



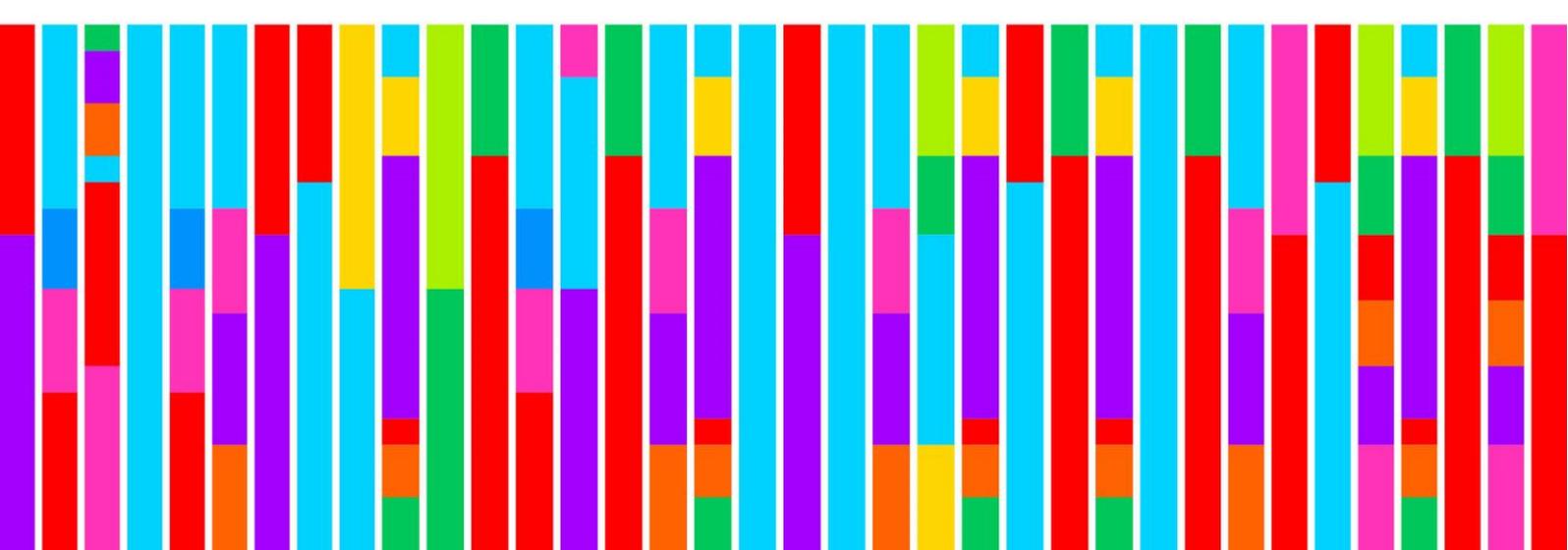
**WELLCOME
GENOME
CAMPUS**
LIFE-CHANGING SCIENCE



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>