that are already evident to anyone using the A505 as it narrows to one lane between the A1307 and M11 at any time of the day, not just peak periods. Nor do they address the issue of rat running through adjacent villages, such as Ickleton.

The proposed traffic calming measures on the A1307 at Hinxton seem inappropriate for such a key route taking traffic from north Uttlesford to the M11 and Cambridge. Such measures would seem only to increase congestion at the A1307/A11 junction and A1307/M11 junctions immediately to the south of the campus. Additionally they would appear to be more suited to significant conurbations than the rural landscape of which the campus is a part.

The nature of the proposed buildings are out of character with the surrounding area. Residential units in existing settlements are single/double storey, not the multi-storey flats proposed. These and the multi-storey commercial buildings will have a high visual impact. Unlike the current Genome Campus or Chesterford Research Park nearby, they are not screened from transport routes or viewpoints from the surrounding rural landscape.

Pampisford Parish Council

Objects: This large development is not in the current South Cambridgeshire Local Plan and would be situated on good quality agricultural land.

The greatest concerns for Pampisford residents are the impacts this proposed development will have on traffic movements in the local area. As a small village

aligned along the A505 it is particularly affected by the increase in traffic along the A505 and its intersection with the A1301 [Macdonald's roundabout]. It is important that major funding is included in the development plans to improve the flow of traffic on these roads.

However enlarging the A505/A1301 roundabout and adding traffic lights will not improve the flow of traffic, because the roads, particularly the A505 between the roundabout and the M11 are already at full capacity for much of the day. So easing the flow on the roundabout is a waste of resources, if the vehicles have nowhere to go! A knock-on effect will be an increase in vehicles rat-running through Pampisford, in order to avoid the roundabout altogether. By the same token, slowing the traffic on the A1301, at Hinxton will cause increased rat-running through Ickleton and Duxford as Saffron Walden traffic wanting to go north aims for Junction 10 of the M11. Traffic will therefore increase on all local rural roads.

Dualling the A505 is not possible along its length from Pampisford to M11 as there are now too many buildings close by. This large development should not go forward, without the necessary alterations being made to Junction 9 of the M11, so allowing access from the north as well as from the south.

The plans for improving the cycle paths and possibly providing a track across the fields to Whittlesford Parkway station are to be commended but many employees will need to drive. This is acknowledged in the plan which appears include provision for up to 2,000 car parking spaces.

The size of this development is too large and many of the buildings are too tall for the site and even the growth of trees, which will be slow, will not entirely hide them. Uprooting a belt of established mature trees, is also a retrograde step for biodiversity.

There will be strains on local infrastructure including water, sewerage and power supplies. Some services, such as a primary school and a medical centre will need to be available before the accommodation is constructed, not after it, in order to prevent a detrimental effect on existing local facilities.

There must be a guarantee that all the accommodation remains within the control of the Wellcome Trust Genome Camp, Hinxton, for their employees and none should be sold.

Much is made of the important role the Hinxton site has in genome research. This is an already known fact so international scientists will be happy to come to work at the existing facilities.

There is already expansion taking place on nearby research campuses where the commercial companies would be equally comfortable.

The cumulative impact of all the developments in this part of South Cambridgeshire, including those already operating, those planned and those envisaged in the future need to be considered as a whole in considering the total effect on all local communities.

Sawston Parish Council

Original Comments

Supports: The application is supported in principle but a number of concerns are raised including: infrastructure, transport, housing (more detail required), secondary education (more detail required).

Amendment Comments (to April amends)

Supports: The previous comments are re-iterated. The proposal should take into account Uttlesford DC LP.

Amendment Comments (to Aug amends)

Sawston Parish Council supports the application in principle but considers that before permission is granted, the following issues need to be addressed. Employment and car usage figures provided by the applicant suggest that, even allowing for 1,500 of the new employees being accommodated on site, the numbers of employees accessing the site by car would increase by around 113%*.

The cumulative impact of all development on traffic volumes on the A1301/A505 (McDonalds) Junction needs to be taken into account, especially the already permitted re-development of the Unity Campus (formerly Sawston Trading Park) London Rd, Pampisford which includes provision for 703 parking spaces (Applications S/2284/17/OL & S/1651/18/RM). Consideration should also be given to the potential traffic impact of the 5,000 dwelling new settlement on an adjacent site at Gt. Chesterford (North Uttlesford Garden Community, NUGC) proposed in the submitted Uttlesford Local Plan.

Sawston Parish Council notes the proposal for a light controlled pedestrian/cycle crossing on the western arm of the A1301/A505 roundabout and the proposed modifications to this junction. The Council is concerned that introduction of a light controlled crossing in this location would increase the already serious queuing of eastbound traffic on the A505 at peak times, which also leads to tailbacks on the M11 south facing slip road at Junction 10. It recommends that safety issues at this junction should be dealt with by a bridge or underpass conversion of A1301 through the site to a 'multi modal urban street' with 30 mph limit (Design & Access Statement Ch4, p.72) is likely to increase congestion for through traffic and unless M11 Jn.9 is upgraded to all movements, will probably create the need for a bypass at a future date. The Council notes that, on the applicant's figures, the residential development is likely to generate 95-100 secondary school pupils and that the nearest provision is at Sawston Village College. In order to encourage cycling, the Council requests that an S106 contribution towards the construction of a cycleway along A1301 between the A505 & the junction of the A1303 and Mill Lane, Sawston, is obtained.

Finally, the Council regrets that a number of major developments are coming forward which will cumulatively have very significant effects on the character of this section of South Cambridgeshire, converting it from a predominantly rural to a more urban environment. For example, should NUGC come forward, it is doubtful whether the proposed housing on the adjacent Wellcome site would be needed. It is unfortunate that there appears to be no appetite for addressing these issues holistically through a cross border AAP or DPD with Uttlesford, using as a model the long established and highly successful cross border planning arrangements between South Cambridgeshire and Cambridge City.

* Calculated as follows:

Existing employees: 2500

New employees: 4330

(Planning Statement, p.89 Para 6.19)

Estimated 'just over half' journeys by car – current data – Planning Statement Para 7.55)

So: Approximate existing number of car journeys:

$2500 \times 50\% = 1250 \times 2 = 2500$ (morning plus evening journeys)

New employees; 4330, of which ~ 1500 living on site; $4330 - 1500 = 2830$

$2830 \times 50\% = 1915 \times 2 = 2830$

Increase in car movements of 113%

Stapleford Parish Council

Objects: Stapleford Parish Council fully endorses the submissions from Hinxton Parish Council and Great Shelford Parish Council. This large development is not in the current South Cambridgeshire Local Plan and Stapleford Parish Council objects to this planning application Comments from Stapleford Parish Council are as follows:

-the traffic implications of so large an expansion are severe and the WGC mitigation proposals wholly inadequate. The traffic through Stapleford is likely to increase significantly. It is important that funding is included in the development plans to improve the flow of traffic on surrounding roads, particularly the A1301 and A505.

-the scale of the expansion is excessive because it is not necessary for commercial companies using WGC analyses to be housed on the same site.

-it is unlikely that there will be an appetite for so much housing on site in a scientific ghetto of tied cottages. Although opposing views were expressed the majority of Stapleford Parish Councillors consider the housing proposals excessive. In addition it is naïve to advocate tied housing in a free economy where the ability to sell one's house to anyone without restriction is embedded into the long term principles and process.

-it should be a condition of the application to take into account all the other schemes/developments in this part of South Cambridgeshire and as a minimum the dualling of the A505 and a flyover at the MacDonalds roundabout intersection. Planned development at Whittlesford Parkway station does not take extra growth into account; the proposed multi-storey car park will only provide a modest increase

in car parking. Improved facilities for bus turning and bus shelters should also be included.

-the plans for improving the cycle paths and providing a track across the fields to Whittlesford Parkway station are to be commended. Additional cycle paths should also be considered from surrounding villages including Stapleford as not all staff will live on site.

-traffic, schooling, health and other infrastructure should be in place in advance of any development.

-the PC strongly support the concerns expressed by Hinxton Parish Council in relation to flood and water management i.e.

Thriplow Parish Council

Objects: Due to the scale of the proposed development and its impact upon the environment. There are major concerns about the impact of the development upon surrounding roads especially the A505 which is already subject to heavy traffic.

Whittlesford Parish Council

Objects: On the following grounds:

In the recently published South Cambridgeshire Local Plan of 2018 which covers the period to 2031 there is no provision of land within Hinxton for additional large scale housing development. In fact there is sufficient land available elsewhere in South Cambridgeshire to meet the perceived requirements for new housing until at least 2023. By 2031 a total of over 23,000 new dwellings have been proposed in the Local Plan for the major development areas of Northstowe, Waterbeach, New Town, Bourn Airfield and Cambourne West. In addition, a further 540 homes are scheduled in nearby Sawston.

Although the Whittlesford Parish Council is sympathetic to the needs of the Wellcome Trust to expand their research facilities on the Genome Campus the proposal to create a further 4,200 new jobs on site vastly exceeds what would be acceptable to the local communities including Whittlesford.

Developments on this scale in a small village such as Hinxton, which is classified by South Cambridgeshire District Council as an 'in-fill' village, would not only completely overwhelm the present very attractive village and its limited infrastructure but also would have severe deleterious effects on the neighbouring villages particularly through 'rat-running' and the additional car journeys on the already heavily congested A1301 and the A505 roads. It should also be mentioned that the extra car traffic from the proposed Rural Travel Hub at Whittlesford Parkway Station (A505) has not been mentioned in the Application.

The proposal to develop large tracts of good quality agricultural land for housing, shops, bars, restaurants, and hotel is in complete disregard of Policy NH/3 of the above Local Plan.

The proposal to build 1,500 new houses without any 'affordable element' speaks of sheer greed. The proposal is in direct contradiction of Policy H/10 of the Local Plan which requires 40% of all new builds of 11 or more units to be 'affordable'. The suggestion that all these new units will be needed for the increased workforce does not hold water when they are to be let at 'open market' rates. Past and present experience has shown that professional workers opt for buying the properties they live in, and lower paid domestic workers would not be able to afford the 'open market' rents. Then there would be pressure from the Wellcome Trust to be allowed to sell all surplus units at 'open market' values.

The building of 1,500 new houses mainly occupied by young people (Wellcome's statement) would necessitate the building of a 2-form entry primary school in the Hinxtton area. No specific site has been allocated and concrete proposals for funding are also lacking. Secondary education of children from the age of 11 has been virtually ignored. Sawston Village College (Hinxtton is part of the catchment area) is already struggling to cope with the ever-increasing demand for places.

Medical facilities for this area are based in Sawston and are experiencing difficulty in meeting demands. A further 2,000+ dwellings including those already sanctioned for Sawston would exacerbate the problem.

Whittlesford Parish Council requests that the South Cambridgeshire District Council ask the Secretary of State for Housing, Communities and Local Government to 'call in' this Application so that it might be examined in the wider context of the area, together with the proposals for 5,500 new houses in the proposed North Uttlesford Garden Village (already 'called in'), and the AgriTech proposals (4,100 new jobs) which are currently subject to Appeal. Any one of these proposed developments would have far reaching consequences for the local area if there were not appropriate measures taken to upgrade the local infrastructure, particularly the road and public transport network, and the various utilities prior to any large-scale development taking place. Any such enquiry should also look at the possibilities and benefits of improving Junction 9 of the M11 motorway to provide full interchange facilities.

The proposal resurrects a long gone medieval feudalistic scenario – 'tied cottages'. In the 21st century workers would not wish to be compulsorily turned out of their homes should they decide to leave Wellcome's employment. In effect the Proposal discourages the free movement of labour.

Appendix N, Neighbour Representations

A significant number of individual letters of objection have been received from local residents. The representations are mainly from residents of Hinxton and Ickleton, but also from other nearby villages including Duxford, Great Chesterford, Whittlesford, Sawston, Pampisford and Linton. The following table summarises the responses from neighbour reps in relation to the original consultation and the following amendments consultation.

Issue
<p><u>Principle</u></p> <ul style="list-style-type: none"> -Land is not designated / allocated in the LP -Contrary to the LP and associated policies -Contrary to the NPPF -In the open countryside, not supported by rural policies -Outside the existing employment envelope -Proposal does not align with identified employment needs in the LP -Site should come through the LP allocation process -Site should come through an AAP process with other nearby sites -Site should not be developed in isolation to AgriTech or NUGC -Expansion should be in Cambridge / Fens / Midlands / North of England / other higher unemployment areas -Location not sustainable -Alternative options not fully explored (north of Hinxton) -Only the existing campus should be built upon -Granting permission would set a precedent -Proposal is in the national interest but supporting transport infrastructure not sufficient -Economic benefits to the Country as a whole not sustainable -SCDC does not need additional jobs, already low employment -The proposal is premature -Would prejudice the future LP review by making a strategic decision about the location of significant employment development ahead of that -Contrary to adopted policies S/2, S/7, E/12, E/13, E/16
<p><u>Traffic and Transport Impacts</u></p> <ul style="list-style-type: none"> -Existing network over capacity, will be grid-locked by proposal, particularly at peak hours -Strategic / radical solutions to A505 required -Strategic transport solutions with cumulative impact assessment required -Rat-running will increase through local villages and will be harmful (noise, pollution, safety, delays for local residents, damage to buildings and property, health impacts such as asthma) -Rat-running surveys in Ickleton show large existing problem (58,000 vehicles a month travel east-west, almost half speeding, rat running is increasing and will increase further with the proposal) -Rat-running cannot be controlled (smart phone apps re-direct people through Ickleton when the A505 is congested) -Application shows lack of understanding of existing rat-running issues -Hotel will attract external trips -Partners of workers and school children will generate external impacts not accounted for

- Travel plan unrealistic and unambitious (autonomous vehicle proposals removed)
- Absence of good quality alternative sustainable transport options
- Pedestrian/cycle access to Sawston is unsafe

- A505 proposal would only add to existing severe congestion
- A505 requires a radical solution to ease pressure

- A1301 trunk road status will be lost
- A1301 requires a bypass from the site to the A505
- A1301 30mph zone should be larger
- A1301 30mph zone will increase rat running
- A1301 needs underpass/overpass from existing site to Expansion Land
- A1301 should be diverted around the site
- A1301 more difficult to access from Hinxton
- A1301 more dangerous if overlooked by active commercial uses

- McDonalds roundabout works unsafe for pedestrians/cyclists
- McDonalds roundabout requires an underpass/overpass
- McDonalds design not justified
- McDonalds signalisation will increase queuing

- M11, Jct 9 needs to be improved (4-way, north bound entrance, south bound exit)
- M11, Jct 10 backs up onto the main carriageway

- Whittlesford Parkway off-road cycle/pedestrian link needs to be provided
- Whittlesford Parkway parking over-capacity
- Public transport options are limited
- Not on existing bus routes
- Driverless bus route from Whittlesford Parkway has not materialised
- A new railway station in Hinxton serving the development has not materilised

- Car parking levels not clear / too low
- Car ownership should be limited to one per household
- Overflow parking would occur in Hinxton
- Insufficient car parking spaces proposed

- TA baseline out of date / not sufficient
- TA contains errors / misleading / data is skewed
- TA impacts under-estimated
- Linsig model does not accommodate 'blocking back' between junctions
- TA cumulative impact assessment with other large employment sites not undertaken

- Travel Plan modal target of 40% SOV unrealistic (stuck in the 44-47% range since coming down from 58%)
- Sustainable Transport Strategy is non-committal
- Existing capacity issues on the A505 should be resolved prior to the Genome being allowed to expand.
- Contrary to adopted policy TI/2

Plans

- Commercial buildings too high (20m)
- Residential three storey buildings too high (11m)
- Layout too dense (commercial and housing)
- Appearance of scheme would be urban and out character

- Expansion site is more suited to a campus which should be in a city
- Proposal disproportionately large
- Will dwarf local villages and hem-in Hinxton
- Siting too close to Hinxton
- Informal spaces insufficient, lack of clarity
- Inward looking
- Expansion land proposal out of character with existing campus (which is hidden from view and high quality)

- Site should be by-passed
- Parking should be underground
- Not enough links across the A1301
- Links across the A1301 should be bridges/underpasses
- A1301 will become an internal campus road
- Buildings too close to the A1301
- Changes to the A1301 out of character
- Site should not have the A1301 running through it
- Contrary to adopted policy HQ/1

Landscape, Character

- Expansion land is rising, rolling chalk landscape and the proposal would be far more visible than the existing well landscaped lower lying site
- Significant harm would arise to the landscape
- Would blight the landscape
- LVIA viewpoints need increasing and extended outwards
- Views will be lost (from Hinxton, Coploe Pit)
- Lighting will urbanise the area and be out of character
- Character of expansion will be urban not rural
- Multi-storey carparks will harm the landscape and be out of keeping
- Rural setting of Hinxton would be significantly diminished
- Existing tree belts should be left in place
- Landscaping will never fully mitigate the visual impact

Heritage

- Harm to conservation areas (Hinxton, Ickleton, Gt. Chesterford)
- Harm to setting of listed buildings
- Contrary to adopted policy NH/14

Agriculture

- Loss of agricultural land (BMV)
- Loss is unsustainable
- Land is needed for growing food for a growing population
- Will lead to increase in food imports
- Contrary to adopted policy NH/3

Flood Risk

- Would cause / increase likelihood of flooding

Cumulative Impact

- ES should cumulatively assess AgriTech, NUGC and other major schemes
- AgriTech and NUGC cumulatively with the application would harm landscape and result in severe impact on the road network
- NUGC would meet the demand for housing
- SCDC should make a joint strategy with Uttlesford DC

Non-Residential Uses

- Existing research and development function of the site valued but increased commercialisation of the campus not justified
- Application not associated with the core R&D function of the existing campus; nature of the campus will change
- Quantum of floorspace not justified / speculative proposal
- Employment Annual Monitoring Report indicates sufficient land and floorspace availability elsewhere in the District which is suitably flexible to allow growth in the genomics industry
- Size of the proposal should be reduced
- Only land within the existing employment envelope should be developed
- Existing campuses (Babraham, Granta, Chesterford RP) can accommodate the growth (Illumina – global genomics company has recently established on Granta Park)
- No account taken of expansion of other science parks
- Co-location needs (including of large and small companies) not justified, firms can rely on improved IT
- Clustering benefits are not just obtained from a single site but from the Cambridge area more generally with existing co-operation across sites in the Cambridge area
- Success of emerging or grow-on genomics companies not dependent on co-location
- Occupational genomics only condition (10yrs) not fit for purpose
- Proposed retail uses will not survive
- Hotel is larger than necessary and will take trade away from other guest businesses in the area
- Proposed shops will have a detrimental effect on local shops and facilities
- B2 and B8 uses have no justification as part of the proposed mix of uses.
- Just another business park

Community

- Wellcome community engagement misleading
- Wellcome has not listened to the local community
- Proposal has increased in size since the pre-application consultation
- Detrimental impact on medical services and existing schools
- Existing residents will want access to on-site shops and facilities
- New residents will have no investment in the existing local community, many being on short term contracts
- Proposal does not include anything that encourages integration with the existing local community
- Absence of clarity regarding community facilities
- Phasing of provision of social infrastructure unclear
- Lost trust with Wellcome re bridge repair, orchard proposals
- Wellcome previously promised not to develop on the land (S106)

Housing

- Need is not justified, survey information of limited value
- Too many houses, insufficient evidence of demand

- Absence of affordable housing
- Typologies (flats etc) out of keeping
- Housing should be rental only and not sold to avoid open market onward sale
- Young people will prefer to live in Cambridge
- Timescale on restrictions not identified
- People will not want to live and work in the same environment
- Tied housing will end up as being sold to the open market
- Proposed housing ties will leave housing stock empty

Environmental Impacts

- Increases in pollution (dust, air quality, noise, light, vibration) -and reduced quality of life of existing residents
- Missed opportunity for wildlife and well-being improvements across the Wellcome property portfolio around Hinxtton such as through Living Landscapes.
- Threat to ground water supply, site within ground water protection zone
- Harmful impacts on existing wildlife, loss of flora and fauna
- Development will increase likelihood of flooding
- Weir should be installed to mitigate flood impact near Hinxtton Water Mill
- Carbon footprint of the proposal is not sustainable
- Contrary to adopted policy SC/12 (local air quality)

Amendments

- The amendments do not overcome the concerns already raised

Other

- Does not create wealth equality across the UK
- Should be located elsewhere in the UK, another academic hub with better transport links
- Agree with Hinxtton PC and Ickleton PC representations
- Outline application inappropriate type of application
- Harm to green belt
- SmithsonHill was refused permission. Wellcome should be refused permission on similar grounds
- Proposal would damage Wellcome's reputation
- Proposal on expansion land rests with the Wellcome's investment arm who will only invest if there is profit to be made
- Wellcome's motivations are commercial
- Wellcome will develop other land to the north of Hinxtton in time
- Wellcome promised they would never build on the Expansion Land and this is embedded into a S106 agreement

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Appendix O, Life Science and Economic Organisations

Babraham Research Campus

Supports

Babraham Research Campus (BRC) is a co-location of early stage and scale-up life science companies with the academic community of the Babraham Institute. It has over sixty companies on the campus, and provides not just space for such organisations, but access to scientific capabilities, within a supportive and active science and investor community. The Institute is a world leading basic research institute that in addition to making fundamental discoveries, collaborates with and scientifically supports the development of the companies.

There has been a long-standing positive relationship between the BRC and the Wellcome Genome Campus, at both at an academic level, and also in terms of mutual support provided to companies located on the respective sites. Other examples include start-up companies that have emerged from either campus (e.g. Kymab, Eagle Genomics) relocating to the other site to benefit from the distinct facilities each of the sites can provide. On this latter point it is worth noting the distinct, yet symbiotic capabilities the two campuses. The Wellcome Genome Campus has a strong genomics and biodata focus, whilst the BRC as a greater focus on cellular and signalling functions and therapeutic discovery and development.

Life Sciences is one of the great UK success stories. The centres of academic excellence such as the Wellcome Genome Campus, and the life science companies that are created and locate in Cambridge and the surrounding areas- South Cambridge in particular- are key to the For rapidly expanding genomic companies such as Congenica, the Campus offers an environment of uncompromisingly excellent science, an unrivalled pool of multidisciplinary talent and a magnet for global investors and corporate partners. The planned Campus expansion would facilitate the growth of that ecosystem in a way that would maximise the opportunity whilst being sympathetic to the needs of the community. It will help companies such as Congenica to scale, to succeed and remain independent.

Regarding the goals of the UK Life-sciences' Industrial Strategy, genomics and biodata are at the heart of these national initiatives with both Cambridge and the Sanger Centre have pivotal roles in delivering success in these. The community that is envisaged by the Campus expansion will both provide a place for training a new generation of skilled biodata scientists and the jobs to sustain them. Life-Sciences is one of the great UK success stories. The centres of academic excellence such as the Wellcome Genome Campus, and the life science companies that are created and locate in Cambridge and the surrounding areas - South Cambridge in particular - are key to the region's and the UK's success in this area, creating new jobs, continued growth and new knowledge.

BioMed Realty

Support

Part own Granta Park. Have established strong links with the Genome Campus and recognise the specialist nature of the work that is undertaken at the Campus which differentiates it from other science parks in the area.

EMBL - European Bioinformatic Institute

Support

This letter is written to express EMBL-European Bioinformatic Institute's strong support of Wellcome's Genome Campus master planning application.

The European Bioinformatics Institute is part of the intergovernmental-treaty organisation, European Molecular Biology Laboratory (EMBL), independent from the UK's relationship with the EU. Funding members states are not exclusively European, including both EU and non-EU nations.

EMBL-EBI has been present on the campus since 1994 and has become the world leader in bioinformatics data resource provision – the science of analysing, storing and sharing large biological datasets. They participate in large-scale open science endeavours and collaborate extensively with both academic and commercial research partners to ensure that the research data and subsequent knowledge can be readily accessed, aligned and easily understood throughout the globe.

EMBL-EBI has grown rapidly, driven by the spectacular increase in biological data production and analysis that now takes place in life science research. Their staff and long-term visitor numbers have doubled in the last decade, now standing at over 800 members of personnel, drawn from over 60 different nationalities. This reflects the international focus on this developing area of science, with growth unlikely to slow given the diverse use of genomic data in biotechnology, medicine and agriculture.

EMBL-EBI immediately require approximately 5,000 sqm of additional office space to house their growing personnel and external collaborator numbers and are working with public funders to secure this investment. EBI growth, international expertise and unique fixed-service contract terms mean that they constantly recruit high numbers in competitive fields. Attracting the best international talent requires both the delivery of cutting-edge science and potential applicants feeling secure that the wider environment can support individual lifestyle needs.

EMBL-EBI strongly support the Wellcome's master planning application. They believe expanding the research and translational floor space available is necessary to allow the continued development of all campus entities and, in particular, for their own immediate growth. Having campus-linked accommodation would allow them to better support new international recruits

and hundreds of short-term visitors and collaborators. They are confident that, once constructed, EMBL-EBI would quickly occupy and maintain rolling tenancies for a 150 of the planned accommodation units.

EBI also believe their staff and short-term visiting contractors would benefit hugely from an expansion of education and cultural facilities. Encouraging a strong work-life balance is central to the ethos and culture at EMBL-EBI and on-site facilities to support this would be welcome. The current onsite nursery is oversubscribed, and EMI would also look to working with Wellcome to ensure that an expansion of educational facilities on the campus reflected the growing needs expressed from their staff members.

Genomics England

Support

Genomics England is the company set up by the Secretary of State for Health and Social Care in 2013 to deliver the 100,000 Genomes Project and leases a sequencing facility on the Hinxton Campus and has a team of staff that works there.

Genomics England have recently sequenced 100,000 genomes from around 85,000 people. Participants are NHS patients with a rare disease, plus their families, and patients with cancer. Having completed the 100,000 Genomes Project, the aim now is to create a new genomic medicine service for the NHS – transforming the way people are cared for. Patients may be offered a diagnosis where there wasn't one before. In time, there is the potential of new and more effective treatments.

The data generated will also enable new medical research. Combining genomic sequence data with medical records is a ground-breaking resource. Researchers will study how best to use genomics in healthcare and how best to interpret the data to help patients. The causes, diagnosis and treatment of disease will also be investigated. Genomics England also aim to kick-start a UK genomics industry. This is currently the largest national sequencing project of its kind in the world.

Over 100 industry partners are members of its Discovery Forum, ranging from small bio-techs to global pharma. Many have access to selected, de-identified whole genomes and clinical data from the Genomics England dataset to undertake research. The agreement is that all discoveries have to be shared with Genomics England's science team, as well as all the other Discovery Forum members, guaranteeing the quickest possible developments for patients. As such, it is extremely important for Genomics England to be located on Campus, as they need the close proximity to the research institutions and other Campus partners.

Genomics England strongly support the proposed planning application, which will enable the Campus to be the international centre of excellence in genomics and biodata. This will be delivered through a mixed-use expansion of the Campus genomics ecosystem to include more research and translation space, community and amenity uses as well as homes for Campus staff.

Global Gene Corp

Support

Global Gene Corp (GGC) is a genomics data, insights and applications company with a vision to democratise healthcare through genomics in collaborations with key stakeholders in healthcare. The company is creating genomics data and insights in under-explored populations – starting in India with focus on Asia, Middle East, Africa, and Latin America – to supplement already existing genomic data from Caucasian populations; and then applying Artificial Intelligence (AI)/Machine Learning (ML) and proprietary algorithms to create and accelerate tailored therapeutics development, drug discovery and stratification.

GGC solves the lack of genomic data diversity that is severely limiting potential of genomics; 60% of the world's population comprises less than 5% of genomic data and insights. GGC's assets are very valuable for applications into therapeutics R&D, stratification of patients, and other research and precision-medicine applications.

GGC's work will truly allow the genomics-technology led democratisation of healthcare as these insights will serve as the foundation to create the positive disruption in healthcare and make precision medicine accessible to every individual.

GGC's collaborations on the Wellcome Genome Campus, and the talent they employ for their R&D team, help make this vision a reality.

In taking the decision to site the R&D headquarters in the BioData Innovations Centre on the Campus, this unique location offering access to the globally renown Sanger Institute and EMBL- EBI, along with the scientific talent and other world-leading companies working at the cutting edge GGC's scientific field, played a large factor in establishing their presence on the Campus. The proposed expansion will continue to strengthen this ecosystem in all aspects. It will form an international centre of excellence in genomics and biodata through the mixed-use expansion of the Campus genomics ecosystem to include more research and translation space, community and amenity uses as well as homes for Campus staff. GGC will continue to benefit from the close relationship with the institutes on site and the other businesses working alongside as they all expand too.

The Campus already has an excellent reputation for genomics. The expansion will enable an un-rivalled centre of global excellence to be formed and GGC's are excited at the prospect of working with and contributing to this as the expansion progresses.

Illumina

Support

Illumina has a global research and development team, with strong links to the early days of the Wellcome Genome Campus ("Campus"). The Campus has been the hub of innovation in genomics from sequencing the first human genome to developing new technologies and tools in genomics. Illumina has both contributed to, and benefitted from, the ecosystem around the Campus, including being able to attract and train the world's best scientists, transferral of talent in genomics and informatics, being co-located with entrepreneurial genomic start-ups and research collaborators.

Illumina currently occupies space on Campus in the Ogilvie building and the BioData Innovation Centre (BIC), and has successfully delivered the 100,000 Genomes Project in partnership with Genomics England and the NHS

Many patients with rare genetic diseases and cancer have benefited from this study. This is an example of the opportunities for collaboration and success which has been created within this Campus environment, the ultimate goal of which is to bring benefit to patients to deliver genomic medicine services to the NHS. In order to support this goal, Illumina needs to expand its facilities and team on Campus to meet demand in the next five years. It is extremely important that Illumina has the required physical space on the Campus to continue its work as it could not achieve the same results if its teams were not specifically located on the Campus being adjacent to one of the largest concentrations of genomics and bioinformatics expertise in the world.

Expansion of facilities at the Campus will also enable the current companies located there to grow. This is an urgent need as many companies will outgrow their space in the less than two years. This is testament to the success of the Campus team in facilitating young companies to thrive. The new plans will also enable more entrepreneurs on Campus today to succeed by translating their world-class science to spin-out innovative companies.

In addition, the expansion will attract other companies, contributing to this important genomics and bioinformatics ecosystem, boosting local employment and talent retention in the Cambridge area. These opportunities align closely with the goals of Illumina, the mission of which is to unlock the power of the genome

As the cost of housing in the local area can be challenging, the provision of new amenities, including housing for Campus-linked workers, will be beneficial in helping to create a Campus that can attract and retain talent. To know that staff based at the Campus would have the opportunity to rent or buy a property on site will be a real asset in the future.

Illumina support the expansion as an important symbol of Britain's outward looking and global approach to science.

London Stansted Cambridge Consortium

Support

The Consortium brings together public and private sector organisations which have

the common aim of seeking economic growth, higher employment rates, providing places for people and business while preserving the quality and character of the UK's Innovation Corridor. South Cambridgeshire District Council, which is a member of the Consortium, has not sought to influence the contents of this submission.

In 2016 a commission led by Sir Harvey McGrath with five independent commissioners confirmed the importance of the Innovation Corridor as the leading cluster for life sciences and tech in the UK and concluded by suggesting that it could become one of the world's leading clusters for life sciences and tech within the following 20 years.

The Genome Campus is already one of, if not the, leading centre for genomics in the world. Its continued growth is essential for it to remain at the forefront of this important technology, which is already revolutionising healthcare in the UK and will continue to ensure that the country continues to be a world leader.

Provided this growth is sustainable and achieved in accordance with local planning and other relevant policies then the London Stansted Cambridge Consortium wishes to give its full support to the outline planning application.

Next Generation Diagnostics and Specific Diagnostics

Support

Extends support for the well-crafted plans that are under consideration. Provides a brief background on the very productive experience since opening their office on the Campus:

Background

Specific, founded in 2011, is based in Mountain View, California, in Silicon Valley, and is engaged in developing new systems to speed determination of antibiotic susceptibility and resistance, to help doctors much more quickly ascertain which antibiotic will be effective in combatting an infection. This has become crucial in an era where infections are becoming increasingly resistant to antibiotics. At the time Specific took occupancy of their offices in the BioData Innovations Centre (the "BIC"), on September 1, 2016, Specific were initially looking for offices in Central Cambridge, but upon being introduced to the WTGC they rapidly recognized not only the harmony and beauty of the Campus as a work environment, but also the opportunity presented by proximity to the world's richest concentration of leading expertise in pathogen genomics. Specific are quite proud to have the distinction of being the first US company to have the good taste and judgement to open an office in the BIC.

Engagement with Sanger Scientific Leadership Upon Arrival on Campus

Immediately upon arriving on Campus, Specific were privileged to be introduced by Sanger innovations leader Dr. Adrian Ibrahim to a set of Sanger Institute pathogen

genomics group leaders. Our company, Specific (www.specificdx.com), is developing systems for hospital microbiology clinics, and while its technology is not genomic, the relationship between our technology and genomic methods quickly led to a collaboration with a distinguished Sanger group leader, Professor Julian Parkhill, FRS, one of the world's pre-eminent pathogen genomics experts, which soon extended to his colleague Professor Sharon Peacock. Drs. Parkhill and Peacock have been leading advocates of the positive impact for microbiology clinical care that will come to all of our benefit as sequencing becomes cheap and fast enough to be used for routine patient care. Among the benefits will be a positive transformation in our ability to detection transmission of infection between patients and thereby prevent infection outbreaks in hospitals.

Expansion of our Business and Formation of a New Company

As this collaboration deepened, fostered by daily interactions it became clear that there was great opportunity to form a new company, a sister company to Specific, dedicated to bringing the power of whole genome sequencing of pathogens to the hospital clinic. Specific's insight and customer relationships formed a springboard in planning for this new company, Next Gen Diagnostics formed in mid-2017.

NGD, also based in our increasingly crowded office in the BIC, has now developed what they believe to be a world-leading capability to automate the bioinformatic analysis required after completion of sequencing, almost instantly providing the clinic a clear window into which patient infections are almost identical and therefore very likely the result of transmission, as well as ever-more accurate diagnostic (drug selection) guidance based on the insight furnished by whole genome sequence. It should be stressed that this endeavor would have been impossible just 5 years ago, as the cost of sequencing then would have prohibited its routine daily use in patient care. This informs what a very dynamic and promising time this is for the development of new genomic technologies across health care, an endeavor in which the Sanger Institute and the WTGC is the acknowledged world leader.

Our Hope for Expanded Facilities and the Appeal of an Integrated Campus

They will fill the small space occupied in the BIC, as both of their companies grow and prosper they face the need for space to thrive and grow. Specific is a microbiology diagnostics company with laboratories in two buildings in Mountain View, and as they establish activity in the UK the proximity of pathogen researchers on Campus prompted their interest in opening up a laboratory on Campus, but at the moment there is no lab space to be let.

Likewise, as NGD is now bringing its first services to hospitals in the UK, the United States and elsewhere its team of experts is growing. In viewing the expansion plans that are before, they are struck by the continued tradition of exquisite architectural quality, landscape planning, which makes it such a pleasure to work on the Campus, as well as the prospect of housing so that some of their ranks can live and work without the often long journey to Campus. The aesthetic quality of the Genome Campus has fostered their ability to attract the very most accomplished people in their field, and they see that this quality is planned to

continue in the proposed expansion of Campus. They will be eager to be among those considered to occupy space in the new facilities should they become available.

The Unique Benefits to Society of Integrating Facilities for Companies with a Science Campus

The new company they formed since joining the Campus, Next Gen Diagnostics, is the direct result of the close and frequent informal interaction that arose between the founder and its company scientists and the world leading pathogen bioinformatics experts on the Campus. It is said with certainty that if instead of opening an office in the BIC they had selected an office in central Cambridge, the new company would not have been formed. This is just one example of the fruitfulness of an integrated Campus, where facilities for genomics-focused businesses, both laboratory and office, are within walking or cycling distance to absolutely world-class genomics science. Given the assurance that Wellcome Trust brings the commitment to execute the Campus expansion with the same quality of architecture, open space planning and landscape quality they have demonstrated on the primary Campus, this seems a world-class opportunity to create an opportunity for new life-science companies to form and grow, in an environment that is extraordinarily well-conceived and executed.

Open Targets

Support

Open Targets (OT) is a unique pre-competitive public-private partnership that uses human genetics and genomics data for systematic drug target identification and prioritisation. OT are aiming to change the way in which drug discovery projects are selected to improve their success rate and provide better, safer drugs. Founded by EMBL-EBI, the Wellcome Sanger Institute and GSK, the collaboration has now grown to include Biogen, Celgene, Sanofi and Takeda. The partnership has an operational budget of up to £42 million over the next five years and operates out of the EMBL-EBI South building collaboration space. OT run more than 40 projects and have employed more than 80 staff at The Sanger Institute (WSI) and EMBL-EBI who work with scientists from our commercial partners. These projects have connections with the other companies on the site, for instance at the Biodata Innovation Centre where both Genomics England and Eagle Genomics use some of OT tools.

Over the 5 years since establishment, Open Targets has been a substantial success, including renewing the commitment of its founding partners. As well as conducting projects within existing groups at WSI and EMBL-EBI, OT run several core activities that demand wet and dry laboratory space to support the overall programme, for instance to provide validation of drug targets. OT also require extensive collaboration space to host visitors from our partners to foster the collaborative nature of the academic – industry partnership, and to hold OT meetings, conferences and teleconferences.

OT success has been enabled by the unique nature of the campus as a centre of excellence for genomic sciences and a hub for academic and industry collaboration. However, it is fair to say that future expansion of our activities will require increased capacity in terms of scientific expertise on Campus and at the level of office and lab space. For this reason, OT view the proposed expansion of the Campus with excitement and are anxious to be able to utilise additional capacity to further our collective success, promote the site as a globally recognised leader in genomic sciences and apply this knowledge for the benefit of society

SciBite

Support

SciBite (SB) is a rapidly growing scientific software business that is proud to reside on the beautiful Wellcome Genome Campus. SB currently work with the world's leading science-based companies and institutions, including both major UK pharmaceuticals, providing an incredible network for discussion and new ideas. SB are renowned in the industry as innovators, challenging legacy business models and technologies and replacing them with new approaches fit for the new data-driven world.

SciBite offer a complete semantic services platform that can be used as a data analytics solution by end users and also as a 'pluggable' component to transform existing IT infrastructures into more scientifically aware systems. SciBite's technology rapidly scans scientific text and identifies the key concepts stated, such as drugs, proteins, companies, targets, outcomes, measures. In doing so, unstructured text is transformed into ontology-based indexed data.

As a smaller business located in the BioData Innovation Centre, the facilities on campus have helped SB to work and be viewed as a world leading business. SB are also very proud to show its customers, friends and families around campus. SB feel very privileged to be on the campus and think it will only get better the longer they stay and grow. The facilities and campus itself are very impressive and have helped attract top talent to support our growth.

From a shared learning and recruitment perspective, it makes far more sense to be co-located with other science-based businesses. SB have found that its candidates are very impressed with the location and facilities. Its team has been able to attend seminars and talks as well as aid support for charitable activities.

As SciBite continues to grow and expand, it would love the opportunity to be able to expand on campus and allow companies such as itself to grow and benefit from the collaborations available within the Campus itself.

Sigma

Support

Sigma is a design agency focused on user experience and digital inclusion. Sigma design services and digital products that help people to live and work better. Its

focus on health and life sciences made the Genome Campus the perfect location for its specialist team, as its research and design methods are highly collaborative. Sigma can go where its users are, support their prototyping and feasibility work and engage with clients at the early inception or start-up phase. The BioData Innovation Centre team in particular welcomes collaboration and has fostered a community that is open to new ways of working.

There are huge opportunities ahead for taking genomic and bioinformatic research into clinical application. This will demand new partnerships, ways to spark and support innovation and routes to take research into practice. A larger community at the Wellcome Genome Campus will boost that potential and provide support from R&D through to implementation.

The proposed development is underpinned by the need to attract, train and retain the best people. World-class science requires world-class scientists. The Campus is one of the largest concentrations of genomics and biodata expertise in the world and an important symbol of Britain's outward looking and global approach to science. Sigma is part of a global company. Headquartered in Sweden, our parent company proactively seeks the opportunity to do work in emerging markets and support tech innovation. Sigma have an extensive eHealth division and they are proud to say the UK team is close to scientific and health excellence.

The Campus provides access to events, meet-up groups and a community who are open minded new ways of framing problems. This has been the ideal location for Sigma to explore services around health and life sciences. The hugely successful Biodatahack is as an excellent example of bringing diverse people together to tackle real world problems.

The Sigma team is happy to be on campus. It's an excellent place to work and a great location for colleagues to visit. It looks forward to seeing it grow in the coming years.

Wellcome, Connecting Science

Support

Genomics is rapidly changing not only biological research and development, it is also entering people's lives and influencing healthcare and lifestyle decisions. Genomics is therefore relevant to us all. Connecting Science (CS) believe that it is essential that the Wellcome Genome Campus, as the home of the human genome, should play a visible and constructive role in the public discussion and dialogue around this revolutionary science. CS's mission is to enable everyone to explore genomic science and its impact on research, health and society. CS connect researchers, health professionals and the wider public, to spark new conversations and support learning by drawing on the ground- breaking research taking place on the Wellcome Genome Campus.

Its programme currently delivers training and learning opportunities for research and healthcare professionals across the UK, and beyond; manages a world-class events venue; supports scientists to undertake public engagement activities with

schools and community groups; and researches societal attitudes to genomics in order to bring public voices into policy and practice decisions.

The expansion of the Wellcome Genome Campus presents a huge opportunity to extend the reach and impact of the Connecting Science programme. CS events are consistently oversubscribed, indicating the strong demand for its cutting-edge topics. As genomics becomes embedded within healthcare provision in the UK, via the NHS, the need for a workforce with the appropriate skills and training in this area will only increase.

The Campus expansion offers the potential to substantially increase the CS training offer, reaching many more research and health professionals than is currently possible, in areas such as genetic counselling, biodata analysis, and informatics.

The masterplan would also bring the opportunity to increase CS work inspiring the next generation of genome scientists, by expanding its schools programme with bespoke spaces and facilities. CS already host visits to the Campus from key stakeholders such as school, community and patient groups, but are completely at capacity. An expanded site would allow CS to increase the scale of this activity, opening up this most personal of sciences to the world, and playing a part in developing the biologists and computer scientists of tomorrow.

Realising the benefits of genomics will only be possible in an environment where everyone has had an opportunity to contribute to conversations about the applications and implications of this science and have had access to relevant resources and training. The proposed expansion of the Wellcome Genome Campus is an essential part of this undertaking, and will be a beacon for responsible research practice, being open to both public and professional audiences, allowing all voices to be heard.

Wellcome Sanger

Supports

Re-iterate key points from Case for Growth presentation:

1. The theme of the Campus is Genomes and BioData and the Campus vision is to be the international centre of excellence in genomics and computational biology;
2. This vision is founded on three pillars; scientific research, enterprise and innovation, and education and engagement, all pertaining to Genomes and BioData.
3. The Campus is established as a critical piece of UK science infrastructure and with 2500 people represents the largest community of researchers focussed on Genomes and BioData, on a single campus, anywhere in the world;
4. At the heart of the Campus, the engine of the genomics eco-system, are two world class, complementary research centres: the Wellcome Sanger Institute and EMBL-European Bioinformatics Institute;

5. The Campus was the largest single contributor to the Human Genome Project with more than a third of the project sequenced by the Wellcome Sanger Institute;
6. Since its establishment in 1992, £3.2 billion has been invested to-date in discovery research on the Campus;
7. The growth in data is exponential. In the last 12 months the Wellcome Sanger Institute has generated more petabases of DNA sequence than the last 25 years combined;
8. Research in Genomes and BioData continues to embody inspirational new directions for humanity and the planet with our most recent established initiative having the intent to DNA sequence all species of life (animals, plants and fungi) in the UK over the next decade and then subsequently on Earth;
9. Over the last decade the Campus eco-system has grown to include entities involved in innovation, translation, clinical application and commercial activities relating to Genomes and BioData including Open Targets, Genomics England, Health Data Research UK (HDRUK), and the Biodata Innovation Centre with the multiple small to medium sized companies accommodated within it;
10. The Campus "Connecting Science" initiative has developed major plans for education, discourse and public engagement in Genomes and BioData as these become part of everyday life in 21st century society;
11. The Campus competes on a global basis for talent and translation opportunities with the United States, Asia and Europe;
12. Genomics is a core aspect of the Life Sciences Industrial Strategy and the near future of a genomics-enabled National Health Service and the campus will play a vital role in delivering both;
13. The Biodata Innovation Centre, home to small and medium sized genomics companies is full and existing tenants require additional space in the short-term;
14. Colleagues are currently in discussions with potential future occupiers for over 40,000sqm of the 150,000sqm contained in the outline planning application. These occupiers have approached the campus directly for space because they see significant advantage in being co-located alongside the research institutes. If they cannot be accommodated on campus the opportunities may be lost to the UK;

The expansion plans represent a momentous opportunity to ensure that the full scientific, health, societal and economic benefits of Genomes and BioData are realised.



CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Wellcome Genome Campus Masterplan

Date: Monday 4th June 2018

Venue: Wellcome Genome Campus, Hinxton

Time: 9:15 – 12:30

Quality Panel Members

Robin Nicholson (Chair)

Steve Platt

Luke Engleback

Phil Jones

Ashely Bateson

David Pritchard

Panel secretariat and support

Judit Carballo - Cambridgeshire County Council

Local Authority Attendees

Toby Williams – Shared Planning Service, Cambridge City Council

Trovine Monteiro – South Cambridgeshire District Council

Jon Finney – Highways, Cambridgeshire County Council

Applicant and Representatives

Dr Martin Dougherty– Chief Operating Officer, Genome Campus

Tom Clarke - Planning Director, Wellcome Trust Limited

Kim Wilkie – Kim Wilkie

Matthew Sharpe – Director, Quod

Imogen Blanning – Planner, Quod

Alison Brooks – Alison Brooks Architects

Lydia Lewis – Associate Landscape Architect, Arup

Stephen Neil- Director, Aspire Development Management



1. Scheme description and presentation

Architect/Designer: Arup, Alison Brooks Architects, Architecture 00, Kim Wilkie, Vectos

Applicant: Wellcome Trust

Planning status: Masterplan

2. Overview

The Wellcome Trust has been at the forefront of developments in genomics and biodata innovation for the last two decades, since the establishment of the Sanger Institute at Hinxton in 1993. It is a significant part of the Cambridge life-sciences hub and rivals the biomedical and genomics hubs in Boston, USA and Beijing, China. The genomics industry attracts significant investment and is an expanding and dynamic area of science in which the UK is a genuine world leader.

The existing campus is not sufficient to accommodate the future growth needed to ensure that it remains at the forefront of research and education. The masterplan therefore seeks to significantly expand the campus to strengthen its role as the pre-eminent world centre for scientific, business, cultural and educational activities associated with the genomic and biodata industry.

The proposal is to submit an outline application for up to 175,000sqm of new B1 office and/or research and development employment floor space, up to 1,500 homes, nursery school, primary school and university technical college provision, new retail space, hotel provision, open space, common land and landscaping, highway and transport infrastructure provision including alterations to the A1301 (Mill Lane), and new utility/energy infrastructure provision. The development would be phased over 10+ years.

The growth of the campus is proposed to be mainly on a triangular area of land to the east of the existing campus, between the A1301 and the A11, referred to as the Expansion Land. This land is located on higher ground, has significant level changes (for the Cambridgeshire context: approx. 25m difference between the lowest and highest points of the site, west-to-east) and has a topography that is articulated by a small valley in its middle. Views to the church spires at Hinxton/Ickleton and hills to the SE and SW, beyond the site, are possible. The site consists of arable land with some mature vegetation including good quality woodland that runs along a disused former railway corridor, managed hedgerows along field boundaries/road corridors and young woodland planting of 12yrs just taking shape.

The site is 122ha and comprises land to the south of the existing campus known as Southfield and the Expansion Land. The application site will also include parts of the A1301. Employment on-campus would increase from 2,500 persons at present to approximately 6-7,000.

3. Cambridgeshire Quality Panel views



Introduction

The Panel welcomed the site visit and presentation of the proposals.

It was noted that a project board has been set up to deliver the masterplan and that the Wellcome Trust will have the stewardship of the project.

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter. The comments below include both those raised in the open session of the meeting and those from the closed session discussions.

Community

The proposals will increase the amount of research and development floor space considerably as 175,000sqm are proposed on the masterplan. Many companies have already approached the Genome Campus requesting a building on the new site. Current staff needs and skills and the proximity to advanced infrastructure are among the main reasons why these companies want to move to the expansion site.

The applicant explained that their intention is that the majority of the housing proposed will be used by staff working at the Genome Campus. The proposal will be likely to have a split of 70% apartments and 30% houses, and it is expected that a large proportion of them will be for rent. Although there are going to be mostly 1 and 2 bed apartments, there will be dwellings with 3 and 4 bedrooms as well to cater for the expected number of young families. The average staff member age is between 30 and 40 years olds.

The Panel welcomed the inclusion of housing within the employment area and the fact that they are moving away from a science park campus typology where housing is not integrated. The Panel thought it needed to be clear whether it was going to be more of a campus than a village. The applicant explained that their intention is to provide a working and living community and that the housing is to be mainly for people working in campus.

The Panel noted that 5,000 dwellings are likely to be proposed in the emerging Uttlesford Local Plan in the form of a Garden Village settlement to the east of the site across the A11 in Essex. The Panel considered that the masterplan should be future proofed to allow opportunities to link to North Uttlesford Garden Village should the site be brought forward for development

It was noted that South Cambridgeshire District Council has refused an outline planning permission for an AgriTech Technology Park located to the north of the site. The Panel considered it wise to consider the impact of any development to the north of the site.

Connectivity

The A1301 presents one of the biggest challenges for the development and this is recognised by the applicant. The current road is heavily tree lined with vehicular speeds of 50mph with a fence along one side. The intention is to open this up and incorporate walking and cycling on the route, but questions were raised about how this could be achieved.

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If the intention is to connect the two sides then the speed limit would need to be reduced considerably. Comparisons were made with Kew Green for size but the speeds there are slower. The applicant is currently considering signalised crossing points for pedestrians and cyclists but the Panel were unconvinced that the provision of just signalised crossing points would work. The County Council's highways officer explained that the majority of accidents happen at these crossing points and quoted Queens Road in Cambridge where there are 4 signalised points and they are where the majority of accidents occur.

The Panel felt that just one crossing wouldn't make a campus and the discussion revolved around the possibility of wholly or partially lowering the road and making an underpass or providing land-bridges. There is also a need to change the rural cues that make drivers go faster which may include some built form closer to the road and loss of vegetation. The question was raised as to how a young child would get from their home, across the road to meet their parents after work and how safely this could be achieved.

The Panel was pleased to learn that the intention is to develop the existing good Campus' relationship with Hinxton and Ickleton villages by allowing residents to walk through the campus grounds. The intention is to provide security on a building-by-building basis to allow for this.

The Panel recognised the importance and the need for a travel plan showing how to integrate public transport and facilitate those journeys and movements from the railway station. Routes needed to be planned for busses through the whole site.

The Panel suggested consideration should be given to possible connections to the proposed new Uttlesford Garden Village on the other side of the A11 and opening conversations with all stakeholders involved despite it being in another county.

Climate

The Panel welcomed the aspirations for the site and were interested in how the masterplan's vision of achieving zero carbon is to be managed across the whole campus; they questioned how the management strategy and the carbon reduction focus will enable this long-term vision.

Clarification is sought as to how zero carbon targets would affect the design of the buildings and typologies and how they would change the design of these new low carbon buildings compared to the existing buildings. There may be a need to evaluate the massing and building forms as a result of this.

The Panel considered the flood mitigation approach adequate but questioned how the landscape in the car parking would be treated and how the proposals would support health and wellbeing. It was advised that water is contained as close as possible to its point of contact with the site.

The Panel were pleased to learn of the provision of electric charging points but wondered where the additional electricity would come from and sought clarity regarding whether the multi-storey car parks and the move towards electric vehicles have been built into the applicant's forward thinking in terms of the energy needs of the site.

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The aspiration to mix uses was welcomed but there were some concerns about the housing “fingers” being separated from each other and from other activities.

The applicant was invited to think beyond carbon reduction and consider carbon capture as well, as in Almere in Holland. The Panel was encouraged by the proposed programme of restoring the soil’s organic content and thought that the use of the land for sustainable agriculture could be an exemplar, demonstrating strong links with the Wellcome Trust’s primary goals of improving health and well-being.

The SUDs and landscape should be integrated at both general and detailed scales to provide a sustainable and healthy site. Allotments are welcomed for their social and nutritional benefits (there should be a mix of sizes) and the idea of the Common was welcomed although the scale of it was questioned. Other matters discussed included the environmental benefits of woodlands, permeable paving and “edible” streets.

Character

The Panel felt the scale and character of the scheme lacked a logical coherence and relationship to land-form. There was no sense of three-dimensionality, scale of spaces, or sense of arrival. Questions were asked about internal traffic, walking distances and routes and whether the walking routes have sufficient shelter.

It is questioned why buildings are so far from the road, although retaining an element of working farmland is essential.

The masterplan didn’t relate to any Cambridge precedents to illustrate the ambition for the site. The Panel noted that the proposed research buildings are very big so there is a need to explore how the areas between buildings work.

Questions were raised about whether the applicant’s intentions were for the buildings to be seen or hidden and the Panel felt that there was a good case to be made for them to be displayed with pride. The Panel is very keen on the streets being designed as streets rather than just the space between uncoordinated buildings.

Road sections will need to be provided and show how primary and secondary streets are organised and how these relate to the car parking. It was felt that at the moment all movements within the masterplan are unclear including access to public facilities such as cafes.

4. Conclusion

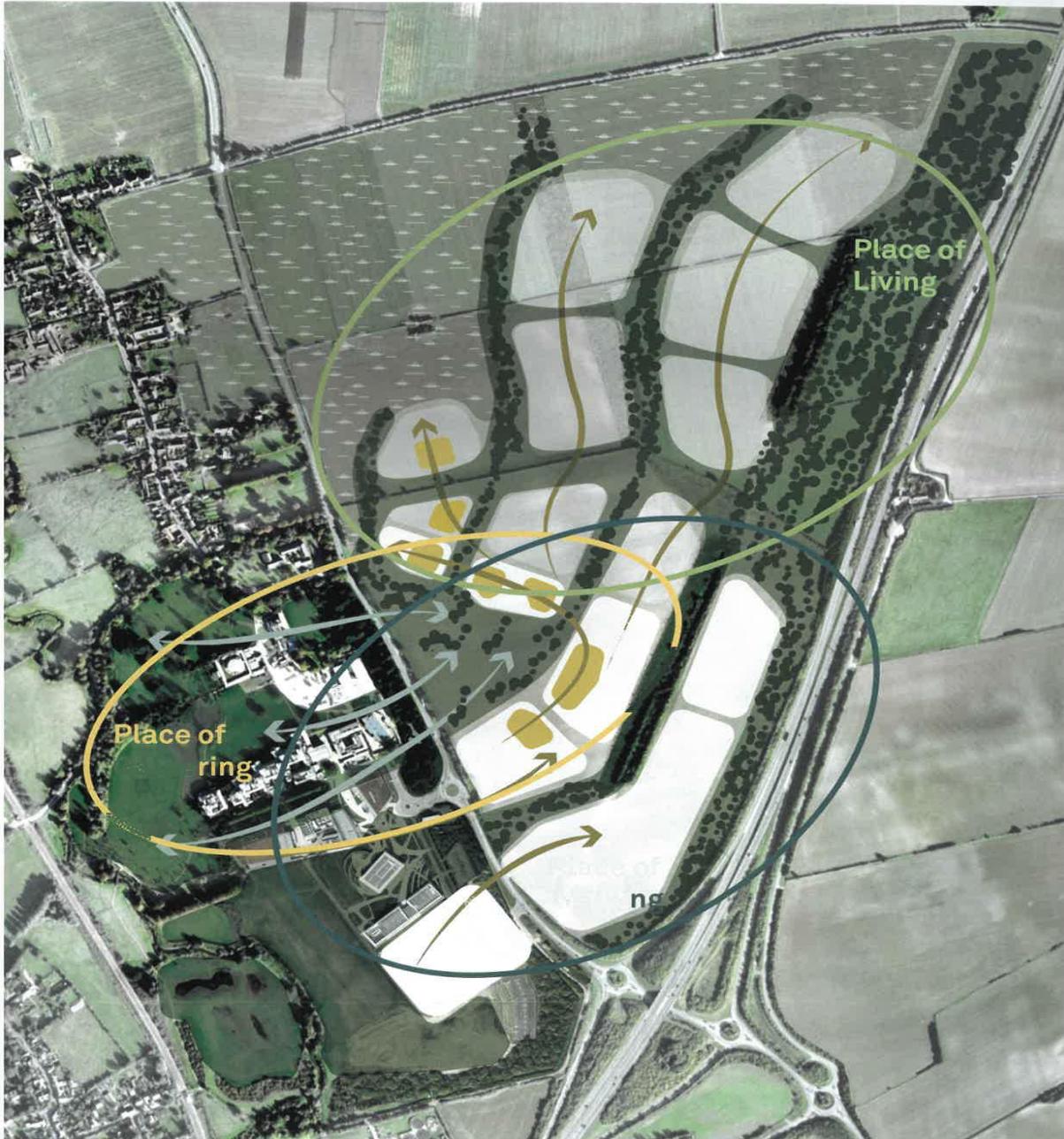
The Panel was very supportive of the project and really liked the idea of this pre-eminent hi-tech research campus being a sustainable place to live and work. The stewardship and governance structure proposed is very encouraging. However, the site presents two big issues, the treatment of the A1301 and the proposals planned for North Uttlesford Garden Village.

The Panel made the following specific recommendations, further details can be found above:

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1. Consider the options of lowering the A1301 versus providing bridges over the road together with surface (at grade) interventions to ensure easy pedestrian/cycle flows from one side to the other.
2. The masterplan should include connectivity options to the proposed North Uttlesford Garden Village.
3. Provide sketches of arrival sequences and examine the scale of the Common. The identity/signature of the place needs to be more coherently and strongly presented.
4. Encourage a positive appearance of the campus from surrounding roads.
5. Provide clarity about whether the people who will be living on site will be in a truly mixed use campus and not in a separate adjacent village finger. The provision of mixed use areas and de-zoning is strongly encouraged.
6. Encourage a management plan for reconditioning the soil, improving the biome of the site and making connections between health and well-being and work undertaken by Wellcome.
7. Consider how zero carbon affects building design and provide a management strategy for this. Explore renewable energy options.
8. More work is required regarding public transport routes within the site
9. Encourage the development of a long term travel plan.
10. Provide cross-sections to understand the spaces between the buildings and the amount of car parking needed.
11. Consider energy for the electric cars in the rural context.
12. Consider shelter along the walking routes.





CAMBRIDGESHIRE QUALITY PANEL

REPORT OF PANEL MEETING

Scheme: Wellcome Trust Genome Campus

Date: Monday 8th October 2018

Venue: Wellcome Trust Genome Campus, Hinxton

Time: 09:30 – 12:45

Quality Panel Members

Robin Nicholson (chair)

Amy Burbidge

Meredith Bowles

Luke Engleback

John Dales

Kirk Archibald

Panel secretariat and support

Judit Carballo – Cambridgeshire County Council

Local Authority Attendees

Toby Williams - Shared Planning Service, Cambridge City Council

Annemarie de Boom – South Cambridgeshire District Council

Applicant and Representatives

Tom Clarke - Planning Director, Wellcome Trust

Matthew Sharpe – Director, Quod

Sowmya Parthasarathy - Associate Director, Arup

Lidia Lewis – Associate Landscape Architect, Arup

Malcom Smith – Arup

James Edwards – Buro Happold

Georgina Chamberlain – Buro Happold

Susan Quick - Wellcome Trust

Stuart Morse – Vectos



1. Scheme description and presentation

Architect/Designer	Arup, Alison Brooks Architects, Architecture 00, Aspire, Quod, Vectos, Buro Happold, Kim Wilkie
Applicant	Wellcome Genome Campus
Planning status	Masterplan

2. Overview

The Wellcome Trust's (WT) proposals for the Genome Campus were presented to the Panel on 4 June 2018. The Panel raised a number of issues and queries on the emerging plans and asked the WT for further clarification and work related to:-

1. Options of lowering the A1301 versus providing bridges over the road together with surface (at grade) interventions to ensure easy pedestrian/cycle flows from one side to the other.
2. Connectivity options to the proposed North Uttlesford Garden Village.
3. Arrival sequences, scale of the Common. The identity/signature of the place.
4. Encouraging a positive appearance of the campus from surrounding roads.
5. Clarity on mixed uses and separate village fingers, encouraging de-zoning.
6. The development of the restorative sustainability strategy.
7. Exploring renewable energy management options and towards zero carbon.
8. Public transport routes within the site.
9. Travel planning.
10. Cross-sections to understand the spaces between the buildings and car parking needed.
11. Energy and connection points for electric cars.
12. Shelter along the walking routes.

The masterplanning process has been carried out with further public consultation and officer negotiations. WT expect to submit the outline planning application to expand their Hinxton Campus in early November 2018.

The North Uttlesford Garden Village (NUGV) to the south east of the Genome Campus (across the A11) has been proposed by Uttlesford District Council as part of their emerging Local Plan. This will be likely to be subject to an Examination in Public next year (2019). An appeal against the refusal of permission for the proposed agritech site to the north of the Genome Campus has been made. A public inquiry is currently scheduled for June 2019.

3. Cambridgeshire Quality Panel views

Introduction

The Panel welcomed seeing the development again and recognised the progress made since the last review. Previously, the Panel were very supportive of WT's ambition for the scheme and were pleased to see that the applicant had responded to the majority of issues raised before, including greater mixed use, a smaller common and the treatment of

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the A1301. The Panel welcomed the opening up of the Campus to the wider public and appreciated the use of V-R to explain aspects of the scheme.

The Panel's advice reflects the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter and the comments below include both those raised in the open session of the meeting and those from the closed session discussions.

Community

The applicant explained the philosophy of the place as: "convening, wandering and collaborating". A key element of this scheme is that this is a place of work and a place for living. Whilst the majority of the houses are to be located in the northern part of the site, there is an opportunity to provide for mixed uses in this location too, just as there will be some residential located to the south, which is predominantly the research area.

The different type of working patterns and contracts at the Wellcome Genome Campus makes the demography of this site different from other more conventional new communities. Contracts may be from a minimum of 3 months up to 9 years in duration and the majority of the staff are likely to be young professionals. The WT plan to manage all of the buildings, including the houses, on the campus and although some home owners will eventually sell their houses, these will remain only available for new people working on campus who meet the requirements set out by the WT.

The applicant explained their aspirations for a community in a rural setting with low density residential development. The Panel supported this approach and suggested strengthening ties with the established local community by providing good links to Hinxton - an important community hub with a pub- and other nearby villages.

The Panel asked where the primary school would be located. The applicant explained that at present they are in discussions with Cambridgeshire Education Authority on this matter because the housing mix proposed does not currently require a new primary school. It was noted that Hinxton does not have a primary school so the closest primary school is in Duxford. If school children need to go to this school then these links need to be fully considered to ensure they are safe.

The Panel asked how this place would work for older and retired people and whether there would be sufficient facilities to meet their needs. It was explained that the purpose of the housing was to meet the needs of the Genome campus workers to ensure the campus remains internationally competitive. Retirement housing would have to be made by individuals off-site as necessary.

The Panel considered what it would be like to live on this campus; as a comparison Great Chesterford has a preschool and primary school which as well as providing local education gives a sense of community to the village. It was felt that there are opportunities for mixed uses but they did not come across to the Panel when they looked at through the virtual reality images. It was explained by the WT that the proposed uses within the scheme would also likely include a health and well-being facility, a gym, a nursery and other complimentary uses including a further/adult education facility. These would be centred around the Common which was considered to be the heart of the site.

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The Panel suggested an audit of existing community infrastructure so, when the new social infrastructure is delivered as part of this development, it would not be to the detriment to what is currently being provided in nearby villages.



The Panel suggested changing the name of the A1301 to Mill Road to encourage a sense of a place. This would need to be discussed with the relevant transport authority.

Connectivity

The applicant explained that integrating the A1301 with new crossing points has been an important element of their work and that since the last panel meeting, they have looked at three different options:

1. Land bridge over the A1301;
2. At-grade crossings; and
3. Subway.

The applicant's preferred approach is to encourage pedestrians and cyclists to cross at-grade as part of a speed-calmed A1301. They are awaiting feedback from the County Council following a safety audit review.

In general, the at-grade crossing proposed was supported by the Panel and it was considered a good strategy with the inclusion of a second northern access roundabout with a group of buildings close by, to help reduce speeds. The Panel would have liked to see further details on how the pedestrian / cycle crossings throughout the corridor would work, such as type of crossing, proposed planting and how they align with pedestrian desire lines, such as links with the village as noted above. The Panel noted that pedestrians may not always cross where predicted and reflected that junction design needs to consider how exactly pedestrian movement would be accommodated. The Panel encouraged wide crossing options with the use of good quality materials.

Clarifications were sought in relation to where the A1301 speed limit reductions from 50 mph to 30 mph would be located to the north and from 70 to 30 arriving from the south.

The Panel noted that there is currently a free bus service from Whittlesford Parkway railway station for employees on the campus and supported the applicant's intention to encourage travel by train by improving the links, including cycle routes.

The Panel questioned the impact on traffic movements if a primary school is not provided on site and recommended looking at historical movement patterns in other similar villages. The Panel were concerned about the number of trips likely to be made at peak times and wondered whether school trips could be partnered with the existing bus service to encourage more sustainable trips rather than using the parents' cars.

The Panel asked that links to other villages be considered.

Character

The Panel was pleased that the size of the Common had been reduced from 5 hectares to 2.7 hectares to enable a more legible and animated space by adjacent buildings.

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The Panel welcomed the restorative landscape strategy and the green infrastructure and it's reaching out to the existing landscape, including the river, using the topography and new habitats to promote biodiversity.

Some concerns were raised about the massing of the buildings and how they will be seen from outside the site, especially from the other side of the valley to the west as at present, there is little to break the blocks down. The Panel suggested the applicant look at the coloration of the buildings and early landscape planting.

The Panel noted the proposed small field nature of the agricultural land to the north and asked if, assuming this structure is retained, it would still be suitable for arable farming or whether there would be any livestock farming as a substitute. The Panel questioned whether there might be an option of increasing the woodland planting close to the A1301. The WT explained that the public consultation process had elicited a general view that the retained agricultural land should remain open and that they were increasing the amount of woodland from 5Ha (retained) to provide a net increase of 16Ha with nine new habitat areas. It was likely that the land would continue in arable use but this was a matter to be discussed with the tenant farmer.

The Panel were concerned about the secondary road shown on the indicative parameter plan running parallel to A1301 and the extensive setbacks of the building. The Panel asked about the character and function of the space between buildings and the road. The WT committed to removing the road from the masterplan. The Panel observed that the character of the A1301 would need to change to make it a "street" but that this would be a very different character to that of the A1301 as it travels through Great Shelford – something new and different was needed and the Panel urged the WT to have a think about what this would be.

The Panel welcomed the long term strategy and governance proposals for the site. It was confirmed that the WT is interested in owning residential and research facilities to maintain a long term interest in all aspects of the development to ensure a high quality of place.

Climate

The Panel welcomed the aspirations of the scheme, however, some questions were raised such as how the energy strategy would be implemented over time and what system would be used to heat or cool the buildings.

The Panel also questioned whether there would be electric vehicle charging points and how flexible and robust the strategy is if energy systems change over the build-out period. It was explained by the WT that the energy strategy is currently agnostic and would respond to the most suitable renewable energy source at the appropriate time.

The Panel asked about the water strategy for the site as in NWC they are recycling the non-potable water.

There were some concerns about how the applicant would deal with traffic noise coming from the A1301. The applicant explained that a noise assessment would be carried out as part of the planning process and any mitigation required implemented.

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Given that overheating is such a common problem in new developments, especially in urban areas, the Panel questioned how the applicant would avoid this potential problem.



With regard to electric vehicles, the applicant explained that they won't provide electric charging points to every house, although they will consider EV charging points around the site and in key car parking structures. The strategy for provision needs to take account of changing technology and they do not want to over-install technology that subsequently becomes redundant.

The Panel was concerned about the proposed Combined Heat and Power (CHP) since the viability of some of these systems is being undermined by the more rapid decarbonisation of the Grid than had been anticipated, particularly for CHP using gas fired boilers. It was recommended the Applicant look at NW Cambridge before committing to CHP.

The Panel was delighted that the Restorative Sustainability strategy included working with the Circular Economy.

4. Conclusion

The Panel welcomed the progress made on the proposals since the last panel session on 4th June 2018. The Panel considered the scheme to be very interesting and thanked the applicant for the presentation and supporting materials provided.

The Panel made the following comments and recommendations on which further details can be found above:

Community

- Mix of uses is critical to creating a balanced development as well as strengthening the relationship with Hinxton village.
- Consider future review of needs of older and retired/semi-retired campus workers.
- Consider pedestrian/cycle links via desire lines to key off-site infrastructure and facilities such as the village pub.
- Strengthen links to surrounding villages and consider how places such as Great Chesterford operate in terms of community.
- Consider whether the Common and the community buildings around it are in the right place for the new community.
- Consider the need for post-occupation evaluation.

Connectivity

- Details of the slowed dual carriageway and its landscape will need to support the reduction of speed.
- Continue to pursue the speed limit proposals over the central section between the roundabouts and beyond.
- Resolve any outstanding design issues concerning the formal pedestrian crossing and number of people using it, encouraging a high standard of design in terms of width and materials.

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- Develop a strategy for travel to school if there is no primary school to be provided on site.
- Develop a strategy for the management of car parking spaces across the site.

Climate

- Develop the plans for restorative sustainability and become a model for how to do this well and improve biodiversity.
- Provide clarity regarding the long term sustainability strategy, look at future proofing for electric vehicles, overheating and water recycling.
- Review information about how CHP is working on other sites and whether this is viable.

Character

- The greater extent of enclosure to the Common is a step forward.
- Consider how to integrate landscape views both into and out of the site.
- Explore the coloration of the buildings.
- Consider incorporating more woodland.
- Consider the character of the A1301 – how to make it a “street” but with a character that works and is appropriate to the adjacent land uses.
- Develop the detail of the landscape to the west of the A1301 as this is going to be very important and clarify the landscape treatment to the SW corner of the site.
- Consider how the sense of enclosure in the centre of the site is to be achieved.
- Consider how the mixed uses are going to be managed and change over time.

Closed discussion

As part of the closed discussion the Panel noted that were some unanswered questions about water management and how this is to be dealt with on site.

There were also questions about what other design alternatives there might be to the roundabouts.

5. Drawings



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**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
UPDATE SHEET**

Reports to: Planning Committee 24 October 2019
Author/s: Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

Application Number: S/4329/18/OL

Date Received: 7 Dec 2018

Parishes/Wards: Hinxton

Proposal: Outline planning permission with all matters reserved for a phased, mixed use development comprised of up to 150,000 square metres of Gross External Area (GEA) of flexible employment uses including research and development, office and workspace and associated uses falling within Use Classes B1 (office, laboratories, light industry), B2 (general industrial) and B8 (Storage) uses; up to 1,500 residential dwellings (Use Class C3); supporting community uses and social infrastructure including a nursery (Use Classes D1); conference facility (Use Class D1) and associated hotel (Use Class C1); retail uses including shops (Use Class A1), restaurants and cafes (Use Class A3) and bars (Use Class A4); leisure uses (Use Class D2); landscape and public realm, including areas for sustainable urban drainage and biodiversity enhancements; energy centre and utilities; site access (vehicular, cyclist and pedestrian), car and cycle parking and highways improvements; early landscape and enabling works; and associated works. (This application is subject to an Environmental Impact Assessment)

Site Address: Wellcome Genome Campus Hinxton Saffron Walden, Cambridgeshire, CB10 1RQ

Applicant(s): Wellcome Trust

Recommendation: Approve subject to provisions as set out in the formal recommendation (page 137)

Application Type: Outline (all matters reserved)

Committee Site Visit: 8 Oct 2019

Departure Application: Yes

Presenting Officer: Toby Williams, Principal Planning Officer

Application brought to Committee because: The application raises significant issues of public interest and is a departure from the South Cambridgeshire Local

Plan 2018.

Decision Due Date: 24 Oct 2019

Updates following publication of the Committee Report

To Note

Highways England wrote to the Council on 18 October 2019 raising no objection (their previous holding objection having been removed). Highways England seek mitigation at the southbound off-slip of M11/Junction 10 and amendments to the white lining on the southbound off-slip road approach to the grade separated junction of the A1307 with the A11. Conditions seeking this mitigation are recommended. Presently and for completeness, officers recommend that this mitigation, alongside all other off-site highways mitigation, is secured through the S106. The mitigation proposed by Highways England is already set out as part of the S106 HoT's.

Consultation Summary table (page 31) Wildlife Trust. This response is referred to as a 'holding objection'. To confirm, the Wildlife Trust is not able to issue a formal holding objection. The Wildlife Trust was reconsulted on the amendments to the biodiversity calculations in April 2019 but has not responded. The calculations have in any case been assessed by the Council's Ecology Officer and are considered acceptable subject to appropriate conditions.

First Sale cascade (page 51 diagram): The diagram indicates that if First Sale properties are subsequently only let that they would recirculate back to the top of the First Sale cascade. The applicants have indicated that the draft Sales and Lettings Policy indicates that after being let, properties would re-circulate to the top of the Re-Sale cascade. This is a matter for detailed drafting and further negotiation.

Amendments to Text

- Para 12.62 'A1307' should read 'A1301'.
- Para 13.38 delete the following text from third bullet point 'or a pedestrian subway'.
- Para 15.30 replace 'less' with 'more' to read 'of no more than 0.46 spaces per'.
- Para 15.31 after 'is shown to be an issue' insert 'arising from the development'.
- Para 15.33 second bullet point insert the word 'mainly' before '3.5m'.
- Para 15.33 penultimate bullet point, replace 'development' with 'permission'.
- Para 15.37 delete 'A financial contribution to establish'.
- Para 15.43 third bullet point, insert word 'bus' after 'off-peak'.
- Re Sale cascade (page 52 diagram) insert the words 'by Wellcome Trust or a Campus Firm' at the end of text.
- Para 15.53 replace '2018' with '2019'.
- Para 15.40 re-phrased to read 'Rat running from the expanded Campus would be monitored together with off-site parking and in the event of issues arising, there would be a specific fund secured to enable the implementation of mitigation measures.'
- Para 16.20 remove 'A phasing condition' and replace with 'Proposed conditions seek'

Amendments to Proposed Conditions

Proposed amendment to condition 9 (Gateway Policy) to read:

9: The research and translation employment floorspace hereby permitted shall only be used or occupied by businesses, organisations or institutions which can show a Demonstrable Link to the uses or activities taking place at the Site or Existing Campus

and whose activities on the Site are primarily related to genomics or bioinformatics. Uses or activities shall include any or all of the following areas: the production, interpretation or analysis of genetic or bioinformatics data; the investigation and dissemination of ideas, theories and concepts; the sharing of staff, equipment or data; collaborative working and research; education; enterprise or innovation; the design and development of processes; and the design and development of instruments or products (excluding primary manufacture and primary distribution of manufactured goods). The employment floorspace shall not be used or occupied for any other purpose, including any other purpose in Classes B1, B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure that the use and occupation of the employment floorspace is adequately controlled to meet the overall objectives behind the planning application and to ensure such uses relate specifically to the needs of the expanded campus. Additionally, due to the exceptional circumstances under which the development has been granted planning permission contrary to the adopted spatial strategy and outside of the emerging local plan (SCLP 2018 policies S/2, S/3, S/6, S/7, S/13).

-Proposed deletion of condition 51 as this is unnecessary.

-Proposed additional condition relating to renewable energy to read as follows:

The submission of any application for the approval of reserved matters for a building, following the adoption of any new or revised local plan which sets revised carbon emissions targets than those currently adopted (or an alternative baseline for assessment), shall include measures to meet those revised carbon emissions targets, unless by reason of viability or otherwise, it is not possible for the revised targets to be met and alternative targets, or those set under the 2018 Local Plan, are agreed in writing by the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions, promoting principles of sustainable construction, the efficient use of buildings and in view of the length of development consent being given (SCLP 2018, policy CC/1, CC/3 and CC/4).

Pre-Committee Amendments to Recommendation

- Revised condition 9 'Gateway Policy'
- Deletion of condition 51
- New condition relating to carbon emissions

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