



<b>Planning Committee Date</b>	13 December 2023
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	S/4329/18/COND21
<b>Site</b>	Wellcome Genome Campus, Hinxton
<b>Ward / Parish</b>	Duxford / Hinxton
<b>Proposal</b>	Submission of details required by condition 21 (Strategic Design Guide) of outline permission S/4329/18/OUT
<b>Applicant</b>	Urban&Civic Ltd
<b>Presenting Officer</b>	James Tipping (Principal Planning Officer)
<b>Reason Reported to Committee</b>	Application raises special planning policy or other considerations.
<b>Member Site Visit Date</b>	N/A
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. Framework Plan</li><li>2. sustainability</li><li>3. Movement and Access</li><li>4. Landscape and Biodiversity</li><li>5. Land uses, dwellings and buildings</li><li>6. Design, Layout and Scale</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> the full discharge of planning condition S/4329/18/COND21. subject to: <ol style="list-style-type: none"><li>i. Minor amendments to the Design Guide post committee decision that are not material to the outcome of the document delegated to officers.</li></ol>

## **1.0 Executive Summary**

- 1.1 The application seeks the full discharge of condition 21 which relates to the Strategic Design Guide of outline planning permission S/4329/18/OL for up to 1,500 dwellings, 150,000 square metres of flexible employment use, conference facility, hotel, primary school, community uses, shops, restaurants, cafes, bars, leisure uses, public realm and open space.
- 1.2 There is an opportunity to create a place that will be, in some respects, unlike any other. Reflecting on the world's leading research/education, Campus-based institutions, as well as the very best of historic and contemporary garden/landscape design, the Design Guide will assist in delivering in highly sustainable and well designed schemes. The Campus is to be retained in the control of Wellcome who will influence the high quality of design that will be achieved. Opportunity, given the role of Wellcome, to create a place that is unlike many others. The delivery model requires a site wide framework, focusing on strategic design matters relevant to the broad character and quality of development.
- 1.3 The conditions contained within the outline planning permission allow for an interpretation of how the Design Guide and Development Briefs can be pursued. The development and the District Council agreed that a site wide Strategic Design Guide will be effective in securing the necessary design quality and vision across the Campus. This is a Guide and not a Code but does include design requirements and parameters as well as illustrative material to help convey the design intent. The Guide will be supplemented by Development Briefs for individual components of the development.
- 1.4 The Design Guide has been discussed with the Councils officers as part of detailed pre-application work which has been undertaken since early 2022, and which has been a collaborative process. As part of the dialogue there have been a number of developer led pre-application meetings held with the local community. In addition, the Design Guide has been presented to the Cambridgeshire Quality Panel. A developer led presentation was made to the South Cambridgeshire Planning Committee on the 19 May 2023 along with a follow up officer led briefing to members on the 4 July 2023 (briefing was mainly focused on the OPP associated with the proposed Design Guide).
- 1.5 The Design Guide sets out the vision for the expansion land. It seeks to create a vibrant, high quality and distinctive extension to the existing Wellcome Genome campus reflecting and enhancing the special character of the surrounding areas whilst working in synergy with the campus. The Design Guide establishes additional parameters by setting out the key structuring elements that future development will need to follow, including built development (Land Use), landscape, Movement, and Built Form.
- 1.6 A number of interim drafts of the Design Guide have been reviewed by Officers with a collaborative approach to evolving the document. The significant editing that was undertaken on the pre-submission draft Design

Guide in terms of the text, key diagrams and carefully refinement of the mandatory 'musts' and recommended 'shoulds' language, has resulted in a high quality, well-structured document that systematically addresses key place shaping elements. Key spatial site wide structuring elements and networks are fixed, with supporting text establishing strategic outcomes for topics and providing clear instructions which are for the most part mandatory. The Urban Design Officer has stated that this document will provide a good quality baseline for future Development Briefs and reserved matters, while still allowing flexibility for future innovative schemes that will need to demonstrate how they can either meet or exceed the requirements of the Guide.

- 1.7 Amendments have been made during the application process to address consultee concerns including those relating to movement, landscaping and urban form.
- 1.8 Officers recommend that the Planning Committee approve the application.

## **2.0 Site Description and Context**

- 2.1 The application site covers land adjacent to the existing Wellcome Genome Campus, known as the expansion land to the east, and which is associated with the OPP (reference S/4329/18/OL).
- 2.2 The existing Campus, adjacent to the expansion land, 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.
- 2.3 To the north 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, semi-rural landscape.
- 2.4 Separated from the existing Campus, the proposed Expansion Land, permitted under reference S/4329/18/OL, 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 red line boundary of the Outline Planning Permission (OPP) 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.

### **3.0 The Design Guide**

- 3.1 OPP for the Land within and adjacent to the Wellcome Genome Campus, Hinxton was granted in December 2020 for OPP with all matters reserved for a phased mixed use development comprised of residential, employment uses, retail and leisure, conference uses and a hotel, public realm and landscaping (planning application reference S/4329/18/OL). Detailed matters of appearance, landscape, layout and scale are reserved matters to be agreed.
- 3.2 The requirement for a Design Guide(s) (condition 21) was conditioned as part of the outline planning approvals, forming the next important step in the planning and delivery of creating an expansion of the existing campus. This requirement applies only to the Expansion Land component of the OPP (not Development Area 2). The purpose of the Design Guide is to bridge the gap between the OPP, Development Briefs and reserved matters applications. It was agreed between the developer and the District Council that a 'Strategic Design Guide' would be prepared to address the requirement of Condition 21. The expansion land is owned by the Wellcome Trust. U&C are a wholly owned subsidiary of the Wellcome Trust, and as an experienced master developer, will manage the delivery of the Campus expansion. The Design Guide is an important site wide design control tool for both the Council and the Wellcome Trust, to secure and safeguard a collective commitment to quality and sustainability, holistically. It provides a comprehensive framework to inform subsequent stages of planning and design.
- 3.3 A key component of Wellcome's vision is to create two bridges linking the Campus across the A1301. As the bridges specifically, were not envisaged as part of the OPP, Into support and provide the basis for the vision in the Design Guide, a full application was submitted and subsequently approved at Planning Committee on the 9 August 2023 under reference 23/00482/FUL for the two bridge across the A13101. The proposed bridges are an integral part of the wider vision for both the existing campus and the expansion land. In addition, the proposed bridges become fixes within the Framework Plan of the Design Guide. Furthermore, the highways works associated with the development of the site, namely the realignment of the A1301 were approved as part of the reserved matters application, reference 22/03615/REM. The realignment works to the A1301 include two new roundabouts and an additional vehicular access that would serve the expansion land. These vehicular accesses also feature on the Framework Plan and are also fixed elements.
- 3.4 The Design Guide has been discussed with the Councils officers as part of detailed pre-application work which has been undertaken since early 2022, and which has been a collaborative process. As part of the dialogue there have been a number of developer led pre-application meetings held with the local community. In addition, the Design Guide has been presented to the Cambridgeshire Quality Panel. A developer led presentation was made to the South Cambridgeshire Planning Committee on the 19 May 2023 along

with a follow up officer led briefing to members on the 4 July 2023 (briefing was mainly focused on the OPP associated with the proposed Design Guide).

- 3.5 The Design Guide was submitted in July, where there was an extensive period of engagement, including with the benefit of emerging Reserved Matters details for the first phase infrastructure proposal which helped to test the Guide. As a result, significant updates to the design framework were made to ensure the most appropriate design solution was determined, as agreed collectively with all relevant stakeholders, and the Guide was then subsequently re-submitted to reflect these agreed changes in October 2023.

#### 4.0 Relevant Site History

Reference	Description	Outcome
S/4329/18/OL	Up to 1,500 dwellings, 150,000 square metres of flexible employment use, conference facility, hotel, primary school, community uses, shops, restaurants, cafes, bars, leisure uses, public realm and open space	Approved
S/4329/18/COND38	Condition 38 (Site Wide Climate Resilience Strategy)	Approved
S/4329/18/COND45	Condition 45 (Strategic Surface Water Drainage Strategy)	Approved
S/4329/18/COND24	Condition 24 (Site Wide Lighting Strategy)	Approved
S/4329/18/COND47	Condition 47 (Foul Water drainage)	Approved
S/4329/18/COND30	Condition 30 (Restorative Sustainability & Soil Health Strategy)	Approved
S/4329/18/COND28	Condition 28 (Early Landscape Works)	Approved
22/03615/REM	Improvement works along the A1301 including new and upgraded junctions, carriageway realignment; new footways/cycleway, pedestrian crossing points; etc.	Approved
23/00482/FUL	Construction of two bridges and all associated structures, ramped walkways, stairs,	Approved

lifts, boundary wall, footway  
and cycle paths, etc.

- 4.1 The outline planning permission is the principle consent in which the current discharge of condition application falls within. Several other discharge of condition applications associated with the outline planning permission have been submitted and determined, as listed above. The approved bridges are now an integral part of the wider development going forward and of the Strategic Design Guide.

## **5.0 Policy**

### **5.1 National**

National Planning Policy Framework 2021  
National Planning Practice Guidance  
National Design Guide 2021  
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design  
Environment Act 2021  
Equalities Act 2010  
Technical Housing Standards – Nationally Described Space Standard (2015)  
ODPM Circular 06/2005 – Protected Species  
Circular 11/95 (Conditions, Annex A)

### **5.2 South Cambridgeshire Local Plan 2018**

S/3 – Presumption in Favour of Sustainable Development  
S/5 – Provision of New Jobs and Homes  
CC/1 – Mitigation and Adaption to Climate Change  
CC/3 – Renewable and Low Carbon Energy in New Developments  
CC/4 – Water Efficiency  
CC/7 – Water Quality  
CC/8 – Sustainable Drainage Systems  
CC/9 – Managing Flood Risk  
HQ/1 – Design Principles  
HQ/2 – Public Art and New Development  
NH/2 – Protecting and Enhancing Landscape Character  
NH/4 – Biodiversity  
NH/6 – Green Infrastructure  
NH/14 – Heritage Assets  
H/8 – Housing Density  
H/9 – Housing Mix  
H/10 – Affordable Housing  
H/12 – Residential Space Standards  
SC/2 – Health Impact Assessment  
SC/4 – Meeting Community Needs  
SC/6 – Indoor Community Facilities

SC/7 – Outdoor Play Space, Informal Open Space & New Developments  
SC/9 – Lighting Proposals  
SC/10 – Noise Pollution  
SC/12 – Air Quality  
TI/2 – Planning for Sustainable Travel  
TI/3 – Parking Provision  
TI/8 – Infrastructure and New Developments  
TI/9 - Education facilities  
TI/10 – Broadband

### **5.3 Neighbourhood Plan**

N/A

### **5.4 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.5 The following SPDs were adopted 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:

Health Impact Assessment SPD – Adopted March 2011  
Landscape in New Developments SPD – Adopted March 2010  
District Design Guide SPD – Adopted March 2010  
Open Space in New Developments SPD – Adopted January 2009  
Public Art SPD – Adopted January 2009  
Trees and Development Sites SPD – Adopted January 2009

### **6.0 Consultations**

#### **6.1 Hinton Parish Council**

6.2 1<sup>st</sup> comment – objection. Amendments and clarification required to the document relating to light spillage along the A1301 frontage; agroforestry provision; cycle/pedestrian movement; and built form.

6.3 2<sup>nd</sup> comment – objection. The Parish Council still raise concerns over lighting and quantum of residential development, along with parking provision.

#### **6.4 Duxford Parish Council**

6.5 1<sup>st</sup> comment – support the application.



**6.6 Ickleton Parish Council**

6.7 1<sup>st</sup> comment – no comments on the application.

**6.8 County Highways Development Management**

6.9 1<sup>st</sup> comment – County Highways acknowledge that the internal roads within the expansion land are not to be adopted and therefore not to adoptable standards. Comments have only made in respect of section 5.6 of the SDG referencing clarification and further consideration on footways, shared paths, cycle paths and carriageways.

6.10 2<sup>nd</sup> comment – County Highways again raise comments only in respect of 5.6 of the SDG. Refence is made to carriageway widths and interaction between cyclist and motorists with most of the main points addressed.

**6.11 County Transport Team**

6.12 1<sup>st</sup> comment – made reference to the SDG providing a clear, concise, creative and informative network of cycle and pedestrian routes, and which is comprehensive. All matters relating to movement and access are agreed subject to minor points of specific pedestrian/cycle routes.

**6.13 County Education**

6.14 1<sup>st</sup> comment – confirmed that the location of the primary school as shown within the framework plan is acceptable. Added comments were made in respect of the connectivity and access around the school land.

6.15 2<sup>nd</sup> comment – Satisfied that the substantive matters raised previously have been addressed. School location remains in the same position.

**6.16 Lead Local Flood Authority**

6.17 1<sup>st</sup> comment – recommend discharge of Condition 21.

6.18 2<sup>nd</sup> comment – recommend discharge of Condition 21.

**6.19 Communities Officer**

6.20 1<sup>st</sup> comment – the team made reference to the need for a youth and play strategy and for further consideration as to how GI/play provision will be met. Other references are made in relation to sustainability requirements and community provision such as allotments.

6.21 2<sup>nd</sup> comment – play provision is reiterated within the response. Sustainability objectives and targets are referenced along with other community provision, though most of the substantive comments have been addressed and can be overcome as part of the other submissions.

## **6.22 Anglian Water**

6.23 No comments received.

## **6.24 Urban Design Officer**

6.25 1<sup>st</sup> comment – the urban design officer has identified refinements to the SDG covering topics such as accessibility, useability, framework master plan, movement framework, cycle and parking standards.

6.26 2<sup>nd</sup> comment – most of the previous comments have been addressed with some matters remain though minor is their amendments to the SDG. The response is therefore considered supportive of the SDG.

## **6.27 Access Officer**

6.28 A dedicated pre-application meeting was held with the Access Officer to discuss the inclusive access within the wider expansion as part of the SDG. The approach to inclusive design is given at Appendix D (inclusive Access Principles) of the Design Guide and includes comments made by the Access Officer as part of the pre-application engagement.

## **6.29 Conservation Officer**

6.30 No comments received.

## **6.31 Historic England**

6.32 1<sup>st</sup> comment - Historic England provides advice when our engagement can add most value. In this case we do not wish to offer advice.

6.33 2<sup>nd</sup> comment - Historic England provides advice when our engagement can add most value. In this case we do not wish to offer advice.

## **6.34 Senior Sustainability Officer**

6.35 1<sup>st</sup> comment – generally supportive of the standards they are proposing for the development of the campus, with several points raised on sustainability. The Strategic Design Guide indicates that the sustainability proposals generally align with the previously approved strategy for the site. I am therefore happy to discharge condition 21 and recommend the applicant take on board the points made.

6.36 2<sup>nd</sup> comment – Further comments are added on several specific points in response to the applicants Briefing Note (see **Appendix C**).

6.37 3<sup>rd</sup> comment - The amendments provided by the applicant have been assessed, and the sustainability officer welcomes the improved standards and full commitment to achieving these within the Design Guide. The sustainability officer offers their full support for the scheme from a sustainable construction point of view.

### **6.38 Landscape Officer**

6.39 1<sup>st</sup> comment – the landscape officer has raised no objections to the SDG though has provided several comments around landscape matters, specifically on the landscape section of the document and on the planting strategy.

6.40 2<sup>nd</sup> comment - Reviewed the responses to original queries and therefore satisfied with the amendments. No further comments to make in this regard.

### **6.41 Ecology Officer**

6.42 1<sup>st</sup> comment – The ecology officer has noted that they would like to see details for provision of integrated bird, bat and insect boxes and hedgehog friendly fencing within the SDG.

6.43 2<sup>nd</sup> comment - Following my colleagues comments (09/08/2023) the resubmitted document has included provision green and biodiverse roofs, inclusion of integrated bat and bird boxes within dwellings, and hedgehog friendly fencing. There is sufficient ecological information to discharge Condition 21.

### **6.44 Tree Officer**

6.45 1<sup>st</sup> comment – No objections raised. Deferred to the landscape officer's comments.

### **6.46 Health Development Officer**

6.47 1<sup>st</sup> comment – the Health Development Officer has raised no objections to the SDG and is supportive of the document though has offered some comments of clarification and further consideration on specific health related matters.

6.48 2<sup>nd</sup> comment - I've had an opportunity to read the responses and am pleased that each query raised has been addressed satisfactorily.

### **6.49 Environmental Health**

6.50 1<sup>st</sup> comment – no objections raised.

6.51 2<sup>nd</sup> comment – no objections raised.

## **6.52 Cam Cycle**

6.53 1<sup>st</sup> comment – no objections were received against the SDG though several points were raised in respect of movement and access for particular uses groups such as cyclists.

## **6.54 British Horse Association**

6.55 1<sup>st</sup> comment – No objections raised. The British Horse Association (BHA) made reference to access of equestrian use of the wider public access network, specifically how rights of way should be afforded for such use. The BHA note that there are existing PROW routes located to the south and north west of the expansion land, and would prefer to see further PROW routes connecting through the site.

6.56 2<sup>nd</sup> comment – The BHA raised no further objections though referred to some previous comments which related to PROW access.

## **6.57 Cambridgeshire Quality Panel Meeting of 26<sup>th</sup> April 2022**

6.58 The concept masterplan and draft Guide were presented at an early stage of conception. It was noted that the vision was focused on the Green and on the science park and tech campus approach.

6.59 A copy of the review letter is attached in full at **Appendix A**.

## **6.60 Cambridgeshire Quality Panel Meeting of 25<sup>th</sup> April 2023**

6.61 The Panel welcomed the ambition and vision for the scheme and recognised the amount of work already undertaken in bringing forward what is a significant and important development of the WGC site. The one campus approach to the guide, supporting by a consistent landscape-led approach is supported.

6.62 A copy of the review letter is attached in full at **Appendix B**.

## **7.0 Third Party Representations**

7.1 None received.

## **8.0 Member Representations**

8.1 None received.

## **9.0 Local Interest Groups and Organisations / Petition**

9.1 None received.

9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website. In addition, the applicant has provided a tabulated Briefing Note on how the SDG responds to the comments provided to the first draft SDG. This Briefing Note is attached at **Appendix C**.

## **10.0 Assessment**

### **10.1 Planning Background**

10.2 The South Cambridgeshire Local Plan was adopted in 2018. The submission of the outline planning application was made in late 2018, with the site not an identified allocation within the adopted Local Plan for housing or additional commercial uses. The outline planning application was approved at Planning Committee in December 2019 and subsequently permitted with a signed Section 106 legal agreement in December 2020.

10.3 Since early 2022 officers from the Shared Planning Service Strategic Sites and Urban Design teams have been working in close collaboration with the developer team to prepare the Design Guide over the past year, and where Officers have endorsed the approach taken to the document, its structure and relationship with development briefs. Though the design document is a Guide and not a 'Code', the process of preparation has drawn upon officer's experience of shaping other similar documents, and has also been shaped, to some degree, by the National Design Guide.

10.4 The Design Guide process has included focused workshops with various technical consultees, presentations to the Cambridgeshire Quality Panel, and an in-depth detailed review of the draft guide at pre-application stage that also involved a focussed page turning session with the applicant's design team, to take them through officer's comments and suggested changes.

10.5 The Greater Cambridge Shared Planning Service (GCSPS) is currently in the process of preparing a new emerging Local Plan which will cover both Cambridge City and South Cambridgeshire District. The joint plan is at an early stage and cannot currently be given any weight in planning terms.

10.6 The Design Guide (Revision 2, dated October 2023) which has been submitted to discharge planning condition 21 of the OPP, sets out the spatial structure of the site through a series of thematic layers, working from the

strategic site wide elements to the more specific character areas requirements.

10.7 Under Annexure C of the OPP, there is a 'Design Guide Specification'. Under the specification it states that '*A Design Guide for each Development Area or sub area shall be prepared in accordance with the principles established by this planning permission. The following sets out the requirements of the Design Guide which shall provide both strategic and detailed elements...*'. The details required within the specification are absolute and are required to be provided within the Design Guide. In this instance, the Design Guide has been provided which covers the whole of the expansion land in order to fully address the slight amendments to the Parameter Plans within the OPP.

10.8 The key themes are described in the document as follows, though fully address the requirements of Annexure C of the OPP:

- Vision (Page 11 - 14)
- Purpose and Scope (Page 23-30)
- Sustainability (Page 33 – 42)
- Structuring Elements:
  - Landform (Page 46)
  - Sustainable Drainage and Water Design (Page 50 - 58)
  - The development areas and parcels (Page 60 - 61)
  - Land use (Page 62)
  - Landscape (Page 66 - 98)
  - Access and movement (Page 110 - 132)
- Parcel Design:
  - Edges and Surfaces (Page 136 - 145)
  - Massing Layout (Page 146 - 156)
- Detailing the Place:
  - Roofscape and building services (Page 162)
  - hard landscape materials and furniture (Page 163)
  - Wayfinding and Public Art (Page 164 - 170)
  - Planting Strategy (Page 172 - 180)
  - Biodiversity and Habitat (Page 184)

## **10.9 Pre-application engagement**

10.10 The Design Guide process has included focused workshops with various technical consultees, presentations to the Cambridgeshire Quality Panel, and an in-depth detailed review of the draft Guide at pre-application stage that also involved a focussed page turning session with the applicant's design team, to take them through officer's comments and suggested changes.

10.11 Specifically, proposals in the Design Guide have been discussed with the Councils officers as part of detailed pre-application work which has been undertaken since early 2022, and which has been a collaborative process. As part of the dialogue there have been a number of developer led pre-

application meetings held with the local community. In addition, the Design Guide has been presented to the Cambridgeshire Quality Panel. A developer led presentation was made to the South Cambridgeshire Planning Committee on the 19 May 2023 along with a follow up officer led briefing to members on the 4 July 2023 (briefing was mainly focused on the OPP associated with the proposed SDG).

- 10.12 In terms of other stakeholder engagement, the SDG is supported by a Conformity and Engagement Statement which sets out at Schedule C of the document the engagement activity that has taken place with stakeholders. In particular, work on the revised masterplan had been undertaken in April and August 2022 with Historic England; education matters with CCC education in July 2022; transport matters with CCC transport in September and October 2022. Hinxtton Parish Council were engaged on the proposed SDG in April and May 2023.
- 10.13 It is evident that the evolution of the Design Guide and the supporting Framework Plan has been appropriately considered and informed by the Local Planning Authority and other key stakeholders, including the local community. As such, the pre-application engagement that has been undertaken fully adheres to the Council's Statement of Community Involvement (SCI), and Section 122 of the Localism Act 2011.

#### **10.14 Framework Plan**

- 10.15 As part of the Design Guide a detailed Framework Plan has been incorporated and is the main reference plan and key to the Guide. Condition 5 allows for approved documents (as part of the OPP) to be superseded or expanded by Development Briefs, Design Guide or Reserved Matters Applications. The Framework Plan reflects design development from the OPP.
- 10.16 Under Condition 4 (approved drawings) it states that the development shall be carried out in accordance with the Parameter 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...*'. The Framework Plan and the supporting details contained within the Design Guide are considered design development and minor variations to the Parameter Plans and not requiring further assessments as to the environmental effects as detailed within the Environment Statement to the OPP. Moreover, the planning permission seeks to mitigate the environmental impacts of the proposal through the imposition of planning conditions relating to the use of design guide(s), amongst other matters. Accordingly, as the Framework Plan within the Design Guide does not deviate from the OPP, condition 4 is satisfied in this regard.

## **10.17 Vision**

- 10.18 The Design Guide sets out the vision for the site. It seeks to create a vibrant, high quality and distinctive extension to the existing Wellcome genome Campus reflecting on the character of the surrounding areas both in built form and wider countryside setting. The Masterplan has therefore set two layers of sustainable design approaches broadly covering the 'new typology of place' and 'landscape led character'.
- 10.19 Officers support the overall masterplan vision, as it emphasises the need to take an integrated approach to aspects of building design, design in the public realm, movement and sustainability. Along with considering the need for it to appreciate the existing area and local features. This vision would be in accordance with broader development principles contained within the outline planning permission (OPP).

## **10.20 Sustainability**

- 10.21 The Design Guide establishes a comprehensive sustainability framework, reinforce existing targets from the OPP but also seeking to exceed these with stretch targets, this includes encouraging a considerable exceedance of the water conservation requirements from those set in the OPP and requiring that Passivhaus principles should be applied. Sustainability is integral and inherent in the Masterplan. It seeks to ensure the development is energy efficient within consideration of restorative sustainability and future proofing from the outset. Climate change resilience will be built-in with buildings and green spaces that avoid overheating and conserve water (water saving fittings and appliances) and energy resources by design. The Design Guide seeks to have residential units achieving 90 l/p/d as a minimum, with all non-residential buildings achieving no less than four BREEAM WAT01 credits. These targets will be considered industry leading.
- 10.22 Passivhaus principles Residential units must be designed to Passivhaus principles unless there is a rationale that in doing so it contravenes achieving other design principles contained within the Design Guide. The Councils Sustainability Officer is supportive of the integrated approach to sustainability contained within the document.
- 10.23 In addition, within the OPP there are several conditions which ensure that sustainability, energy and climate change are submitted as a strategy for approval or fully addressed within future reserved matters submissions. These conditions cover the following:
- Condition 38 – Climate Resilience Strategy
  - Condition 39 – Climate Resilience (RM's)
  - Condition 40 – Review of Sustainability Strategy and Targets
  - Condition 41 – Renewable Energy and District Heating Network
  - Condition 42 – Water Conservation
  - Condition 43 – BREEAM



- Condition 44 – Wellness Standard

10.24 In terms of integration of services, precise details of utility boxes, air source heat pumps, cables wires etc will come forward as either within Development Area Briefs or as part of reserved matters submissions.

10.25 For EV charging, the Design Guide requires that all on-plot residential units must include provision for charging for electric vehicles. There will also be a requirement within the Design Guide to provide around 30% of employment car parking as EV charging points. This provision will need to reflect that of the Site Wide Occupation Parking Strategy required under condition 64 of the OPP, effectively reinforcing the requirement for EV charging points.

10.26 The Design Guide has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to several points being raised relating to carbon reduction technologies and water efficiency.

10.27 The applicants have suitably responded on the issues raised by the Sustainability Officer which are contained within **Appendix C** and within subsequent discussions with the applicant. In addition, the OPP ensures that there are suitable and robust sustainability that must be achieved through specific conditions as noted at Paragraph 1022. Accordingly, it is considered that the Design Guide is compliant with Local Plan policies HQ/1, CC/1, CC/3, CC/4 and TI/3 of the South Cambridgeshire Local Plan, the Greater Cambridge Sustainable Design and Construction SPD 2020, and the OPP.

## **10.28 Movement and Access**

10.29 The Design Guide takes an innovative approach to street design to ensure the most appropriate pedestrian / cycle provision which has evolved as a result of extensive engagement with Officers and stakeholders. As a result a different approach is now being pursued, made possible through the commitment of Wellcome to maintain control and not be restricted by adoption standards.

10.30 The design Guide requires the internal roads to have low speed (max 20mph), tree lined streets and cycle lanes forming a network of routes through the site and beyond. All the streets will prioritise walking, cycling and use of public transport. Streets will also encourage social interaction with focal points for people including places to sit and doorstep play. A clear movement network plan and planting strategy plan has been set out in the document showing an interrelation between these features.

### *Pedestrians*

10.31 The expansion land is closely related to the existing campus which is located to the west and to the other side of the A1301. Given the close relationship to the existing there is a focus on pedestrian movement as well as cycle movement. Policy HQ/1 of the South Cambridgeshire Local Plan requires developments to '*Achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking,...*'. The Design Guide sets out a clear movement strategy for pedestrians which adheres to Policy HQ/1 in that regard.

#### *Cycle Parking*

10.32 The cycle parking requirements and guidance within the Design Guide requires adherence to Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan. The Guide re-enforces policy TI/3 by stating that Cycle parking numbers **must** be provided in accordance with the Local Authority's minimum cycle parking standards. Specifically, Section 5.6.21 (Cycle Parking) sets out more detail of cycle parking provision as part of the 'requirements and guidance'.

10.33 In addition, precise details as to how cycle parking will be incorporated within strategic infrastructure and as part of individual buildings will come forward as part of either Development Area Briefs or Reserved Matters submissions.

#### *Car parking*

10.34 Details of car parking provision residential and non-residential have been included and has its own specific section within the Design Guide. In addition to this, there will be a site strategy on parking provision which will provide more details. There will be a main car park located under the Green and fronting the A1301, though will not be visible insofar that there will be terraced landscaping to the road frontage.

### **10.35 Landscape and biodiversity**

#### *Landscape*

10.36 The Design Guide seeks to secure well designed and accessible public spaces through good street design that creates spaces for nature and people. The key green infrastructure is identified on the Framework Plan and principally identified as the Green, Green Spine, Green Spokes along with various formal and informal green spaces located around and within building parcels.

10.37 Section 5.5.3, Table 4 of the Design Guide identifies the amount of public open space on offer which totals 17.7 Hectares. This includes allotments

and community gardens, outdoor sports (e.g. 3G pitch and tennis courts), children's formal and informal play space, and informal open space. Throughout the pre-application process landscape officers have discussed the open space provision and landscape strategy for the expansion land. Full details of the open space provision and any associated landscaping will come forward and be better understood at the Reserved Matters stage.

- 10.38 Comments have been made by the Sustainable Communities Officer in relation to the landscape and play provision. However, these details can be carried through to discussions on future Reserved Matters applications which will be submitted to the Local Planning Authority in due course.
- 10.39 Overall, his part of the Design Guide is considered to accord with policies HQ/1, NH/2, NH/4 and NH/6 of the South Cambridgeshire Local Plan, and of the OPP and Development Principles.

### *Biodiversity*

- 10.40 The Design Guide seeks to secure habitat and biodiversity into all aspects of the design approach, with section 7.5 of the Guide identifying a masterplan for biodiversity net-gain habitat types. This will help create an integrated network of natural habitats, sustainable urban drainage, and tree planting, along with increased quality of life for future residents and occupants. For the strategic infrastructure (outside of the development areas), this should deliver at least the minimum of 10% BNG, stretching to a target of 25%.
- 10.41 One of the Development Principles (12.1) of the OPP makes clear that '*The approach to ecology and biodiversity will be to establish a landscape that is functional and attractive*', with Development Principle 12.2 stating that '*A Landscape and Ecological Management Plan for a relevant stage of the development must be prepared and submitted to the Local Planning Authority prior to occupation of that stage.*' Both development principles are captured by the Design Guide in forming supportive requirements and guidance throughout the document.
- 10.42 The Site Wide Biodiversity Net Gain framework captured by the Guide provides the basis for substantial exceedance of the required 10% - demonstrating that 22% can be achieved without the inclusion of individual parcels. In addition, the need for detailed information on landscape and biodiversity will be captured as part of the Development Area Briefs and Reserved Matters.
- 10.43 Overall, this part of the Design Guide is considered to accord with policies HQ/1, NH/2, NH/4 and NH/6 of the South Cambridgeshire Local Plan, and the OPP Development Principles.

### **10.44 Land uses, dwellings and buildings**

- 10.45 The OPP secured several uses on the site to support the expansion of the existing Wellcome Genome Campus, which will encourage innovation, social interaction and bring people together. This includes leisure facilities, health provision, nursery and a primary school, community and retail uses. The Design Guide includes a section on uses and land use budget to ensure they are delivered in a planned way and where consistency and quality of the build form and landscaping can be applied similar to that on the rest of the site. Also, the guidance within the document provides flexibility with more focus on the illustrative composition and precedents.
- 10.46 The provision of dwellings across the site is made clear within the Framework Plan and is supported by other sections within the Design Guide. There are four Land Use Areas as identified within the Framework Plan. This is expanded on within section 5.4 of the Guide, with Table 3 setting out more details as to what uses will be compatible within the relevant Land Use Area/Zone. Precise details on housing mix and tenure are more clearly defined as part of Schedule 4 of the Section 106 to the OPP and will come forward as part of the Reserved Matters submissions, which are expected to adhere to the Local Plan policy requirements. It should be noted that there are no 'market' dwellings associated with this development, with all dwellings being associated with a 'campus related worker' only. In addition, the OPP makes clear at condition 26 that '*Not less than 10% (ten per cent) of the dwellings shall be designed and constructed as wheelchair adaptable housing (Category M4(3))...*'. Also, condition 27 states that '*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.*'
- 10.47 The Design Guide also seeks to impose various ways of climate change mitigation and adaptation. In section 4.1 (Sustainability), the design guide requires that there is a tiered approach for all buildings to be designed to a high level of sustainability.
- 10.48 Overall, this part of the Design Guide is considered to accord with policies HQ/1, H/8 and H/9 of the South Cambridgeshire Local Plan, and the OPP and associated Development Principles.

#### **10.49 Design, Layout, and Scale**

- 10.50 The Design Guide provides for a generous and exceptional landscape framework which will drive the character of the place, with a highly sustainable movement network, leisure opportunities and exceptional architecture all embedded.
- 10.51 The roofscape of the building and building groups will be a variety of pitched and flat roofs with some variations as to how the flat roofs will function, and ensuring there is an appropriate design response given its relationship with its immediate and wider setting. Details of roofscape are provided at section

7.1 of the Guide. Details such as materiality for elevations, windows, doors/entrance doors, roofs are provided as a palette and feature throughout the document. The materials are purposely not detailed within the document as these are expected to come forward as either within the Development Area Briefs or the Reserved Matters submissions.

- 10.52 The proposed expansion land will reflect heavily on it being a more university campus style character with buildings providing innovation and social interaction. The heart of the campus is focused around the central Green, with a physical and visual relationship to the existing campus. This will be the centre of activity. The more residential development focused part of the site to the north heads towards open countryside and will therefore be at a lower density form of development.
- 10.53 The Councils Urban Design Officer is generally supportive of the landscape led approach to create an exceptional setting for built form that is being established through the Design Guide. The development principles along with additional 'requirements and guidance' will help establish some degree of variation across the site along with providing a mix of housing typologies, though with a high design standard. An illustrative layout has been provided within the Design Guide which demonstrates that the block structure is sufficiently robust and flexible for a range of house types.
- 10.54 Overall, this part of the Design Guide is considered to accord with policies HQ/1, H/8 and H/9 of the South Cambridgeshire Local Plan, and the OPP and associated Development Principles.

### **10.55 Planning Balance**

- 10.56 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).
- 10.57 The site wide elements correspond with the ten characteristics of a well designed place as set out in the National Design Guide (2021). The key themes of 'Living Landscape' and 'Living Buildings' group the relevant '10 characteristics of a well-designed place', show how these good characteristics can work together and support each other on this site.
- 10.58 What sets this Guide apart from others, is the holistic and integrated design approach to landscape, that creates the conditions for public spaces to facilitate social interaction, makes space for nature and to some extent innovation resulting from the genomic works that will continue as part of Wellcome Trust.
- 10.59 The significant engagement that was undertaken on drafting a new framework plan for the expansion land and the pre-submission draft in terms

of the text, key diagrams and careful refinement of language, is considered to result in a high quality, well-structured document that systematically addresses key place shaping elements. Key spatial site wide structuring elements and networks are generally fixed though still allow flexibility for the site to respond to commercial requirements, with supporting text establishing strategic outcomes for topics and providing clear instructions which are for the most part mandatory. This will provide a good quality framework for future Development Area Briefs and reserved matters, while still allowing flexibility for future innovative schemes that will need to demonstrate how they can exceed the requirements of the Guide.

10.60 Having taken into account the provisions of the adopted South Cambridgeshire Local Plan, supporting SPDs, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations identified within the report, the proposed Design Guide is recommended for approval.

## 11.0 Recommendation

- 11.1 **Approve** the full discharge of condition application reference S/4329/18/COND21 subject to:
- i. Minor amendments to the Design Guide post committee decision that are not material to the outcome of the document delegated to officers.

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### 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