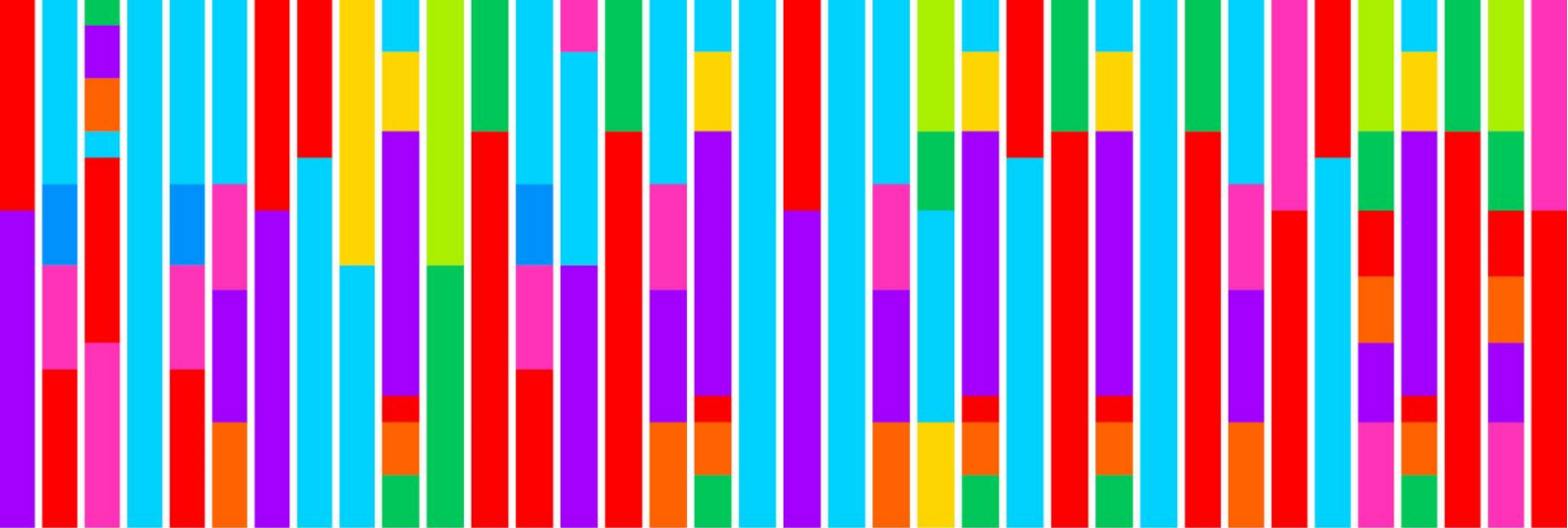




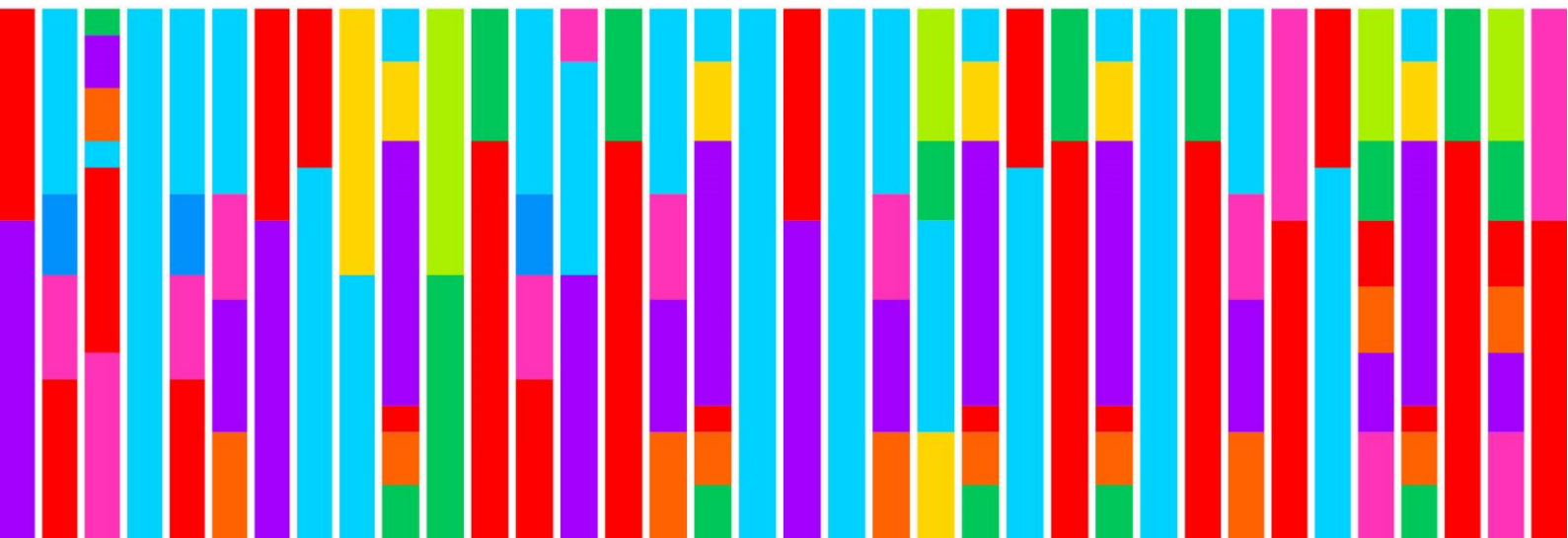
**WELLCOME
GENOME
CAMPUS**
LIFE-CHANGING SCIENCE



Wellcome Genome Campus Development

**Planning Statement, including draft Heads of
Terms**

November 2018



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Appendix 1: Planning Policy Designations

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1 Introduction

- 1.1 This Planning Statement accompanies a planning application that is submitted to South Cambridgeshire District Council on behalf of Wellcome ('the Applicant').
- 1.2 The Applicant is seeking to expand the existing Wellcome Genome Campus (the Existing Campus), a beautiful complex set within the Hinxton Hall Estate with a 125-acre parkland bordering the River Cam.
- 1.3 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 we study life. It is home to approximately 2,600 staff.
- 1.4 The Campus' vision statement underpins the work undertaken there:

'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'

- 1.5 The Case for Growth submitted with the Application explains the need for the Proposed Development in full.
- 1.6 The Existing Campus has now built out of almost all of the floor area that has already been granted planning permission. Wellcome has therefore been considering how to ensure that its vital operations can continue to thrive and that the unique opportunity it offers is maximised in the interests of world health and of the UK economy. Planning permission for expansion of the Campus is now urgently required to enable the UK to continue to compete in the global market.
- 1.7 The Applicant is therefore seeking to support the expansion of the Existing Campus through this outline planning application ('the Application') for the following development ('the Proposed Development'):

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'.

- 1.8 The Proposed Development evolved with the benefit of extensive pre-application discussions with South Cambridgeshire District Council, Cambridgeshire County Council, and the Parish Councils alongside other stakeholders, and four stages of public consultation have been undertaken.
- 1.9 This Planning Statement explains the Application in the context of relevant planning policies . It is structured as follows.
- [Section 1](#) – Introduction
 - [Section 2](#) – Site Context
 - [Section 3](#) – Environmental Impact Assessment
 - [Section 4](#) – Consultation
 - [Section 5](#) – The Proposed Development
 - [Section 6](#) – Planning Policy Context
 - [Section 7](#) – Planning Considerations
 - [Section 8](#) – Conclusion
- 1.10 This Planning Statement should be read in conjunction with the wider application documents which comprise the planning application submission, as listed in Table 1-1 below.

Table 1:1 Application Documents List

No.	Document	Author
1	Application Form and Ownership Certificate	Quod
2	Application drawings (listed below)	Various
3	Case for Growth	Quod
4	Development Specification	Quod
5	Design and Access Statement	Arup
6	Energy Statement	Buro Happold
7	Environmental Statement, including (but not limited to): <ul style="list-style-type: none"> • Air Quality • Arboricultural Impact Assessment, including Tree Survey • Biodiversity • Heritage Assessment • Lighting • Phase 1 Ground Conditions Study • Socioeconomics Assessment (addressing existing and future open space provision) • Transport Assessment, including Site Wide Travel Plan 	Coordinated by Quod

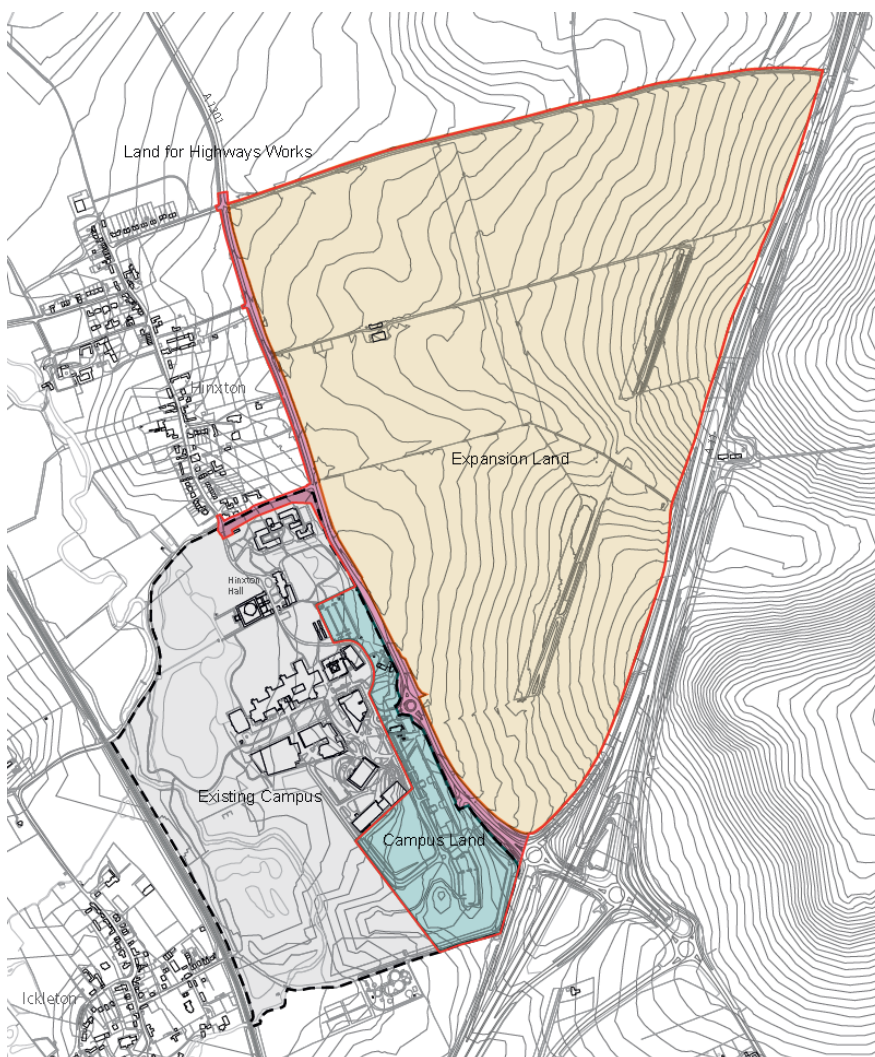
	<ul style="list-style-type: none"> • Waste, including Outline Waste Management strategy • Water, including Flood Risk Assessment 	
8	Draft Estate Management Strategy	Quod
9	Foul Sewerage and Utilities Assessment	Buro Happold
10	Health Impact Assessment	Quod
11	Housing Statement	Quod
12	Planning Statement, including: <ul style="list-style-type: none"> • Draft Heads of Terms • Town Centre Uses Assessment 	Quod
13	Statement of Community Involvement	Kanda
14	Sustainability Statement (addressing water efficiency)	Buro Happold

2 Site context

Site Location and Description

- 2.1 The planning application site ('the Site') is located to the south and east of the village of Hinxton, in the District of South Cambridgeshire.
- 2.2 The Site is 127.5 hectares (ha) in size and comprises all land within the red line shown on drawing WGC-ARP-XX-XX-DR-AX-1, which is replicated in Figure 2:1 below.
- 2.3 The Site is bisected by the A1301, creating two separate parcels of land which are at times referred separately in the application documents as 'Campus Land' and 'Expansion Land', as identified on Figure 2:1.
 - The Expansion Land is 113.05ha hectares and is bounded by the A1301 and the A11 roads along its east and western edges and arable farmland to the north.
 - The Campus Land is 10.25 hectares of land within the existing Wellcome Genome Campus (which in total covers approximately 50 ha) currently occupied by car parks and landscape.
- 2.4 The Site includes part of the A1301 for site access works and improvements to the highway and New Road.

Figure 2:1 – Site Location and components



- 2.5 The Site is bounded to the north by a single lane access road (Tichbault Road), beyond which lies arable land and Hinxton Grange (an historic house and garden). To the east and south the Site is bounded by the A11 dual carriageway road. At the south of the Site the M11 and A11 meet on an embankment to form a grade separated junction with the A1301 and B184 at Stump Cross. To the west the Site is bounded by a Wetlands Nature Reserve which forms part of the Wellcome Genome Campus. A public right of way bounds the southern edge of the Campus Land.
- 2.6 Local settlements in the vicinity of the site include Duxford (2km to the west), Ickleton (1.5km to the southwest) and Great Chesterfield (2km to the south).
- 2.7 The Essex town of Saffron Walden is approximately 7.5km south of the site. The boundary of the site borders Essex and the District of Uttlesford, which begins south of the A11.

Expansion land

- 2.8 The Expansion Land has a generally open landscape character. It is located on a gentle to moderate, west facing slope and rises up gradually towards the eastern part of the Site.
- 2.9 The Expansion Land is in agricultural use as part of a farm known as Hall Farm. It largely comprises arable fields currently used for growing cereals and onions and is bordered by hedgerows.
- 2.10 Within the north-west corner of the Expansion Land there are two single storey barn buildings and two large silo structures.
- 2.11 A tree plantation is located along the centre of the site, on a north-west to south-east alignment. The plantation is understood to have been planted by Wellcome in the early 2000s.
- 2.12 A former railway line is located on a north-east to south-west alignment within the site, running parallel with the eastern boundary. It has now become a wooded corridor.
- 2.13 Adjacent to the A11, along the eastern boundary of the Expansion Land, there is established scrub vegetation.

Campus land

- 2.14 The Campus Land is the southern part of the existing Campus. The north eastern strip, along the A101, includes the existing main entrance to the Campus, a reception building, a single storey cottage, internal access road, car park, undeveloped hardstanding, and landscaped amenity space. The area to the south of the Ogilvie Building And Bio-Data Innovation centre is mainly grassland and scrub. The Campus Land is largely flat.

The Existing Campus

- 2.15 The Existing Campus, shown in figure 2:2 below has been expanded incrementally since Wellcome bought the site in 1992. Wellcome has retained ownership of the Campus throughout its development, and it is operated by a wholly owned subsidiary, Genome Research Limited (GRL). Through GRL, Wellcome has invested in exemplary design, buildings and public realm and has been a careful steward of the historic buildings and environment.

2.16 The Campus can broadly be considered as having three, linked parts which have been developed in stages in response to scientific, educational and commercial needs and funding opportunities:

- The Conference Centre, Hinxton Hall, and associated visitor facilities (and nursery) to the north;
- The two academic institutes: The Wellcome Sanger Institute and the European Bioinformatics Institute (EMBL-EBI) and supporting amenities including the gym, cafes and an on-site restaurant in the centre;
- The EMBL-EBI South building, Ogilvie Building (home to the 100,000 Genomes Project) and BioData Innovation Centre to the south, the most recent additions to the Campus.

2.17 A six-hectare (15-acre) nature reserve has also been created as part of the Existing Campus to provide a range of habitats for local plant and animal species.

2.18 In total, the Campus is comprised of approximately 75,000 sqm of scientific research, translation, education and support facilities, developed over the last 25 years.

Figure 2:2 – The Existing Campus



Environmental and Heritage Designations

2.19 Appendix 1 contains a map of the designations that apply to the site and its surroundings, and a full overview of the heritage context is provided in the Heritage Statement (ES Appendix 8.1). In summary:

- The Site is wholly within Flood Zone 1 (areas that have a less than a one in 1000-year annual probability of experiencing flooding from river or sea).

- The Expansion Land falls partly within Groundwater Source Protection Zones 2 and 3.
- The Site includes a small part of Hinxton Conservation Area adjacent to the Existing Campus entrance, although the designation extends north and west. This part of the Site includes East Lodge, a curtilage structure associated with the Grade II* listed Hinxton Hall and a Grade II listed lodge ('the North Lodge').

2.20 There are no other statutory designated heritage, ecological or other landscape designations within the Site boundary. Beyond the Site boundary are the following:

- Areas of land within Flood Zones 2 and 3 lie to the west of the Site.
- A Romano-British settlement (a Scheduled Monument) to the west of the site.
- Hinxton Conservation Area contains the closest listed building outside of the Site – the Grade II listed former stables and game larder are within the Existing Campus, and Grade II* Parish Church of St Mary and St John the Evangelist is within the village of Hinxton. None of these features will be directly (physically) affected by the Proposed Development.
- In total, within 3km of the Site there are six conservation areas (Great Chesterford, Ickleton, Hinxton, Duxford, Duxford Airfield and Pampisford), 220 listed buildings comprising five Grade I, 11 Grade II* and 204 Grade II listed buildings; nine scheduled monuments and one Grade II* registered Historic Park and Garden. The vast majority of listed buildings within this area are situated within the designated conservation areas.

2.21 Planning policy and planning designations are considered in detail in Section 6.

2.22 A Landscape and Visual Impact Assessment (Chapter 10 of ES) and a Heritage Statement are submitted in support of the Application, which consider the effects of the proposals on the surrounding landscape and on the relevant heritage assets within and in the vicinity of the Site.

Planning History

2.23 Wellcome purchased the Site in 1992 at which point it comprised various existing buildings including laboratories and supporting development such a nursery and service buildings. Of particular note to the Campus planning history since Wellcome's ownership are the following.

2.24 Three planning applications that were approved in 1994 and relate to the Existing Campus outside of the application Site:

- [S/1728/93/F](#) and [1896/93/F](#): Planning permissions were granted for research and development facilities (in Use Class B1(b)) together with Access, Estate Roads, Parking and Landscaping; and
- [S/1562/93/O](#): Planning permission was granted for the restoration of existing listed buildings (Hinxton Hall, the Stables, the 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.

2.25 An outline planning application for development of land known as the 'southfield' for 39,100sqm of employment uses was submitted in 1996. It was refused and dismissed on appeal in 1999. The appeal was subsequently called in by the Secretary of State and heard at a Public Inquiry in June 1998 (and re-opened in March 1999).

- 2.26 An outline planning application S/0790/02/O was submitted and granted planning permission by SCDC in 2002 for the development of the southfield ('the southfield permission'). The site boundary covers land within the Existing Campus and the Campus Land that forms a part of the application Site.
- 2.27 The Southfield permission allowed 27,000 gross square metres of accommodation within Use Class B1, together with ancillary facilities, open space, landscaping, and associated drainage, infrastructure and access works.
- 2.28 Approval for the first Reserved Matters pursuant to the Southfield permission was granted in 2003 (S/0790/02/O – Phase 1). A Section 73 application was granted planning permission in 2006 in respect of the 2002 permission to extend the time limit to submit reserved matters. This permission then lapsed and then a further outline planning application was submitted and granted planning permission in 2009, following which permission was granted for Reserved Matters applications in 2011 (S/2013/10 – Phase 2) and 2014 (S/1099/14/RM – Phase 3). There is 1,185sqm of floorspace remaining on the permission, which is insufficient to deliver even a single building of the scale needed by the Existing Campus.

3 Consultation

- 3.1 The proposals have been subject to extensive pre-application consultation and engagement with local and statutory stakeholders. Full accounts of the engagement are set out in the Statement of Community Involvement (SCI) and the relevant technical reports supporting the Application, including the ES.

The Campus and the public

- 3.2 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. These included pop-up events on the Existing Campus, community workshops, parish council meetings and briefings, Campus focus groups, public exhibitions, and online surveys. A selection of images from the events are shown below.
- 3.3 Stakeholder meetings were held on an ongoing basis throughout the process and included meetings with parish council representatives and local residents. The SCI identifies that approximately 1,605 Campus staff, 512 members of the local community, 20 local organisations and 7 parish councils were engaged in the process. This represents a very high level of engagement given the small population in the immediate proximity of the site.
- 3.4 Consultation took place over four stages between January 2018 and October 2018:
- The first stage of consultation was focused upon understanding Campus and community priorities, concerns and aspirations.
 - The second stage was focussed upon the masterplan principles and concept.
 - The third stage presented the initial emerging masterplan proposals. Virtual reality was used to allow participants to 'walk' around and explore the Site to provide a sense of how the Proposed Development could look.
 - The final stage of consultation was used to provide information on what would be submitted as part of the planning application.
- 3.5 As the SCI explains, several themes discussed at the engagement events have informed the approach to the Proposed Development. Their influence on the Proposed Development is set out in greater detail in the SCI and the documents supporting the planning application, but can be summarised as follows.

Theme	Issue	Response
Transport	Improved connections to Whittlesford Parkway; M11 Junction 9; Traffic at the A1301/A505 ('McDonalds') roundabout; Oversubscribed parking at nearby train stations; Rat-running through local villages; Quality of local public transport provision; and potential for increased traffic on local roads.	The Proposed Development seeks to increase connectivity to Whittlesford Parkway by sustainable modes of transport, and proposes to incorporate the potential for sharing Campus bus services with the local population. Improvements are proposed to the A1301/A505 roundabout to accommodate potential likely traffic flows associated with the Proposed Development, and a Travel Plan sets out measures that will be taken to reduce impacts on the local network. A Transport Assessment assesses the potential impacts of

		<p>the Proposed Development, taking into account the above measures.</p> <p>The incorporation of housing within the application will help to limit journeys to work and will support a sustainable mix of supporting facilities.</p>
Amenities	Access to new Campus amenities; Lack of child friendly amenities in the area; and Early delivery of amenities.	The application proposes a mix of uses that would facilitate an enhanced social infrastructure offer on the Site. The planning application sets out the types of social and community facilities that are proposed and establishes principles for public access arrangements for their use, including play space and open space.
Rural character and the local environment	Impacts on the rural character of the area; Impacts of other developments in the region; Impacts on long views from Hinxton; Screening proposed development; Potential impacts on the flood plain; Loss of agricultural land; and Potential for light pollution.	These concerns have been reflected in the extent of the Development Areas, focussing the development to the South of Hinxton village, in Development Areas 1 and 3. Development Area 3 has been set back from Hinxton, separated by retained agricultural land, and proposed to have a more residential character. The planning application also proposes landscaping to reduce the potential landscape and visual impacts of the Proposed Development. The landscaping is proposed to be delivered early in the delivery process. The planning application also assesses the flood risk associated with the Proposed Development and sets out a drainage strategy to avoid adverse impacts in the flood plain. The Environmental Statement assesses the landscape and visual, water, agricultural and light pollution effects of the Proposed Development.
Housing	Necessity, scale, tenure and ownership	The need for the proposed housing has been set out in the Housing Statement and Case for Growth. The proposed housing offer has been informed by detailed engagement and assessment of the needs of existing and potential future Campus workers. The strategy for the delivery of the housing builds in the flexibility to ensure that the housing offer can be adapted over time to suit Campus needs in relation to tenure and ownership.

Figure 3:1 – Public exhibition images



South Cambridgeshire District Council (SCDC) and Cambridgeshire County Council (CCC)

3.6 Extensive pre-application discussions have been held over eight months through a series of meetings with SCDC and CCC. Constructive discussions have taken place which have shaped the Proposed Development, including in relation to the following:

- the strategic Case for Growth at the Campus;
- the illustrative masterplan concept, including:
- the proposed alterations to the A1301;
- the layout of development and relationship to site land form;
- building heights;
- connectivity and movement; and,

- landscape and open space, including the approach to green infrastructure;
- The approach to the Parameter Plans and Development Specification;
- The evidence base and approach to delivery of social infrastructure, including education, housing, and community uses;
- The approach to sustainability;
- The approach to delivery; and
- The scope of the Application documents, including the ES, Health Impact Assessment, and Transport Assessment.

3.7 Advice has been taken from CCC in relation to the approach to archaeology, education, flooding, highways, sustainability and waste.

Other statutory consultees

3.8 Engagement has been carried out with a range of statutory and non-statutory consultees to inform the approach to the Proposed Development.

3.9 Stakeholders include: Anglian Water, the Environment Agency, Essex County Council, Highways England, Natural England, National Grid, Network Rail, the NHS, Sports England, Sustrans, Uttlesford District Council, the Wildlife Trust.

Cambridgeshire Quality Panel

3.10 The Applicant and consultant team presented the emerging proposals to the Cambridgeshire Quality Panel (CQP) on two occasions.

3.11 The Panel provided feedback following the first CQP briefing which was addressed at the second CQP briefing, and the Panel noted that that the Applicant had responded to the majority of the matters raised.

3.12 The feedback from the CQPs has been taken into account in the development of the Proposals.

3.13 Conversations and feedback centred upon:

- Community: the mix of uses and their relationship to the philosophy of the place Wellcome are seeking to create;
- Connectivity: in particular, the approach to integrating the development across the A1301, connectivity to nearby villages and Whittlesford Parkway railway station, and arrival sequences.
- Character: the relationship of the Proposed Development to its setting and its visibility outside of the Site; and
- Climate: the sustainability strategy, primarily focussing upon the approaches to energy and water management.

- 3.14 The Panel were supportive of the Applicant's ambition for the Proposed Development, including the need for the Proposed Development and the role of having housing and employment integrated side-by-side. The Panel also supported the at-grade crossing and overall approach to the landscape and masterplan.

4 The Proposed Development

Overview

4.1 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'.

4.2 The following section provides an overview of the Proposed Development. A more detailed description of the Proposed Development is provided in the Development Specification.

4.3 This Planning Statement and the Development Specification should also be read alongside: the Design and Access Statement (DAS), which establishes the design intent for the Proposed Development; and the various supporting strategies including the Sustainability Statement, Site Wide Travel Plan and Draft Estate Management Strategy. These documents explain how the Proposed Development would be brought forward under Reserved Matters Applications and delivered if planning permission were granted.

Site Wide Area Schedule

4.4 A mix of land uses is proposed in order to meet the requirements of the expanded campus and help create the highest quality of living and working environment to sustain its future. The proposed maximum floor areas for the land uses put forward in the Description of Development above are as follows.

Table 4-1 Area Schedule

Use	Amount
Research and Translation (employment) space ¹ (Use Class 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, comprising:	Up to 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

¹ Research and Translation (employment) uses are defined under 'Detailed description of proposed development' within this section below. Occupancy is expected to be controlled via condition.

- Non-residential institutions, and community and leisure, including nursery, conference facility, visitor information, and education (Use Classes D1/D2)	Up to 22,600 sqm GEA
Energy Centre and utilities	Up to 5,000 sqm GEA

Application drawings and plans

4.5 The application is submitted in outline but drawings and plans have been submitted and are listed in Table 4:2 below.

Table 4:2 Application drawings and plans

Title	Status	Drawing Ref no.	Rev	Size	Scale
Site Location Plan	Information	WGC-ARP-XX-XX-DR-AX-1	0	A1 A3	1:5000 1:10000
Existing Site Plan	Information	WGC-ARP-XX-XX-DR-AX-2	0	A1 A3	1:5000 1:10000
Key Parameter Plan (PP1)	Approval	WGC-ARP-XX-XX-DR-AX-3	0	A1 A3	1:5000 1:10000
Heights Parameter Plan (PP2)	Approval	WGC-ARP-XX-XX-DR-AX-4	0	A1 A3	1:5000 1:10000
Green Infrastructure Parameter Plan (PP3)	Approval	WGC-ARP-XX-XX-DR-AX-5	0	A1 A3	1:5000 1:10000
Movement Parameter Plan (PP4)	Approval	WGC-ARP-XX-XX-DR-AX-6	0	A1 A3	1:5000 1:10000
Highways Improvements Parameter Plan (PP5)	Approval	WGC-VEC-XX-XX-DR-AX-7	0	A1 A3	1:5000 1:10000
Composite Plan of Parameter Plans	Information	WGC-ARP-XX-XX-DR-AX-8	0	A1 A3	1:5000 1:10000
Indicative Early Landscape Works Plan	Indicative	WGC-ARP-XX-XX-DR-AX-9	0	A1 A3	1:5000 1:10000
Illustrative masterplan	Information	WGC-ARP-XX-XX-DR-AX-10	0	A1 A3	1:5000 1:10000
Existing Topography Plan	Information	WGC-BUR-XX-XX-DR-AX-11	0	A1 A3	1:5000 1:10000
Indicative Proposed Topography Plan	Indicative	WGC-BUR-XX-XX-DR-AX-12	0	A1 A3	1:5000 1:10000

4.6 Extracts of the Parameter Plans are shown in Figure 4:1 below.

Figure 4:1 – Parameter Plan extracts

Key Parameter Plan (PP1)



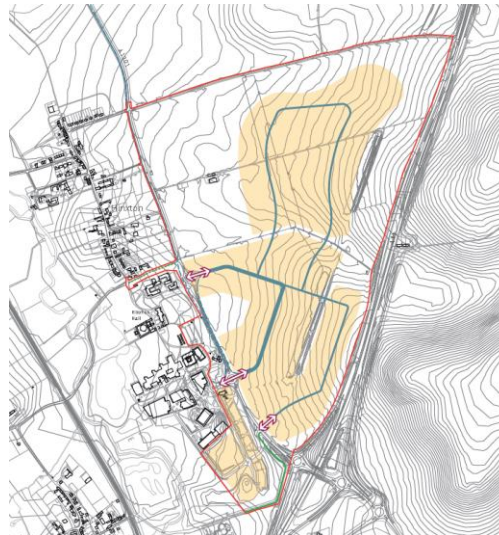
Maximum Building Heights Parameter Plan (PP2)



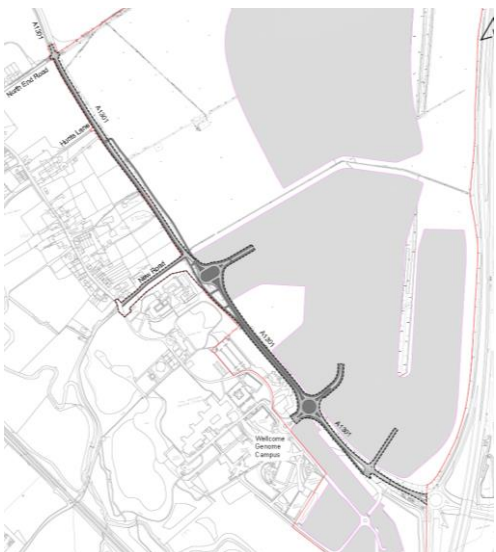
Green Infrastructure Parameter Plan (PP3)



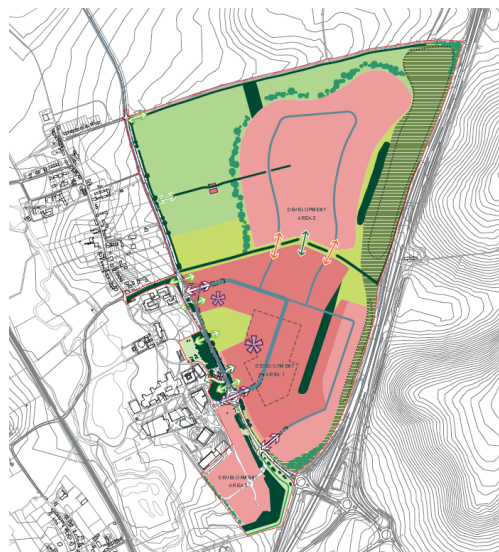
Movement Parameter Plan (PP3)



Highways Improvements Parameter Plan (PP5)



Composite Plan of Parameter Plans



Development Principles

- 4.7 The Development Specification contains Development Principles that define a framework within which future reserved matters applications would be developed. It is expected that a planning condition will prevent development from coming forward other than in accordance with the Development Principles, and that compliance with those Development Principles would be demonstrated in a statement of compliance.

Development Area Briefs and Design Guides

- 4.8 Following Outline Planning Permission, a Design Guide and Development Area Briefs for each Development Area (or for an area defined with South Cambridgeshire District Council) would be prepared. These would help to define more precise requirements for subsequent reserved matters applications.
- 4.9 The approach and scope of these documents is to be discussed and agreed with SCDC officers during the determination period.

Detailed description of proposed development

Research and Translation (employment) uses

- 4.10 Outline Planning Permission is sought for up to 150,000sqm (GEA) of employment uses falling within Use Classes B1, B2 and B8. It is anticipated that a condition would be placed on the outline planning permission, either a planning condition or S106 Obligation, which would limit the occupation of the employment buildings to those firms or organisations which can show a demonstrable link to the uses and activities taking place at the Existing Campus. For ease, such uses shall be referred to within the outline planning application as Research and Translation Uses.
- 4.11 A suggested planning condition is set out below:
- Notwithstanding Schedule 2, Part 3, Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and for a period of 10 years from the date of this permission, the employment uses hereby permitted shall only be occupied by firms or organisations which can show a demonstrable link to the uses and activities taking place at the Site or Wellcome Genome Campus.*
- 4.12 Maintaining and enhancing the global status of the Campus has been and remains of upmost importance to Wellcome and to the UK science base. This condition, which extends the principle on which Wellcome has operated on the existing campus to its extension will ensure that only those firms and occupiers who fit within the vision for the Proposed Development operate from the Site. The Case for Growth sets out the need and opportunities in genomics and bio-data that are driving the need for Campus expansion and which the Proposed Development is seeking to address. The necessary link to the Site or Campus could be demonstrated in a number of ways, such as the firms and organisations being involved in the field of genomics or bio-data, or in order to share data, staff or equipment, or to undertake joint collaborative working to research, investigate ideas, theories and concepts and/or design and develop instruments processes or products.
- 4.13 Wellcome is committed to the long-term stewardship of the campus, to make sure that each new entrant adds to the collective endeavour of the Campus in accordance with the Campus Vision.
- 4.14 The need for the proposed Research and Translation uses and the scale of opportunity afforded by them are explained in full by Case for Growth and summarised in sections 6 and 7 below.

Housing

- 4.15 The Application proposes up to 1,500 dwellings to meet existing need and anticipated future need for housing that is suitable for Campus workers at all levels. The indicative housing mix is set out in Table 4:3, below. The proposed housing offer has been tested through the process of developing the Application, in consultation with those currently working at the Existing Campus in order to get an in depth understanding of the requirements.

Table 4:3 Indicative Housing Mix Assumptions

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

- 4.16 The Case for Growth sets out the rationale for the proposal for housing as part of the Proposed Development, with the Housing Statement providing the evidence and justification for the approach to the mix and tenures included within the Proposed Development. The incorporation of housing responds to the critical importance to recruit and retain staff including both support workers and specialist scientists in an increasingly competitive global market.
- 4.17 These are summarised in section 6 below.

Supporting uses

- 4.18 In order to provide a mixed and balanced Existing Campus, the Proposed Development includes a range of uses that allow for cultural, sport, recreation, social and education provision that responds to the needs of campus workers to be provided within the Site. These uses will ensure that the Proposed Development will become a place that can attract and retain global talent and make the campus a real '*place*'. The Proposed Development includes the following:
- Conference and hotel facilities;
 - Retail and leisure facilities;
 - New nursery provision;
 - Capacity for a primary school – if the need arises;
 - Capacity for a new onsite technical education facility linked to the work of the Campus;
 - Capacity for space to expand the external public engagement work undertaken by the Campus; and
 - New high-quality open spaces, including children's play space and outdoor sports provision.
- 4.19 The delivery of these uses would be phased to support the needs of the Existing Campus and Proposed Development as it grows and to contribute to the creation of a sense of place from the outset. Further commentary on the form and purpose of the proposed supporting uses is provided below.

Conference and hotel uses

- 4.20 A successful conference centre serves the Existing Campus and is supported by overnight accommodation. To support the expanded Campus the Application proposes up to 10,000sqm (GEA) of additional floorspace for conference facilities and hotel uses.
- 4.21 It is anticipated that this would comprise a conference centre of up to 5,000sqm, supported by a hotel of up to 5,000sqm (of which up to 1,000sqm could be used as ancillary space, e.g. a gym). This is in proportion with the scale of the existing facilities (circa 6,000sqm combined), and has been informed by research from commercial agents and the known demand for campus accommodation.

Retail uses

- 4.22 The Application proposes up to 3,500sqm (GEA) of floorspace for retail uses. 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 or bars.
- 4.23 The retail uses are intended to be of a proportionate scale to the population of the Proposed Development. The Development Principles establish an intent that no single retail unit would have a floorspace of greater than 500sqm (GEA).

Nursery

- 4.24 Within the proposed social infrastructure and community uses it is anticipated that additional nursery provision would be made. Current facilities on the campus are oversubscribed.

Capacity for on-site public engagement, primary school and technical education provision

- 4.25 The proposed community and educational related used (D1 Uses) provide the capacity for the expansion of the Existing Campus' 'Connecting Science' programme, the mission of which is *"to enable everyone to explore genomic science and its impact on research, health and society"*. As set out in the Case for Growth, it is envisaged that this could take place through provision of a centre on the Site which would act as the focal point for external engagement.
- 4.26 There is also significant potential to provide additional specialist education provision within the Site to serve the new and existing residential communities and to provide specialist technical provision. The Proposed Development has the potential to offer specialist provision for fourteen to nineteen year olds, working with the institutions, schools and campus businesses to train the data scientists of the future. This provision could complement the new Data Scientist degree apprenticeship programme for the bioinformatics sector for which the Sanger Institute has recently won funding and for which it has partnered with Anglia Ruskin's Degrees at Work team.
- 4.27 Flexibility has also been provided within the Application to deliver a primary school and to provide specialist education within the Existing Campus to serve the new and existing neighbouring communities. The approach to education has been discussed and agreed with SCDC and CCC.
- 4.28 The justification for the provision of either form of education would be set out at Reserved Matters stages and be based on agreed monitoring of population and, in the case of post 14 or post 16 provision developments in education policy. It is therefore not certain that either use would be delivered as part of the Development. Should facilities not be delivered on-site, an appropriate contribution may be made to

local primary and/or secondary education provision to mitigate the impacts of the development, in line with the requirements of the SCDC's Local Plan (Policy TI/9), subject to the specific proposals meeting the tests of Regulation 122 and 123 of the CIL Regulations (2010 as amended).

Capacity for other social infrastructure and community uses

- 4.29 The proposed D1 and D2 uses could include a community centre or hall, a health centre, a fitness centre, other cultural uses or indoor sports provision. These types of uses would contribute to the wider place making objective set out within this Application.
- 4.30 The proposed uses are intended to be of a proportionate scale to the proposed employment and residential uses so as to support the expanded Campus whilst not undermining well performing facilities in nearby areas. The precise quantum and type of uses would therefore be defined as part of Reserved Matters Applications with reference to demand identified at that time.

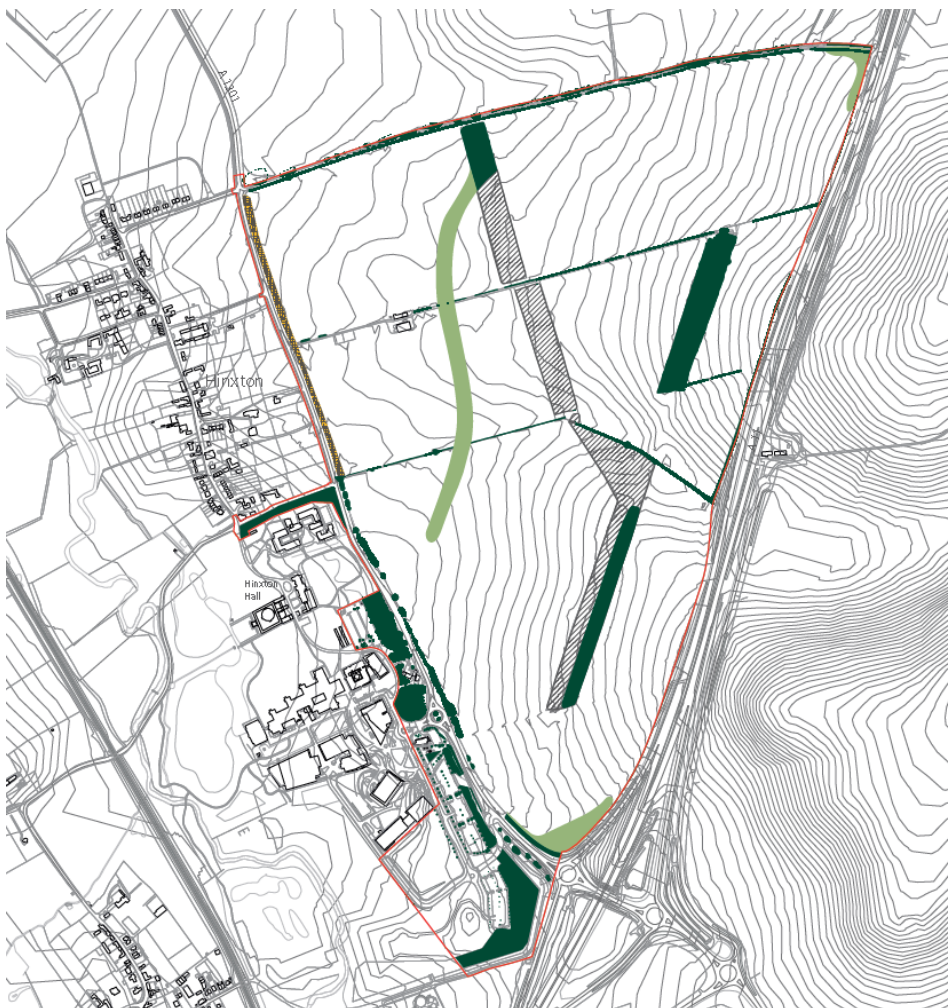
Open space and play space

- 4.31 The Proposed Development would provide open space and play space to comply with the requirements set out in the Local Plan, which are as follows:
- 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.
- 4.32 Based on the anticipated residential population (identified in the Socioeconomics chapter of the ES) of 3,021, if all 1,500 proposed dwellings were built in accordance with the anticipated unit mix and size, this would amount to an overall need for approximately 4.83ha of outdoor sports provision, 3.63ha of open space provision, and 1.2ha of allotments and community orchards. However, this will depend on the final number, sizes and mix of dwellings delivered.
- 4.33 The Green Infrastructure Parameter Plan (PP3) identifies areas of natural and semi-natural space totalling significantly more space than is anticipated will be necessary to support the anticipated residential population – at 16.3 ha. In addition, amenity space would also be provided within the Development Areas.
- 4.34 The precise quantum of open space and play space to be provided in any Reserved Matters Applications would relate to the policy requirements and to the needs arising from the relevant phase of development (taking account of existing on-site provision to-date). The Development Principles set out further design and functional requirements for the open space that would also be taken into account within Reserved Matters Applications.

Landscape

- 4.35 The Application has sought to integrate the Proposed Development into the local landscape context, reduce its landscape impact, and to create a high-quality landscape that can deliver meaningful ecological enhancements, such as a net biodiversity gain. In this context the proposals follow the exemplary lead established by the quality of landscape and ecological features of the existing campus.
- 4.36 Details of the landscape are reserved for future determination, however Parameter Plan 3 identifies strategic open spaces, such as natural and semi-natural space, retained arable land, retained and enhanced vegetation, green corridors (approximate locations)), a buffer zone (including a bund), and structural edge planting. This establishes the structuring principles for the landscape approach.
- 4.37 The Development Specification sets out design and functional requirements for the green infrastructure. Within it, the Development Principles identify that the green infrastructure would provide a variety of functions including informal recreation, leisure use, strategic landscaping, agriculture, surface water drainage features, biodiversity enhancements and pedestrian and cycle routes.
- 4.38 In addition, it is anticipated that a requirement will be secured via condition to deliver landscape works for landscape and visual mitigation early in the construction period. The Indicative Early Landscape Works Plan indicatively identifies the location of such works, and is replicated in Figure 4:4 below.

Figure 4:2 – Indicative Early Landscape Works Plan



Transport

4.39 The Proposed Development builds upon the exemplary and well established sustainable transport approach of the current site. At the heart of these proposals is 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 primary achieved through:

- The provision of housing on Site for Campus linked workers to reduce trip generation;
- Improvements to local walking, cycling and bus infrastructure, as well as links to Whittlesford Parkway station;
- A comprehensive Site-Wide Travel Plan.

4.40 This will be enabled by an access strategy for the Site including highway works and improvements to the A1301 and New Road. The Application includes proposed access arrangements which comprise:

To the A1301:

- Modifications to the existing access roundabout to provide access to the eastern side of the A1301;
- A new access roundabout to the north of the existing roundabout;
- A new priority-controlled junction south of the existing roundabout;
- 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;
- New pedestrian and cycle crossing points including a traffic signal-controlled crossing;
- Environmental improvements to the A1301 including landscaping, surface materials, a median strip and carriageway narrowing;
- Gateway and speed reduction features; and
- A reduced speed limit.

To New Road:

- 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;
- Selective thinning of vegetation. For the avoidance of doubt no removal of mature trees is proposed;
- 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.

- 4.41 The site access proposals are proposed within a limit of deviation and shown on the Highways Improvements Parameter Plan (PP5, Vectos Drawing reference 173279/A/32, also contained at Appendix E of the Transport Assessment (Appendix 12.1 to the ES)).
- 4.42 The range of highways improvements above are proposed alongside the following design features that would deliver a change in character to the A1301. The measures would encourage a change in driver behaviour to reduce vehicle speeds and enable the provision of crossing facilities and interconnectivity between the existing and expanded campus. The principle behind the proposed change in character is to enable the Proposed Development to be more accessible, open to the public and to facilitate movements between buildings and facilities that will be provided on both sides of the A1301. In broad terms the approach incorporates:
- Removal of existing fencing along the A1301;
 - Thinning of existing vegetation to enable visibility of the existing and future Campus;
 - Locating buildings close to the road edge to provide an active frontage;
 - Narrowing of A1301 carriageway widths and introduction of a central median;
 - Providing new shared-use footways / cycleway on both sides of the A1301;
 - Use of non-standard, higher quality materials in the central crossing section;
 - Use of gateway and traffic calming features on the approach to the expanded Campus;
 - Use of roundabouts to provide access and reduce vehicle speeds;
 - Change in speed limit from 50 mph to 30mph.
- 4.43 The detail of these works would be agreed and delivered in consultation with CCC and SCDC.
- 4.44 In addition, off-site highway works have been presented in and taken into account by the Transport Assessment for the purposes of the outline planning application. These off-site works comprise capacity improvements to the A505/A1301 roundabout that are targeted towards improving capacity at the roundabout, principally on the A1301 south and A505 arms of the junction. A toucan crossing is proposed as part of improvements to the pedestrian and cyclist crossing facilities at the A505/A1301 roundabout.

Illustrative Masterplan

- 4.45 Figure 4:3 below is the illustrative masterplan submitted with the Application (WGC-ARP-XX-XX-DR-AX-11). This provides an illustrative interpretation of the Proposed Development.

Figure 4:3 – Illustrative Masterplan



5 Environmental Impact Assessment

- 5.1 The Application falls within category 10b of Schedule 2 (Urban Development Projects) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017.
- 5.2 As such, an Environmental Impact Assessment ('EIA') is required and has been carried out, the results of which are set out in the Environmental Statement ('ES') submitted with the Application.
- 5.3 A request for a scoping opinion was submitted to SCDC on 5th June 2018 by Quod which was accompanied by an EIA Scoping Report (dated June 2018).
- 5.4 A Scoping Opinion was issued by SCDC on 17 July 2018 (Appendix 2.3). The Scoping Opinion included responses from SCDC officers together with statutory and non-statutory consultees. A further Scoping Opinion was subsequently received from SCDC on 19th November 2018 which clarified which schemes the Council considered should be scoped in and scoped out of the cumulative effects assessment. Notably, this further Scoping Opinion confirmed that emerging proposals for the North Uttlesford Garden Community and adjacent proposals for an AgriTech Park submitted by SmithsonHill, should be scoped out.
- 5.5 In line with the EIA Regulations, the ES has been based on the most recent Scoping Opinion of 19 November 2018 where that Scoping Opinion supersedes the advice of SCDC in relation to the schemes to be included in the cumulative assessment. In addition other matters raised in the 17 July 2018 Scoping Opinion are summarised in each topic chapter of the ES under 'Consultation' together with a brief explanation as to how the issue raised has been addressed or responded to. The ES therefore subsequently refers to the 19 November 2018 Scoping Opinion and the July 2018 Scoping Opinion as the 'Scoping Opinion' or 'EIA Scoping Opinion'.

6 Planning policy context

Introduction

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 provide that applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 6.2 This section provides the national and local planning policy context for the Proposed Development and describes the designations affecting the Site. Relevant policies and guidance is set out under the sub headings below. Section 7 then assesses the Proposal against these policies.
- 6.3 The Application is supported by a range of further technical reports which also set out the relevant policies considered for the assessments.
- 6.4 For the Proposed Development the development plan currently comprises the South Cambridgeshire Local Plan (September 2018) and the Adopted Policies Map (September 2018).

South Cambridgeshire Local Plan and Adopted Policies Map (September 2018)

- 6.5 The South Cambridgeshire Local Plan (the 'Local Plan') and the Adopted Policies Map were adopted on 27th September 2018.² The policies in the Local Plan will guide development in the district until 2031.

Overview

- 6.6 The Local Plan establishes the following vision for South Cambridgeshire:

'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.' (Policy S/1).

- 6.7 Policy S/2 is a strategic Local Plan policy that is an overarching policy for South Cambridgeshire. It sets objectives reflecting the vision for South Cambridgeshire and the National Planning Policy Framework (NPPF) objectives for the planning system (discussed later in this chapter), to:
 - promote sustainable economic growth;
 - promote the provision of housing and employment in sustainable locations to meet the needs of the area;
 - promote high quality and well-designed developments; and
 - seek to protect the district's character.

² These development plan documents have replaced the Core Strategy DPD (January 2007), Development Control Policies DPD (July 2007), Site Specific Policies DPD (January 2010), Local Plan 2004 'Saved' Policy CNF6, and Adopted Proposals Map (February 2012).

6.8 A series of other topic-specific development management policies are set out in the Local Plan. These centre upon the management of and adaptation to climate change, protecting and enhancing the natural and historic environment; and promoting and delivering sustainable transport and infrastructure.

6.9 The relevant Local Plan policies for the Proposed Development are listed below and discussed further in section 7 of this Planning statement.

- 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/7: Development Frameworks
- S/11: Infill Villages
- S/12: Phasing, Delivery and Monitoring
- 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
- HQ/1: Design Principles
- HQ/2: Public Art and New Development
- 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
- H/1: Allocations for Residential Developments at Villages
- H/8: Housing Density
- H/9: Housing Mix
- H/10: Affordable Housing
- H/12: Residential Space Standards
- E/4: Allocations for Class B1 Employment Uses
- E/5: Allocations for Class B1, B2 and B8 Employment Uses
- 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
- SC/1: Allocation for Open Space
- 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
- TI/2: Planning for Sustainable Travel
- TI/3: Parking Provision
- TI/8: Infrastructure and New Developments
- TI/9: Education facilities
- TI/10: Broadband

Planning Designations and Adopted Policies Map

6.10 The Adopted Policies Map illustrates the relevant designations and policy constraints to the Application Site. The relevant extracts are provided in Figure 6-1 and Figure 6-2 below.

6.11 The relevant designations are as follows:

- **Established Employment Area:** The Campus Land is included in its entirety as part of an Established Employment Area ('EEA') designation. Local Plan Policy E/15 states that redevelopment of existing buildings and appropriate development for employment use will be permitted in EEA subject to defined circumstances (discussed in section 7).
- **Development Framework:** The Site is outside of Hinxton's 'Development Framework'. Outside of Development Frameworks (and where land is not covered by other relevant designations) policies for the built-up areas of settlements give way to policies for the countryside (Policy S/7 and Paragraph 2.48). Hinxton village is identified in the Local Plan as an 'infill village', which are described as generally amongst the smallest in South Cambridgeshire (Policy S/11 and Paragraph 2.59).
- **Conservation Area:** Hinxton Conservation Area partially covers the northern-most section of the Campus Land, within the Existing Campus. The Local Plan provides support for developments that sustain and enhance the significant of heritage assets in the District, which include conservation areas.

Figure -1 Adopted Policies Map – District Wide Map

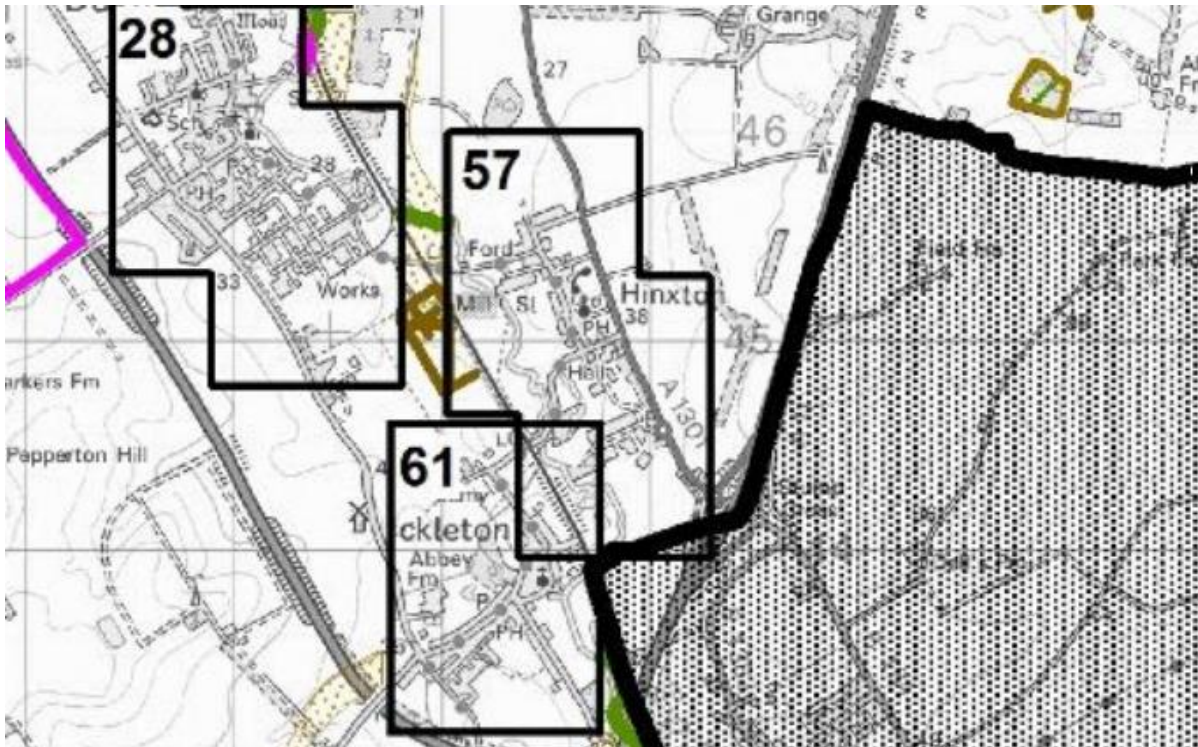
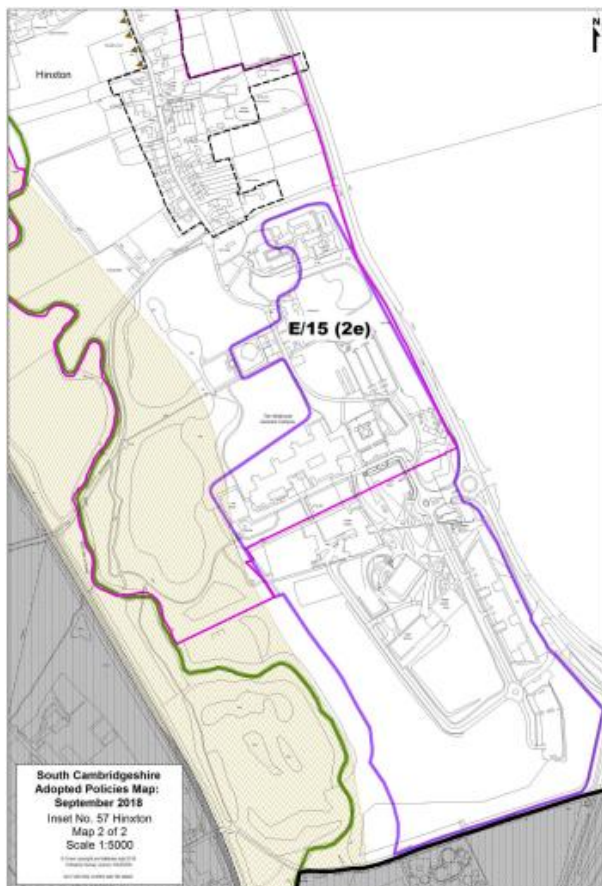


Figure 4-2 Adopted Policies Map – Inset Map No. 57 (Hinxtor)

Legend



-  Conservation Area (Policy NH/14)
-  Development Frameworks (Policy S/7)
-  Established Employment Area (Policy E/15 (2a - m))
-  Important Countryside Frontage (Policy NH/13)
-  South Cambridgeshire District Boundary
-  Inset Map Boundary (applicable to district wide maps 1-4)
-  Area Outside SCDC Boundary
-  Sand and Gravel
-  Scheduled Ancient Monument (Policy NH/14)

Material considerations

- 6.12 In addition to the adopted Development Plan, the following documents are material considerations to the Proposed Development.

The National Planning Policy Framework

- 6.13 The revised National Planning Policy Framework (NPPF), published in July 2018, sets out the Government's planning policies for England and how these are expected to be applied. It replaces the previous version of the NPPF published in 2012 and is a material consideration in planning decisions (Paragraph 2).
- 6.14 The NPPF (Annex 1) states that the weight that can be given to relevant policies in existing plans should be determined according to their degree of consistency with the NPPF.
- 6.15 Paragraphs 7 and 8 of the NPPF state that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are three overarching objectives to the planning system:

'a) an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

- 6.16 Paragraph 80 then goes on to state that significant weight should be placed on the need to support economic growth and notes that this is particularly important where Britain can be a global leader in driving innovation:

'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.'

- 6.17 As set out in the Case for Growth the existing campus is a globally important research cluster in its own right, as well as being part of the wider Cambridgeshire Life Sciences Cluster and the Oxford, Cambridge, London 'Golden Triangle' of research, development and innovation. It is an area of very high productivity. It is therefore precisely the type of location where paragraph 80 is intended to be given particularly significant weight.

Planning Practice Guidance

- 6.18 Planning Practice Guidance (PPG) is published by Government to provide further detailed guidance on the application of policies set out in the NPPF. It provides guidance in relation to (amongst other things), decision making, planning conditions and obligations, EIA, the historic and the natural environment, and design.

National Economic and Industrial Policies

Life Sciences Sector Strategy – a report to the government from the life sciences sector (2017)

- 6.19 Through the Life Sciences Industrial Strategy, which was published in August 2017, the Government, the NHS, academic sector and businesses are working together to ensure that the UK can capitalise on its leading position in the internationally competitive area of life sciences. It explains that that ‘the UK has already attained a uniquely powerful position in the field of genomics applied to healthcare’ and sets a strategic goal for the UK to attract 2,000 new discovery scientists drawn from the global world of science over the next 5 years.

Industrial Strategy White Paper (2017)

- 6.20 The Government published the Industrial Strategy White Paper in November 2017 to set out how the Government intends to build ‘*a Britain fit for the future*’, ‘*help businesses create better, higher-paying jobs with investment in the skills, industries and infrastructure of the future*’ and ‘*boost the country’s productivity and earning power*’. On genomics, it finds that ‘*the UK has already attained a uniquely powerful position in the field of genomics applied to healthcare*’ (page 25).

Industrial Strategy Life Sciences Sector Deal (2017)

- 6.21 The Life Sciences Sector Deal was published in December 2017 to ‘*help ensure new pioneering treatments and medical technologies are produced in the UK, improving patient lives and driving economic growth*’, involving ‘*substantial investment from private and charitable sectors and significant commitments in research and development from the government*’.
- 6.22 The Deal describes Wellcome as one of the ‘*leading health charities*’ (page 25) and confirms that ‘*the UK is uniquely positioned to be the global leader in genomics*’ thanks to its background in scientific research (page 15). It refers to the pioneering role in this industry played by institutions, programmes and organisations based at the Existing Campus, including Congenica, Genomics England and the 100,000 Genomes Project.

Sub-Regional Policy

- 6.23 South Cambridgeshire is part of the Cambridgeshire and Peterborough Combined Authority area. This area has an elected Mayor and is covered by the ‘Cambridgeshire and Peterborough Devolution Deal’ signed in 2016. Devolution Deals are part of the Government’s approach of allowing different parts of the country to identify and deliver their own growth agendas addressing their specific needs as required by NPPF paragraph 80. The deal is intended to deliver a vision which includes the following elements of direct relevance to the application proposals:
- Delivering substantial economic growth – economic output will increase by nearly 100% over the next 25 years. Underpinned by a strong economic and productivity plan GVA will increase from £22bn to over £40bn

- Creating an area that is internationally renowned for its low-carbon, knowledge-based economy - Cambridgeshire and Peterborough will enhance its position as a global leader in knowledge and innovation, further developing its key sectors including life sciences, information and communication technologies, creative and digital industries, clean tech, high-value engineering and agri-business
- Accelerating the delivery of the mix of new homes and sustainable communities that Cambridgeshire and Peterborough residents demand – delivering 72,000 new homes over the next 15 years, including a number of major new settlements

6.24 A Cambridgeshire and Peterborough Independent Economic Review was established, chaired by Dame Kate Barker, to advise on how these targets could best be achieved. The Review was published in September 2018 and included several 'Key Recommendations'. These included:

'The UK Government should adopt a 'Cambridge or overseas' mentality towards knowledge-intensive (KI) business in this area, recognising that in an era of international connectivity and footloose labour, many high-value companies will need to relocate abroad if this area no longer meets their needs. Ensuring that Cambridge continues to deliver for KI businesses should be considered a nationally strategic priority.'

6.25 The report also identifies the need for increased housing delivery to support economic growth, in high quality places with good infrastructure.

Supplementary Planning Documents

6.26 South Cambridgeshire District Council also has 14 adopted Supplementary Documents (SPDs). The relevant SPDs are listed below and referred to within the Application documents where relevant.

6.27 The SPDs were prepared under SCDC's previous development plan, which has since been superseded by the Local Plan 2018, and they therefore can carry less weight as material considerations.

- Development Affecting Conservation Areas (January 2009);
- Open Space in New Developments (January 2009);
- Public Art (January 2009);
- Trees & Development Sites (January 2009);
- Biodiversity (January 2009);
- Listed Buildings (January 2009);
- Affordable Housing (March 2010);
- District Design Guide (March 2010);
- Landscape in New Developments (March 2010);
- Health Impact Assessment (March 2011); and
- Cambridgeshire Flood and Water (November 2016).

7 Planning considerations and assessment

Introduction

7.1 This section will consider the Application against the relevant considerations set out in Section 6. It considers the following:

- The principle of development, need, and urgency
- Research and Translation (employment) uses
- Housing
- Other uses
- Open space and play space
- Design
- Landscape and visual impact
- Transport and servicing
- Energy and sustainability
- Other environmental impacts

The principle of development: need, urgency, and sustainable development

Policy context

7.2 As noted in section 6, the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 establishes that planning decisions should be taken in accordance with the Development Plan unless material considerations indicate otherwise.

7.3 These material considerations include the economic, social and environmental objectives for the planning system established by paragraphs 7 and 8 of the NPPF regarding the role of the NPPF in achieving sustainable development, and the NPPF's position on decision-making which is set out in paragraph 38:

'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'

7.4 Section 6 of the National Planning Policy Framework (2018) emphasises the need for planning to support *'Building a Strong Complete Economy'*. Paragraph 80 sets out clear and unambiguous support for development that enables the UK to innovate in key sectors. It states:

"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.'

- 7.5 Footnote 40, cross refers to the Government's Industrial Strategy in defining innovation. It highlights Artificial Intelligence and Big data as one of the four 'Grand Challenges' facing the UK, and the strategy itself highlights it's the need to *'enhance the power of health data to diagnose life-changing diseases at the earliest possible stage and develop precision treatments to cure them'*. Genomics underpins this approach.

Assessment

- 7.6 The Life Sciences Strategy notes that the Wellcome Trust has been a major driver of the UK's competitive international position, being pivotal in enabling world-leading centres such as the Sanger Institute and the Wellcome Trust Centre for Human Genetics. This is then also referenced in 'Industrial Strategy Life Sciences Sector Deal' (2017).
- 7.7 The urgent need for expansion to support the UK's growing genomics and bio-data sector is supported by government policy and the sector through the Life Sciences Industrial Strategy highlighting:
- 7.7.1 Existing UK strengths in genomics and bio-data and the risk of 'falling behind' international competitor locations if strengths are not built on and grown; and
 - 7.7.2 The international and footloose nature of investment in genomics and bio-data.
- 7.8 In this context the Case for Growth sets out the needs and urgency case for the Proposed Development, explaining why a development of the proposed scale and nature is needed in this location. The Case for Growth is supported by a substantial body of evidence and research and should be read and considered in full as part of the Application.
- 7.9 An overview of the need and urgency case is set out below. It is this urgency case that has led to a submission of a standalone planning permission ahead of any Local Plan review.

Need

- 7.10 The Case for Growth evidences the multifaceted benefits of the proposed expansion – namely the opportunity to build on, and deliver the future potential of the transformative contribution that could be made by the UK's genomics and bio-data sectors in tackling the world's health challenges; and the economic benefits of supporting the UK's position as a global leader in genomics and bio-data, including employment and multiplier effects.
- 7.11 As explained in the Case for Growth, while off-site collaborations are fundamental, on-Campus face to face interaction within a unique genomics and biodata focused environment remains vital – both practically (in terms of driving collaboration and innovation) and in developing the Campus reputation as a UK and global genomics and bio-data hub.
- 7.12 The Existing Campus is experiencing high demand for space from Existing Campus occupiers and from prospective occupiers. There is a need from the existing institutes on the Existing Campus to expand, and Wellcome has been holding exploratory talks with a number of organisations with an interest in locating on the Campus, with a demonstrable link to the uses and activities taking place at the Existing Campus This

includes large international businesses involved in Genomics and bio-data research, pharmaceuticals companies wishing to expand their genomics related capabilities and research institutions. Such occupiers would typically be interest in floorplates of between 5 and 10,000 sqm, and current immediate interest equates to around 44,000 sqm. Whilst not all of these enquiries will result in take up, they provide confidence that the 150,000 sqm of floorspace, to be developed over a 10 plus year period, included in the Outline Application is reasonable.

- 7.13 'Innovation Location' research (described in the Case for Growth) emphasises the need to be able to respond rapidly to inquiries and provide a 'just in time' offer in which bespoke proposals can be developed, approved and built quickly in order to secure footloose global investment.
- 7.14 Wellcome has sought commercial advice from specialist property agents in Life Science provision. They have advised that the masterplan should be capable of accommodating a wide range of buildings with sufficient flexibility in planning designations to secure rapid approval of bespoke designs to meet occupier needs.
- 7.15 The development of an integrated masterplan also allows the long-term requirements of the Existing Campus to be properly considered and assessed, and the necessary infrastructure requirements to support the Proposed Development to be identified for provision in a coherent and comprehensive way.
- 7.16 The Proposed Development would create an exemplary living and working science community – the only single focus genomics and bio-data science campus in the world, with unrivalled density of genomics and bio-data expertise. This community would be facilitated by an attractive liveable place of the highest quality, securing a critical mass with more opportunities for interactions and collaborations to support innovation.
- 7.17 The Proposed Development provides sufficient 'critical mass' to support a range of local services. These will be confirmed on a phased basis to avoid adverse impacts on current facilities. The scope of the application proposals, and the demand generated by the existing and expanded uses including homes can help create a place from day one. The current nursery is already oversubscribed, demonstrating the demand for other facilities to serve the campus workforce, neighbouring residents, and those who will live on-site.
- 7.18 Provision of housing on-site also offers the potential to create more sustainable travel patterns achieving the NPPF objective of allowing people to live, work and undertake day to day activities without the need to drive.
- 7.19 In order to support the exceptional planning case, two specific limitations are proposed for future development, namely:
 - a condition which requires future occupiers to show a demonstrable link to the uses and activities taking place at the Existing and expanded Campus; and
 - a Campus-linked housing policy requiring qualifying households to include one Campus-Linked employee.

Urgency

- 7.20 The urgency of the case is set out in the Case for Growth. In essence, it is to:

- Support genomics and bio-data sectors in delivering world-changing health solutions
- Meet government objectives to build on the UK's success in Science and Innovation research and translation
- Avoid risk of the UK 'falling behind' given the globally competitive nature of the sector
- Ensure investment is made here, not lost to other global locations – allowing existing firms space to grow on site and new world-leading firms to locate at the Existing Campus.

7.21 The urgent need for expansion to support the UK's growing genomics and bio-data sector is supported by the Life Sciences Industrial Strategy and the Cambridgeshire and Peterborough Independent Economic Review. Both of these documents have been produced by cross sectoral teams bringing together industry, economists, academics, and researchers highlighting existing UK strengths in genomics and bio-data and the risk of 'falling behind' international competitor locations if strengths are not built on and grown; and the international and footloose nature of investment in genomics and bio-data.

7.22 The Existing Campus's planning permissions are virtually used up and, for the reasons above, gaining planning permission for the Proposed Development cannot wait until a review of the Local Plan. The Existing Campus needs certainty, through an outline planning permission, so that the current demand and 'just in time' requirements described above can be accommodated. A delay to expansion would risk losing the investment described above to competitor locations outside of the UK, and lead to the loss of the sustainability benefits to the Existing Campus described between paragraphs 7.21-7.24 below.

Sustainable Development

7.23 The Proposed Development directly responds to the objectives of the NPPF objectives in relation to sustainable development.

7.24 The nature, scale and mix of the uses proposed would make a significant contribution to the sustainability of this important site. Specifically, against the objectives of the NPPF, the Proposed Development would:

- promote and secure the sustainable economic growth, innovation and improved productivity at the Existing Campus, by allowing for the development of 150,000sqm of research and translation uses for which there is an evidenced demand in this location. Activity on-site and the Existing Campus' broader links have science, health and economic impacts for the Cambridge life sciences cluster, as well as nationally and internationally. These impacts are mutually beneficial for the Existing Campus and the broader science community;
- enhance the environmental sustainability of the Existing Campus through:
- the provision of homes that would make effective use of land to support the employment uses at the Existing Campus to (along with other sustainable transport initiatives) reduce the need to travel by unsustainable modes of transport; and
- commitments to ecological and landscape works intended to help to improve biodiversity, using natural resources prudently, minimise waste and pollution, and mitigate and adapting to climate change, including moving to a low carbon economy; and
- support the social sustainability of the expanded Campus by enabling the development of an expanded, strong, vibrant and healthy community. It would allow for the provision of housing

suitable to meet the needs of the Existing Campus. The expanded community would work and live within a well-designed and safe built environment, with accessible services and open spaces provided on the Site, which would be brought forward to demonstrably reflect current and future needs and support the health, social and cultural well-being of the community (existing and future).

- 7.25 Should expansion not go ahead, the Existing Campus would remain significantly constrained in its ability to drive forward with its ambitions for growth and progress in scientific discovery. This ‘do nothing’ scenario could have impacts both on the pace of scientific discovery and the ability for the UK to benefit from their commercial translation. This could have consequent wider health and economic impacts.

Conclusion

- 7.26 The need for and benefits of the Proposed Development explained above are material considerations that ought to be afforded significant weight in the planning balance in determining the Application. Paragraph 80 of the NPPF refers specifically to areas with high productivity and sectors which can drive innovation where the UK can be a world leader. The Greater Cambridgeshire and Peterborough sub-region, and the campus itself, clearly meet these definitions and therefore particularly significant weight should be afforded to these proposals, in this location.

Research and Translation (employment) uses

Policy context

- 7.27 The NPPF seeks to build a strong, competitive economy and requires planning decisions to *‘help create the conditions in which businesses can invest, expand and adapt’* and place *‘significant weight’* on the need to support economic growth and productivity, which are particularly important where such uses may help promote the UK as a global leader (Paragraph 60).
- 7.28 The Local Plan is similarly aspirational in its vision to *‘demonstrate impressive and sustainable economic growth’* (Policy S/1). It establishes a requirement for 22,000 additional jobs in the District to meet its objectively assessed employment needs over the plan period and *‘to support the Cambridge Cluster and provide a diverse range of local jobs’* (Policy S/5).
- 7.29 In delivering economic growth, the NPPF and the Local Plan are consistent in their promotion of clusters of development to meet the needs of clusters and networks of knowledge and data-driven industries. the NPPF supports planning decisions that *‘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 82) . Policy E/9 of the Local Plan similarly promotes development proposals to support the development of employment clusters, including clusters of employment supporting the research and development sector.
- 7.30 At the local level, Local Plan Policy ET/4 maintains and extends (to the Southfield) the Existing Campus’s allocation as an EEA. It states that in EEAs redevelopment of existing buildings and appropriate development for employment areas will be permitted *‘subject to consideration of land supply across the district, and other policy concerns’*. Paragraph 8.57 supporting this Policy identifies the purpose of such decisions: to *‘enable more efficient use of the sites, and allow them to be adapted for the needs of existing and future users’*.
- 7.31 The Expansion Land is not covered by the EEA allocation. However, the Local Plan acknowledges the contribution to the economy that is made by many businesses within the countryside and seeks to support

development to expand such businesses under certain circumstances (Chapter 8, 'Building a Strong and Competitive Economy', Paragraph 8.59). To this end, Policy E/16 of the Local Plan supports development to expand existing businesses in the countryside. Although these policies are drafted so as to be applied to a specific existing business they can also help inform how a larger requirement such as that of the Campus could demonstrate the need for growth and be delivered sustainably.

- 7.32 This policy is consistent with up to date national policy set out in the NPPF, which provides direct support for developments that meet the needs of existing businesses in rural areas. Paragraph 83 states that planning decisions should enable the sustainable development of businesses in rural areas, through conversions and new well-designed buildings (part a). Paragraph 84 then states that planning decisions *'should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.'*

Assessment

- 7.33 The Proposed Development would achieve the objectives of national and local policies that promote sustainable economic growth and for South Cambridgeshire's vision for the to District to *'demonstrate impressive and sustainable economic growth'* (Policy S/1).
- 7.34 The contribution of the Existing Campus to the local and regional economy has already been recognised by the Local Plan through its allocation of an EEA, where new developments will be permitted that *'enable more efficient use of the sites, and allow them to be adapted for the needs of existing and future users'* (Paragraph 8.57).
- 7.35 The application seeks permission for Research and Translation uses to support and sustain the continued economic growth of the Campus. The Existing Campus is a highly and internationally successful development which contributes to the Cambridgeshire cluster of research and development sector uses, and the wider 'Golden Triangle'. The principle of the proposed Research and Translation uses are therefore directly supported by local and national policies that promote local, sub-regional and nationally significant cluster developments.
- 7.36 The intensification of uses within the existing allocation on the Campus site, which is defined as an EEA and the re-development of car parks on that site to maximise its contribution, combined with the extension of Research and Translation uses on the Expansion Land is consistent with the objectives of the Local Plan and the NPPF. The Proposed Development would effectively extend the EEA policy allocation to cover an area of greenfield land and facilitate the efficient use of the existing EEA site, and allowing its current and future needs to be met. Those needs are set out in the Case for Growth submitted with the Application and directly accord with the objectives of policy E/4 and NPPF paragraphs 80 and 84.
- 7.37 Whilst the conditions upon which business expansion proposals may be permitted in the countryside (as set by Policy E/16) are more relevant to the expansion of individual businesses, the Applicant has had regard to the criteria and these are addressed in this Statement and in supporting documentation. In summary:

- 7.37.1 The Case for Growth submitted with the Application provides an indication of the scale and nature of the development envisaged for the site, including the types of occupiers that are expected to occupy the Site;
- 7.37.2 There are no buildings on the Existing Campus that are either unused, surplus to requirements or appropriate for conversion. There is however land that meets the definition of ‘Previously Developed’ – namely Car Parks, haed landscaped areas and ancillary buildings, that has the capacity to accommodate some of the identified need, but insufficient floorspace to accommodate the scale of growth needed on site;
- 7.37.3 The Proposed Development has embedded good design from the outset, as set out in the Design and Access Statement, and has sought to reduce the impacts on the countryside and ensure that it is of an appropriate scale to the Site’s location in so far as is possible whilst also meeting the needs of the development. This has been carried out through the careful siting of the Development Areas, and through Development Principles and Parameter Plans which propose green infrastructure and other design standards which seek to integrate the Proposed Development into its setting as far as reasonably possible. A Landscape and Visual Impact assessment (Chapter 10 of the ES) has been submitted with the Application, which is discussed later in this section;
- 7.37.4 The Transport Chapter of the ES (Chapter 12) and the Transport Assessment (Appendix 12.1 of the ES) submitted with the Application demonstrate that (taking into account proposed mitigation), the transport impacts of the Proposed Development can be effectively mitigated so as to avoid significant adverse impacts and that the likely traffic impacts can be found acceptable. In respect of transport, the proposals can therefore be considered to comply with paragraphs 108 and 109 of the NPPF.
- 7.38 Taking the above considerations together with the measures taken in the Proposed Development to increase the sustainability and accessibility of the Site (discussed in later parts of this section), it is evident that the purpose behind the expansion of the Existing Campus for proposed Research and Translation uses is wholly consistent with national and local and sub-regional policies in relation to economic growth and business developments. It would make a significant contribution to the Local Plan vision for the District to *‘demonstrate impressive and sustainable economic growth’* (Policy S/1).
- 7.39 In addition, the ES (Chapter 15) has considered the socio-economic impacts of the Proposed Development. It demonstrates that the Proposed Development would create significant economic benefits for South Cambridgeshire and make a significant contribution to its jobs targets, including through the following:
- An average of 1,160 construction jobs on site across the 11-year construction period;
 - 4,200 net additional operational jobs on site, and taking into account displacement and multiplier effects, up to 9,750 net additional jobs across the district, and 11,700 across the UK;
 - Wider economic effects from the expected scaling up of opportunities in all areas of the Existing Campus’ existing work, with associated research, health and economic benefits for both the Existing Campus and at wider spatial scales – up to internationally;
 - Increased opportunities for formal research and collaboration, and informal collaborations;
 - Increased education and outreach links through the Existing Campus’ Connecting Science programme (The Connecting Science Programme provides a varied programme exploring and

creating opportunities to engage with the science community, institutions, and the general public on genomics and biodata issues. Activities take place across the world);

- Increased in-work training opportunities, growth in the concentration of genomics and bio-data skills on the expanded Campus and overall skills profile within the broader life sciences cluster;
- Increased supply chain benefits; and
- Growth in Cambridge's profile as a location of global standing in biodata and genomics research.

7.40 These are substantial benefits afforded by the Proposed Development which ought to be taken into account in the planning balance when considering the merits of the Application.

Housing

Policy context

Principle

7.41 Policy S/2, which sets out the objectives of the Local Plan, seeks to *'provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost'*.

7.42 A target for the delivery of 19,500 new homes by 2031 is established by Policy S/5 of the Local Plan. This includes a forecast windfall allowance of 2,450 homes. However, an early review of the Local Plan will commence before the end of 2019 to review (amongst other things) an updated assessment of housing needs.

Mix, density and unit sizes

7.43 The Local Plan seeks for a housing type and mix of housing will be provided within the District to meet the needs of different groups in the community including families with children, older people and people with disabilities. It sets out minimum percentages of unit sizes for market homes of at least 30% 1 or 2, 3 and 4 bedroom homes respectively. 5% of these homes should be built to Building Regulations M4(2) (accessible and adaptable dwellings) standards (Policy H/9). Dwellings should be provided at least to meet the Government's nationally described space standard (or those set out in any successor document) (Policy H/12).

7.44 The Local Plan sets out expected average densities for residential developments of 30 dwellings per hectare in Rural Centres, Minor Rural Centre villages and Group villages, and 40 dwellings per hectares in urban extensions to Cambridge and in new settlements (Policy H/8 part 1). Part 2 to the policy explains that net density on a site may vary from the average expected net densities where justified by the character of the locality, the scale of the development, or other local circumstances (Policy H/8).

Affordable Housing

7.45 The NPPF (Paragraph 63) expects 10% of dwellings on new major developments involving residential development to be made available for affordable home ownership unless (amongst other things) unless this would exceed the level of affordable housing required in the area.

7.46 Paragraph 173 of the NPPF, however, states that 'the NPPF states that *'the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened'* (Paragraph 173). Paragraph 174 states: *'to ensure*

viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable’.

7.47 The Local Plan expects 40% of homes on residential developments over 11 dwellings to be provided as affordable homes, subject to the following exceptions (Policy H/10, ‘Affordable Housing’):

- a) ‘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. In which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated’;*
- b) ‘The off-site provision of affordable dwellings can be demonstrated to have benefits such as the provision of additional affordable dwellings, or the improvement or a better use of existing housing stock and would contribute to the creation of mixed and balanced communities’;*
- c) ‘It can be demonstrated that it is not possible or appropriate to build affordable homes on-site or off-site, in which case the development will provide a financial contribution towards the future provision of affordable housing. The contribution to be of ‘broadly equivalent value’ to that which would have been provided on-site’.*

7.48 The Local Plan expects financial viability appraisals to be prepared by the applicant in cases where less than 40% affordable housing is to be provided owing to viability constraints (paragraph 7.33).

Assessment

7.49 The Site is not allocated by the Local Plan for housing. However, the Applicant considers there to be exceptional circumstances which warrant the provision of the proposed housing in this location – namely the creation of up to 1,500 new homes for Campus-linked workers to provide them with high quality accommodation and shorter commutes.

7.50 As set out in the Case for Growth, the housing is needed to strengthen the Campus against international competition, facilitate recruitment and to enrich its sense of place, as a living and working science community. A critical challenge for recruitment and retention at the Existing Campus is that Cambridgeshire is one of the most expensive places to live in the country. Another core challenge is that the local housing market is also difficult to access for those coming from overseas, either as short-term visiting workers or those relocating long-term, often with their families.

7.51 Whilst the Local Plan has allocated sites for housing, the delivery of additional housing nearby is currently uncertain and therefore is not possible to have confidence as to when delivery of that housing might commence. Even if such housing was certain and deliverable, sites allocated for housing are intended to address identified local housing need, rather than the predicted needs of the Existing Campus or expansion proposals. As noted above, the Local Plan does, however, rely on a windfall allowance of 2,450 dwellings to meet its housing target for 2011-2031. The proposed housing could contribute to that requirement.

7.52 The effects of not including housing on site would be both quantitative – through possible difficulties in attracting the most highly qualified workforce: and qualitative – by being damaging to overall placemaking objectives.

7.53 In addition, sustaining and growing the Cambridgeshire science cluster will put continued pressure on the housing supply. Expansion of the Existing Campus of the scale proposed has not been taken into account in the Local Plan evidence base, and therefore the proposed housing would offer a benefit in minimising the pressure placed on the District's supply by the Proposed Development.

7.54 To ensure the housing fulfils its purpose, namely for occupation by 'Campus Linked Workers', all new homes will be subject to sale and lettings restrictions, secured through an agreed Sale and Letting Protocol. Campus-linked Worker housing is also expected to be controlled in the S106 Agreement and the suggested definition seeks to capture:

"any person directly employed by one of the Campus occupiers, a worker associated with the Campus for example to include grounds maintenance, catering etc and associated key workers i.e. police, fire and medical".

7.55 The delivery of housing on the Site would also contribute to the sustainability of the Existing Campus. The lack of housing on site also limits sustainable transport options. Because there is no housing on the campus the workforce has to travel to the site, with a third using the Existing Campus bus service³ and just over half by car. Under 10% cycle and very few walk. The Transport Assessment submitted with the Application explains that the delivery of housing close to people's work together with a range of supporting facilities enables a high proportion of trips to and from residential element to be made by sustainable modes of travel.

7.56 This provision, therefore, directly aligns with the objectives of Policy S/2, 'Objectives of the Local Plan', to *'provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost'*.

Tenure, unit type, and mix

7.57 In relation to the policies referenced above relating to tenure, unit type and size mix, and density: the Proposed Development is considered to be fully policy-compliant in its approach that tailors the housing offer to the source of the housing need – i.e. the needs of the existing and prospective Campus workers. Flexibility is required to allow the housing offer to be defined close to the point of build out and delivery. However:

- the mix of tenures would be expected to comprise homes for private rent and for private sale, the mix to be informed through ongoing engagement with workers and evidence based on actual delivery;
- a mix of unit types and sizes would also be provided to meet the anticipated housing need of the development; the indicative unit type assumed within the outline planning application is set out in Table 5-3 above;
- the eventual tenure, unit type and unit size mix would be set out at Reserved Matters stages to demonstrate how the housing offer is appropriate to the expanded Campus' housing demand. This would also include policy-compliant levels of wheelchair housing; and

³ WGC Staff Travel Survey, October 2016. 984 responses received, representing a response rate of 45%.

- the density of the Proposed Development is not fixed at outline planning application stage, however it will be designed to be of a high quality that is appropriate to the needs of the Site, as supported by the approach to density set out in Local Plan Policy H/8 Part 2.

Affordable housing

- 7.58 The proposed housing offer is bespoke, tailored to the needs of the expanded Campus's workers. Consistent with discussions with officers, the housing offer included in the outline planning application is to ensure the Proposed Development is viable and deliverable; and that the tenure, type and affordability of homes is defined by the requirements of the expanded Campus's workers, in accordance with Policy H/10.
- 7.59 The ability of the site to contribute towards affordable housing, in accordance with Policy H10 has been tested and deemed not feasible. This outcome should be expected having regard to the commitment to a restricted occupancy qualification, a significant rental offer and the volume of homes being delivered within a short programme, which is different from a traditional house builder model.
- 7.60 It is in the Applicant's interest to ensure the pricing relates positively to the workers and their requirements. The Housing Statement submitted with the Application explains further the measures that will be taken to ensure a mix of households within the Campus, a fair approach to the allocation of housing, and a positive response to creating a mixed and inclusive science community.

Supporting uses

Social infrastructure (retail, non-residential institutions, community and leisure uses, public engagement, and hotel and conference facilities)

Policy context

General

- 7.61 The Local Plan expects all housing development to include or contribute services and facilities of an appropriate scale and range to meet the needs of the development (Policy SC/4), including indoor community facilities (Policy SC/6), and outdoor play spaces (Policy SC/7). They should be delivered in accessible locations and opportunities for joint provision and co-location of compatible services and facilities to be considered (Policy SC/4). Policy SC/3 resists proposals which would lead to the loss of a village service (such as a pub or shop) *'where such loss would cause an unacceptable reduction in the level of community or service provision in the locality'*.
- 7.62 The Local Plan expects account to be taken of capacity at existing local facilities when assessing the level of need and considering the timing of delivery of such services (Policy SC/4). Key services should be provided within early phases (during which interim facilities may be required) and phasing will be established by planning conditions or obligations (Policy SC/4Part 9). Management or maintenance strategies should then be provided (Policy SC/4Part 10).
- 7.63 The services and facilities expected to be covered by the Policy SC/4 are described to include: schools (primary and secondary); meeting places; health facilities; libraries; sports facilities; commercial facilities such as nurseries, shops, restaurants, cafes and pubs; provision for faith groups, provision for waste and recycling.
- 7.64 This approach closely aligns with the Paragraph 83 (part d) of the NPPF which supports the development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings and public houses.

- 7.65 Specifically in relation to EEAs, Policy E/10 permits small-scale leisure, eating and social hub facilities within EEAs so long as they are of a supporting or ancillary and complementary nature to the business uses on the site and are primarily intended to meet their needs.
- 7.66 In relation to visitor and information facilities, the NPPF (Paragraph 83) states that planning decisions should enable sustainable rural tourism and leisure developments that respect the character of the countryside. This is reflected by the Local Plan. Policy E/19 supports visitor attractions – which include visitor and information centres – in the countryside subject to being able to demonstrate that: the development uses and enhances existing tourism assets; there is an identified need; there would be no adverse impacts on the character and appearance of the area, the scheme is in scale with its location and nature; it maximises sustainable travel opportunities, and does not require accommodation.
- 7.67 In relation to hotels, Local Plan Policy E/20 (Part B) supports proposals for hotel provision outside of development frameworks through the reuse of existing buildings and *‘small scale developments appropriate to the local circumstances’*.
- 7.68 In relation to conference centre facilities, there are no policies in the Local Plan which directly address the suitability of conference facilities, except for the NPPF’s requirements in relation to main town centre uses, which are addressed below.

Town Centre Uses

- 7.69 Many of the proposed supporting uses fall within the definition of ‘town centre uses’ as set out by the NPPF (Glossary, page 72). The NPPF and the Local Plan set out policies that are aimed at protecting the viability and vitality of town centres. These policies are addressed in full in the Town Centre Uses Assessment (Appendix 2 to this Planning Statement), and in short establish the following:
- A preferred hierarchy of locations for town centre uses, which include retail, leisure, entertainment, office, cultural, and tourism development (including hotels and conference facilities). This hierarchy seeks to locate such uses first in town centres and then in edge of centre locations: out-of-centre sites should only be considered if suitable sites are not available. This is enforced through the ‘sequential test’. (NPPF paragraph 86 and Local Plan Policy E/21).
 - A requirement for proposals for retail and leisure development over 2,500sqm or a locally set threshold if applicable (in this case, SCDC’s threshold is 250sqm) to be subject to an ‘impact test’ to demonstrate that they would not have a significant adverse effect on the vitality or viability of existing town centres. (Local Plan Policy E/22).

Assessment

- 7.70 The principle of providing appropriately scaled community, leisure and retail facilities that are complementary to business and housing uses, and contribute to the accessibility of these locations, has clear support in national and local policy.
- 7.71 The proposed uses would support the needs of the working and living population of the Proposed Development and the Existing Campus. The community, retail and leisure uses would contribute to: the environmental sustainability of the Site, by reducing the need to travel; and to the social and economic sustainability of the Site, through the mix of uses that would support the project’s place making agenda.

- 7.72 The ES (Chapter 18, Socio-Economics) has considered the impacts of these uses on social infrastructure, including the impacts on existing services, and identified that following mitigation where required, the cumulative effect in terms of demand for social infrastructure is expected to be Negligible. It is therefore not anticipated that local services would be adversely impacted by the Proposed Development, in compliance with Local Plan Policy SC/3.

Community uses

- 7.73 Uses that could be brought forward within the proposed D1 and D2 uses could include nursery, a community centre or hall, a health centre, a fitness centre, a primary school or other technical education provision, or other cultural uses or sports provision (such as sports pitches).
- 7.74 A Social Infrastructure Strategy, including a Draft Access Statement is appended to this planning statement (Appendix 3). This sets out the process through which the approach to community facilities has been developed including baseline assessment, community and stakeholder consultation, and impact assessment.
- 7.75 The proposed community uses are intended to be of a proportionate scale to the proposed employment and residential uses so as to support the expanded Campus whilst not undermining well performing uses in nearby areas. The precise uses would therefore be defined at Reserved Matters applications with reference to demand identified at that time.
- 7.76 These types of proposed uses would contribute to the wider 'lifestyle' offer that the Applicant has identified to be essential to attract and retain talent. During consultation exercises both Existing Campus staff and local members of the public referenced these types of amenities as a desirable for the Proposed Development, as reported in the Statement of Community Involvement submitted with the Application.
- 7.77 There is already clear evidence for the need for a nursery as part of the Proposed Development. The Existing Campus's nursery is oversubscribed, demonstrating the potential demand for other facilities to serve the campus workforce, neighbouring residents, and those who will live on-site. This provision would directly align with the objectives of Local Plan Policies SC/4 and SC/6.
- 7.78 In relation to health provision, sufficient capacity has been accounted for within the Proposed Development to accommodate the provision of an on-site health centre (including GP provision) should the need arise. An appropriate monitoring mechanism is proposed to be agreed in the S106 agreement.

Retail uses

- 7.79 The proposed retail uses are intended to serve the day-to-day needs of those both working and living at the expanded Campus and to contribute to a competitive quality of life offer. The retail uses are intended to be of a proportionate scale to the expanded Campus population. They might include small scale shops, restaurants or bars, in units no greater than 500sqm. This is directly consistent with Paragraph 83 of the NPPF and with Local Plan Policies SC/6 (for the EEA) and SC/4 (more generally).
- 7.80 In relation to the District's retail policies. Policy SC/6 supports small-scale retail uses on existing business sites. The proposed retail uses support this policy. Whilst the uses might technically be delivered outside of the EEA, the Proposed Development is expected to function as a single campus, combining with the Existing Campus, and the uses are proposed to serve both the Existing Campus and the Proposed Development.

Visitor facilities

- 7.81 As set out in the Case for Growth, within the Proposed D1 uses the Proposed Development could provide a centre on the expanded Campus as part of the Existing Campus's Connecting Science programme. This would act as the focal point for external engagement, including potential for exhibition space and interactive installations to engage a broader audience in the Existing and expanded Campus's work.
- 7.82 This is most closely related to a 'visitor and information centre' which is addressed by Policy E/19, although the proposed use is not directly akin to the type of development Policy E/19 seeks to address – i.e. '*new or extended tourist facilities and visitor attractions*', that '*could include visitor and information centres, toilets, tea rooms, or picnic sites*'). Instead, the focus of any such visitor facility would be to support the scientific engagement work of the Existing Campus, thereby potentially attracting visitors, but not for the purpose of 'tourism' in the typical sense.
- 7.83 There are, however, clear reasons for locating the visitor facilities on the Site. The Case for Growth notes that the scaling up of the Existing Campus's existing programme would be expected to have broader impacts on skills through increased education, outreach and training activities. It further highlights the importance of public engagement and understanding of the science to be critical to recruiting the scientists of the future, but also to public acceptance of its application. This clearly supports the objectives of Paragraph 80 of the NPPF, to: '*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*'.

Hotel and conference facilities

- 7.84 The proposed hotel and conference facilities – 10,000sqm in combination – are of a scale that is proportionate to the scale of the expansion that would be delivered through the Proposed Development. By comparison, the Existing Campus contains approximately 6,000sqm of overnight and conferencing facility floorspace. In being of a scale appropriate to the Proposed Development, the hotel and conference provision is wholly consistent with Local Plan Policies E/19 and E/20 (Part B).
- 7.85 The Campus sits at the heart of a national and international network of collaboration and the provision of visitor accommodation on site is an essential element underpinning its ability to host such collaborations. The EMBL-EBI in particular is an International laboratory and needs to regularly host visitors.
- 7.86 Like the visitor facilities above, the uses would directly support the continued and expanded operation of the Existing Campus' outreach facilities. They therefore also promote the achievement of the requirements of NPPF Paragraph 83.

Town centre uses

- 7.87 The locational need for the proposed uses which fall within the NPPF's 'town centre uses' definition is explained in this Planning Statement and, additionally, have been set out in Appendix 2 against the NPPF and Local Plan policies relating to the sequential test.
- 7.88 In short, Appendix 2 explains that it is not feasible to disaggregate the proposed town centre uses (which include office) from the Proposed Development whilst achieving the benefits that they would contribute to the Proposed Development, as such disaggregation would undermine the 'place making' agenda that is an important objective of the project.

- 7.89 Appendix 2 also considers the potential impact of the proposed retail and leisure uses on existing local centres. It finds that the impacts of the Proposed Development on existing local centres would be likely to be positive. In short, this is because the likely projected spend of the Campus's population in the local area would significantly outstrip the potential turnover of the proposed retail floorspace, whilst the proposed leisure uses are proposed to support the needs of the significantly expanded Campus population, and therefore would be very unlikely to draw such a number of users from existing local centres that it could undermine any of those centres.
- 7.90 The requirements of the NPPF and the Local Plan Policies and the NPPF in relation to town centre uses are therefore met.

Education

Policy context

- 7.91 The Local Plan seeks the provision of high quality and accessible local education services in South Cambridgeshire and requires residential development to mitigate its impacts. It provides support for new schools under defined circumstances, taking into account increasing pressure on provision of places in order to achieve the most sustainable development (Policy TI/9).
- 7.92 Policy TI/9 states specifically that new or enhanced facilities should:
- improve the scale, range, quality and accessibility of education provision;
 - be appropriately located to the community they serve;
 - mitigate impact of any residential development; and
 - comply with the strategic objectives of Cambridgeshire County Council, the local Children's Services Authority, and/or the ambition of the community they serve. Developers are required to engage early with the Children's Services Authority to work to ensure the timely delivery of appropriate mitigation.

- 7.93 Paragraph 94 of the NPPF states that:

'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

Assessment

- 7.94 Flexibility has been provided within the Application to deliver a primary school should the need arise, and to provide specialist technical education within the Campus to serve the new and existing residential communities.

- 7.95 The Case for Growth has identified significant potential to provide specialist technical education within the Proposed Development to serve the new and existing residential communities. The expanded Campus would have the potential to offer specialist facilities for Key Stage 4 (Years 10 and 11) and post 16 provision working with the institutions and businesses to train the data scientists of the future. 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 the importance identified in the Government's industrial strategy of ensuring appropriately skilled people for the growth sectors of the future. 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 feels it is appropriate to provide physical capacity should it be required.
- 7.96 Such provision would complement the new Data Scientist degree apprenticeship programme for the bioinformatics sector for which the Sanger Institute has recently won funding and for which it has partnered with Anglia Ruskin's Degrees at Work team. In this way the proposed education uses could be appropriate to the community it serves, in alignment with Local Plan Policy TI/9.
- 7.97 This is entirely in alignment with the NPPF's support of development that would widen choice in education and the Local Plan's requirement for new education facilities to *'improve the scale, range, quality and accessibility of education provision'* (Policy TI/9).
- 7.98 The Applicant has been engaging with Cambridgeshire County Council on education issues. The provision at this stage has been designed to 'future proof' the long-term masterplan by ensuring that there is sufficient floorspace in any planning permission to provide such accommodation.
- 7.99 A monitoring and review mechanism, and appropriate mitigation would be agreed in the S106 agreement to ensure the child yield arising from the Proposed Development is monitored, and appropriate primary and secondary level provision provided on or off-site to meet demand arising from the Proposed Development (in line with Policy TI/9).
- 7.100 Should provision be made on-Site, this would be discussed with the relevant authorities and justified in Reserved Matters applications.

Open space and play space

Policy context

- 7.101 Policy SC/7 (Outdoor Play Space, Informal Open Space and New Developments) of the Local Plan expects all new developments to contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities), and Informal Open Space to meet the need generated by the development in accordance with the standards in Policy SC/7.

Assessment

- 7.102 The Proposed Development would provide open space and play space in compliance with relevant local policy requirements. The Green Infrastructure Parameter Plan provides sufficient natural and semi-natural space to accommodate more than the minimum policy requirements for open space, and amenity space would be delivered within the Development Areas. The precise quantum of open space and play space to be provided would be set out at Reserved Matters applications, including how this relates to the policy requirements and to the needs arising from the relevant Reserved Matters stage of development.

7.103 Development Principles set out further design and functional requirements for the open space that will be taken into account within Reserved Matters applications, and access and management arrangements are expected to be secured by planning condition or S106 obligation.

7.104 This approach therefore complies with the expectations of Local Plan Policies SC/7.

Design

Policy context

7.105 The NPPF states that *‘the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’*. In achieving this it notes the importance of effective engagement between applicants, communities, local planning authorities and other interests throughout the process. (Paragraph 124 and 128).

7.106 Paragraph 127 expects 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);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.107 The NPPF provides for great weight to be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings (Paragraph 131).

7.108 Local Plan Policy HQ/2 (‘Public Art and New Development’) requires all new development to be *‘of high-quality design with a clear vision as to the positive contribution the development will make to its local and wider context’*. Whilst being appropriate to the scale and nature of the proposed development, the policy sets expectations in relation to:

- Response to its context;
- Impact upon natural and historic assets and their settings;

- Inclusion of variety, interest and place responsive design; being legible and creating a positive sense of place
- Compatibility with its location and appropriateness to the surrounding area in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour;
- Delivery of a strong visual relationship between buildings (to '*comfortably define and enclose streets, squares and public places, creating interesting vistas, skylines, focal points and appropriately scaled landmarks along routes and around spaces*');)
- Permeability; enabling ease and safe movement and access for users of all abilities;
- Safely and conveniently integrate car parking;
- Integrate uses within the site and to its surroundings, contributing to creating inclusive communities;
- Deliver flexibility to respond to changing needs and lifestyles
- Mitigate and adapt to the impacts of climate change;
- Include high quality landscape and public spaces;
- Protect the health and amenity of occupiers and surrounding users;
- Design out crime and create a safe and community-focussed environment; and
- Include masterplans and design codes for large and complete developments to agree an overall vision and strategy for the development.

Assessment

- 7.109 Good design has been embedded into the Proposed Development in order to attract and retain the best talent, and to support genuine “quality of life”, but also to ensure that the development is of a quality that reflects its local context. The existing campus provides an indication of Wellcome’s commitment to providing exceptional quality development.
- 7.110 In developing the proposals, the Applicant has worked closely with SCDC officers, and four stages of public consultation during which the community were able to inform and comment on the approach to the Proposed Development.
- 7.111 The considerations set out by Local Plan Policy HQ/2 have been discussed between the Applicant and SCDC officers, and the Design and Access Statement submitted with the application explains how relevant design considerations, including those set out in Policy HQ/2, have been considered and would be approached at detailed design stage.
- 7.112 The Parameter Plans and Development Principles submitted with the Application have also been developed in conversation with SCDC officers. These will ensure that the important design principles that have led to the production of the illustrative masterplan will be carried forward into the detailed design at Development Area Brief and Reserved Matters applications stages, whilst allowing for the flexibility to bring forward a development at that can fully respond to the needs of its occupiers, closer to the point of delivery.

Landscape and visual impact

Policy context

7.113 The NPPF places importance on ensuring developments 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) (Paragraph 127).

7.114 The NPPF also calls for the planning system to protect and enhance valued landscapes in a manner commensurate with their statutory status or identified quality in the development plan (Paragraph 170).

7.115 The relevant Local Plan policies are as follows.

- Policy CC/6 (Construction Methods) requires considerate construction including management of waste, whereby reuse of construction soil should take account of the landscape character, and not create topographical features not in keeping with the landscape character.
- Policy HQ/1 (Design Principles) requires that all new development must be of high-quality design and – whilst being appropriate to the scale nature of the proposed development – must preserve or enhance the existing local character and wider context in the landscape; conserve or enhance important natural and historic assets and their settings; and deliver a strong visual relationship between buildings and create interesting vistas and skylines.
- Policy NH/2 (Protecting and Enhancing Landscape Character) states that development will only be permitted where it respects and retains or enhances character and distinctiveness of the local landscape and National Character Area.
- Policy NH/6 (Green Infrastructure) states that all new developments will be required to contribute towards the enhancement of the green infrastructure network within the district.

Assessment

7.116 The Proposed Development incorporates new green infrastructure which is demonstrated on the Green Infrastructure Parameter Plan (PP3). The Development Principles require Reserved Matters to conform with this Parameter Plan and further propose requirements for green infrastructure, in line with Policy NH/6. Subject to Green Infrastructure Parameter Plan (PP3) and the Development Principles, the detailed design of the landscape would be determined in conversation with SCDC at Reserved Matters stages.

7.117 In relation to policies CC/6, NH/2 and NH/6, the Applicant and client team have worked closely with SCDC to minimise the potential landscape impact of the proposal as far as possible. Measures taken include the following.

- The proposed siting of built development and building heights have been tested iteratively in visualisations and through discussions held with SCDC Officers and the advisors. The proposed maximum building heights parameters have been proposed to minimise the harm to the wider landscape character as far as practicable whilst allowing for the benefits of the Proposed Development to materialise, and whilst allowing for a reasonable degree of flexibility to permit buildings of architectural interest and with articulated rooflines to come forward.
- Structural edge planting is also proposed around the development in order to provide visual screening. These proposals are set out in the Green Infrastructure Parameter Plan (PP3). Early

landscape works would be implemented (to be secured via condition) to provided early visual mitigation; these are demonstrated on the Indicative Early Landscape Works Plan (WGC-ARP-XX-XX-DR-AX-9).

- In addition, the Development Principles provide further controls on the height, massing and layout of built development and on the provision of green infrastructure to reduce landscape and visual impacts.
- It has been proposed that RMAs should also have regard to the Design and Access Statement ('DAS') landscape section, which expands upon the Parameter Plans and Development Principles to demonstrate how they could be implemented.
- Monitoring would be implemented in line with a Landscape and Ecology Management Plan (LEMP) to ensure that proposed planting establishes and grows as intended, and therefore fulfils the landscape and screening functions intended.

7.118 The above measures have been proposed to minimise the impact of the proposed development through the selective filtering or screening of views and the feasible minimisation of building heights, massing and visibility.

7.119 On the basis of the above, a Landscape and Visual Impact Assessment has been carried out and the likely potential effects of the Proposed Development on landscape character and visual amenity are described in Chapter 10 of the ES. This identifies the aspects of the Proposed Development that could give rise to landscape and visual effects, and assesses the likely potential effects during construction and upon completion of the Proposed Development.

7.120 Notwithstanding the Applicant's efforts to minimise the landscape and visual impacts of the proposed development, the LVIA demonstrates that some landscape and visual impacts will remain. The LVIA identifies that the Proposed Development would give rise to some significant effects.

7.121 In summary, the LVIA finds that:

- During construction there would be no significant effects on landscape features. There would be a significant effect on one character area. There would be no other significant effects on landscape features or landscape character areas.
- Once operational, there would be one moderate and beneficial (significant) effect on landscape features, due to a long-term change to the hedgerow tree resource due to increase in tree numbers on site post Development. Other features will experience a combination of adverse and beneficial effects (not significant). 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 landscape retained features, additional landscape features and improved habitat diversity).
- During construction there would be significant visual effects in five instances (to receptors within 150m of the site – owing to visibility of construction from users a permissive path, a footpath, the

Existing Campus, and motorists on the A1301). These effects would be temporary but adverse due to the nature of construction activity.

- Once operational, the majority of visual effects would be not significant (ranging between negligible, minor and minor-moderate). In one view there would be a moderate effect, which is classified as a significant effect.

7.122 It should also be noted that the LVIA has assessed the ‘worst case’ scenario and therefore the actual effects may be less than those residual effects reported above, as a result of additional mitigation measures designed into the detail of each phase Reserved Matters application.

7.123 These impacts will need to be weighed in the planning balance against the public benefits arising from the proposal, including those set out in the Case for Growth and summarised in the conclusion to this Planning Statement. The Applicant considers that these benefits should be found to outweigh the conflicts with policies relating to landscape and visual effects.

Heritage Assessment

Policy context

7.124 The NPPF gives great weight to the conservation of designated heritage assets and seeks to treat favourably proposals that preserve those elements of the setting of a heritage asset or conservation area that make a positive contribution to the asset (or which better reveal its significance) (Paragraphs 193 and 200).

7.125 It states that *‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification’* (Paragraph 194). *‘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’* (Paragraph 195).

7.126 The NPPF states that *‘not all elements of a Conservation Area... will necessarily contribute to its significance’* (Paragraph 201).

7.127 Local Plan Policy NH/14 seeks to support development proposals that would sustain or enhance the significance of designated heritage assets, or the special character of the district’s historic environment, and create high quality environments with a strong sense of place by responding to local heritage character, including in innovative ways.

Assessment

7.128 The effects of the Proposed Development on cultural heritage (built heritage and archaeology) have been considered by the Application and reported in the ES (Chapter 8). These are addressed separately below.

Built heritage

7.129 The Proposed Development has been developed having regard to existing heritage assets and measures are proposed within the Application to reduce the potential effects of the Proposed Development on these assets as far as practicable.

7.130 In relation to built heritage (as noted in the ES Chapter 8), the iterative design process and early identification of potential effects through engagement with heritage experts (Heritage Collective) has

enabled mitigation to be designed into the Proposed Development (through the Parameter Plans and Development Principles). They seek to avoid significant adverse effects through careful planning, siting, access, layout, and the scale of buildings, and in particular they comprise:

- The set back of built development from the village of Hinxton and listed buildings, notably Hinxton Hall, Church of St Mary and St John the Evangelist and Hinxton Grange;
- Inclusion of structural landscape planting on edge of Development Area 3 to soften effects of the Proposed Development from the surrounding landscape;
- Retention of the mature tree planting surrounding Hinxton Hall, as shown on the Parameter Plans. Selective thinning within the Campus Land will improve the landscaping of the Site and the revision of the car park to an area of landscape will improve upon the existing setting of Hinxton Hall; and
- Restriction of building heights and incorporation of green open spaces through the establishment of the extent of built development on the Expansion Land by the Key Parameter Plan (PP1) to minimise effects on views from Hinxton Hall as far as practicable.

7.131 Taking into account this inherent mitigation, the ES finds that there would be no significant effects on heritage assets within the construction phase of the Proposed Development. Upon completion of the Proposed Development it finds that the majority of effects would be neutral, however there would be three minor adverse effects (not significant) – on Hinxton Hall, Hinxton Conservation Area and the Church of St Mary and St John the Evangelist.

7.132 The ES is supported by a Heritage Statement. It explains that against Paragraph 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’*. It further explains that the harm to the Church of St Mary and St John the Evangelist has the ability to be mitigated through the retention of views through the Expansion Land to the church (Paragraph 5.22). It also notes that there is potential to mitigate the harm to Hinxton Hall to some extent by the proposed improvement to the immediate setting of Hinxton Hall by the restoration of the existing car parking to green amenity space (Paragraph 5.11).

7.133 In accordance with the NPPF, the acceptability of this harm is a matter to be weighed up in the context of the wider benefits delivered by the Application and the balance of those benefits against any harm.

7.134 On balance, it is considered that the Applicant has developed the Proposed Development to avoid harm to these assets to the greatest extent possible. Further, there are clear and substantial public benefits – of national interest and significance that outweigh this less than substantial harm. Those benefits are set summarised in the conclusion to this Planning Statement.

Archaeology

7.135 In relation to archaeology, the 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 Proposed Development upon known and potential archaeological remains within the Site would be negligible. It identifies that the Proposed Development would secure long-term display or public presentation of the results of the archaeological field work this would increase public understanding of the archaeology within the Site and would help to offset adverse impacts upon the below ground

archaeological resource. No further mitigation is necessary and the policies relating to archaeological heritage assets are therefore met.

Transport and servicing

Policy context

- 7.136 To promote sustainable transport, the NPPF 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 (Paragraph 102).
- 7.137 Paragraph 103 seeks to locate *‘significant development’* in *‘locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes’*, taking into account the fact that *‘opportunities to maximise sustainable transport solutions will vary between urban and rural areas’*.
- 7.138 The NPPF 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 (Paragraph 84).
- 7.139 Paragraph 109 states that *‘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’*.
- 7.140 Paragraph 110 seeks to give priority to pedestrian and cycle movements first, address the needs of people with disabilities and reduced mobility; create safe, secure and attractive places – minimising the scope of conflicts and unnecessary clutter; and allow for the efficient delivery of goods, and access by service and emergency vehicles; and be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- 7.141 At the local level, Local Plan 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’*.
- 7.142 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.
- 7.143 On parking, Policy TI/3 requires a design-led approach to car parking that takes into account: *‘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’*. Innovative solutions to car parking, including shared spaces, car clubs and electric charging points, are encouraged.

Assessment

7.144 The transport strategy for the Proposed Development directly responds to the objectives of national and local policy in relation to transport by building upon the well-established sustainable transport credentials of the site and through proposing enhancements to the existing approach to transport. At the heart of these proposals is 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 primary achieved through:

- the provision of housing on Site for Campus linked workers;
- improvements to local walking, cycling and bus infrastructure, as well as links to Whittlesford Parkway station; and,
- a comprehensive Site-Wide Travel Plan.

7.145 The Site-Wide Travel Plan and Transport Assessment set out (amongst other things) a proposed approach to car parking which seeks to provide car parking at ratios below Local Plan standards. This approach is proposed in tandem with the other measures set out in the Site Wide Travel Plan, which builds upon the Existing Campus's existing travel plan which has received multiple awards and achieves exceptional modal shares by sustainable modes of transport. A monitoring and review mechanism to understand and ensure the effectiveness of the Site-Wide Travel Plan is included.

7.146 As set out in the Development Specification, the approach to car parking would prioritise use of consolidated car parking structures (predominantly in multi-storey car parking). Multi-storey car parks would be located away from the centre of development areas, being located to promote movement through the Site by foot, and minimise on-plot car parking, which should be used primarily for blue-badge parking or other specific needs such as car clubs, and this be explained at Reserved Matters applications. Provision for electric vehicle charging would also be made to encourage uptake of electric vehicles, including by Car Club operators. This approach complies with Local Plan Policy TI/3.

7.147 The Transport Assessment also explains the proposed approach to servicing and deliveries, responding to NPPF Paragraph 110. It explains how deliveries could be received and consolidated to avoid busier times and vulnerable road users. The approach to servicing and deliveries would be developed further as the detailed design for the Proposed Development is progressed through Development Area Briefs and Reserved Matters applications.

7.148 Alongside these measures, further design measures are proposed to:

- provide a safe crossing between the Existing Campus with the Expansion Land across the A1301 to support the vision for one integrated Campus – through the proposed works to the A1301 described earlier in this Planning Statement and which have undergone an extensive design and safety audit with SCDC and CCC officers;
- deliver a development that promotes the uptake of sustainable modes of travel; creates a safe and comfortable environment for pedestrians; enhances connectivity to the local village of Hinxton – through the principles for future design of the movement network established in the Development Principles, and represented on the Movement Parameter Plan (PP4).

7.149 Collectively these measures directly respond to the requirements of NPPF Paragraphs 84, 102, 103, 110 and Local Plan Policies TI/2 and TI/2.

7.150 In relation to policies relating to transport impacts (NPPF Paragraphs 84 and 109 and Local Plan Policy TI/2), a Transport Assessment has been submitted with the Application which has been prepared in line with a scope agreed with SCDC and CCC. The Transport Assessment concludes that:

- there would not be an unacceptable impact on safety as a result of Proposed Development – rather, the proposed improvements to the A1301 would reduce speeds and enhance safety; and
- there is not a severe impact on the operation of the network.

7.151 In line with the Local Plan policy requirement, the Transport Assessment also includes a Low Emissions Strategy.

7.152 The Proposed Development is therefore in full compliance with national and local policies relating to transport.

Energy and sustainability

Policy context

7.153 The Local Plan 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. A Sustainability Statement has been prepared to demonstrate how the climate change principles have been embedded into the proposal (Policy CC/1).

7.154 Policies CC/2 and CC/3 expand upon SCDC's expectations in relation to energy. They seek to permit proposals to generate energy from renewable and carbon sources, and require proposals for new dwellings and non-residential buildings greater than 1,000sqm to reduce carbon emissions over Building Regulations requirements by a minimum of 10% through on-site renewable energy technologies.

7.155 On developments where a show home is being provided, Policy CC/5 requires sustainable show homes to be provided demonstrating standards of environmental sustainability that go beyond those agreed for the development. Policy CC/5 states that '*purchasers should be clear on where alternatives are available, why it is more sustainable, and the cost of including the alternative*'. The price of such alternatives should reflect the same profit margin for the developer as other standard options (Policy CC/5).

Assessment

7.156 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. Importantly, 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.

Broadband

Policy context

7.157 Local Plan 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. It expects suitable ducting to be provided to industry standards should be provided to the public highway that can

accept fibre optic cabling or other emerging technology. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable.

Assessment

7.158 The Foul Sewerage and Utilities Assessment submitted with the Application explains the proposed approach to telecommunications infrastructure. The digital infrastructure provided to serve the Proposed Development would be flexible enough to cater for the anticipated requirements. For the research and translation uses it is anticipated be via the Janet network that connects the Existing Campus. A new fibre network is then expected be provided to connect the Existing Campus to the Expansion Land. High-speed internet connectivity and television would also be provided to the residential development. This approach is proposed to be secured via planning condition.

Other environmental impacts

Construction phase impacts

Policy

7.159 Local Plan Policy CC/6 relates to construction phase impacts. It requires development to:

- carefully manage materials already on-site (including soils), or brought to the site, to reduce the amount of waste produced and maximise the reuse or recycling of materials either onsite or locally. Any construction spoil reused within the development should take account of the landscape character and avoid the creation of features alien to the topography;
- ensure that constructors are considerate to neighbouring occupiers by restricting the hours of noisy operations and by locating storage compounds and using plant or machinery to avoid noise, smells, dust, visual or other adverse impacts; and
- route construction traffic to avoid roads passing through villages where practicable.

7.160 It requires the submission documents to demonstrate compliance with this policy at a level of detail proportionate to the proposed development. This should include a Construction Environmental Management Plan (CEMP) or similar document.

Assessment

7.161 The methods of construction for the Proposed Development are dependent on the nature of the buildings and detailed design and have therefore not been fixed at this outline planning stage. However, Chapter 6 of the ES provides an overview of how the works that could be undertaken during construction phase to mitigate impacts and to address the requirements of Local Plan Policy CC/6 above, including: the main stages of standard construction activities; anticipated construction working hours; a commitment to register the Site with the Considerate Constructors Scheme; and a commitment to implement a Construction Environmental Management Plan (CEMP).

7.162 An Outline CEMP has been prepared in support of the Application with reference to industry standards, good practice and guidance, such as the Considerate Constructors Scheme and Environment Agency Pollution Prevention Guidance ('PPG') notes (i.e. PPG13: Vehicle Washing and Cleaning; and PPG22: Dealing with Spills). Whilst the PPG notes have been withdrawn by the Environment Agency, these documents still provide useful guidance. A detailed CEMP would build upon this and it is anticipated that preparation, approval and compliance with it would be secured via planning condition.

7.163 The potential impacts of construction which Policy CC/6 seeks to control are addressed in full in the technical chapters of the ES.

Health

Policy context

7.164 Local Plan Policy SC/2 seeks for new developments to have a positive impact on the health and well-being of new and existing residents. To this end it requires proposals of over 20 dwellings or 1,000sqm to be accompanied by a Health Impact Assessment (HIA).

Assessment

7.165 An HIA has been undertaken, the scope of which was agreed with SCDC.

7.166 The HIA has considered potential impacts on health and wellbeing during the construction and operational phases and notes that appropriate mitigation, recommendations and monitoring measures have been set out to minimise potential harmful and optimise beneficial health effects. The HIA finds that

- the Proposed Development responds to local health priorities including encouraging sustainable transport modes, delivering social infrastructure on site, addressing local housing need, providing high quality employment opportunities, and futureproofing the against effects of climate change;
- specific consideration has been given to addressing needs of the Campus community with respect to the potentially transient nature of some sections of the community, and avoiding the potential for isolation that can be experienced by residents in the early stages of delivery of new communities.
- the Applicant is committed to creating a place that positively contributes to the health and wellbeing of both the existing and future local communities. This commitment is in line with its broader research and translation objectives to drive world-changing health improvements through its work in genomics and biodata;
- Overall, the HIA finds that the Proposed Development would have a net beneficial impact on health and well-being.

7.167 The Proposed Development therefore meets the requirements of Local Plan Policy SC/2.

Agriculture

Policy context

7.168 Paragraph 170 of the NPPF is relevant agricultural land quality and soil and state that:

‘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’.

7.169 *'Best and Most Versatile agricultural land'* is defined as agricultural land that has been classified as Grades 1, 2 and 3a under the Ministry of Agricultural, Fisheries and Food Agricultural Land Classification system.

7.170 The Local Plan resists the irreversible loss of Grades 1, 2 and 3a agricultural land as a result of developments proposals unless such land is allocated by the Local Plan for development or the need for the development and sustainability considerations sufficiently override the need to protect land of agricultural value (Policy NH/3).

Assessment

7.171 The Proposed Development would result in the permanent loss of approximately 31.3ha of Best and Most Versatile agricultural land. There is however a locational need for the Proposed Development which has made the loss of this land is unavoidable whilst achieving the needs and objectives of the Proposed Development. On this basis it is considered that the strong needs case for the Development, as set out in the Case for Growth, can be found to override to the need to protect this land. On this basis there should be no perceived conflict with Policy NH/3.

Ecology and biodiversity

Policy context

7.172 Local Plan Policy HQ/1 requires development proposals to *'Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for... biodiversity'*.

7.173 Local Plan Policy NH/4 states that new development *'must aim to maintain, enhance, restore or add to biodiversity'* and should take opportunities to achieve a net biodiversity gain. Measures *'may include creating, enhancing and managing wildlife habitats and networks, and natural landscape'* and *'the built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation'*. It states that harm to the population or conservation status of Protected Species, Priority Species and Priority Habitats should be avoided, mitigated or compensated, and planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitat.

7.174 This approach is consistent with the NPPF which states that planning decisions should contribute to an enhance the natural environment, including by: protecting and enhances site of biodiversity; minimising impacts on and providing net gains for biodiversity; refusing development proposals that would result in harm to biodiversity that cannot be mitigated or compensated; and encourage developments that incorporate biodiversity improvements (Paragraphs 157 and 170).

Assessment

7.175 The Proposed 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. Requirements in relation to green infrastructure are established by the Green Infrastructure Parameter Plan (PP3) and the Development Principles within the Development Specification. The DAS further establishes the intent for the landscape, more detail of which would be provided subsequent to a grant of outline planning permission; it is anticipated that conditions will require submission of details of early landscape works prior to commencement of relevant elements of the Proposed Development, and that further detail would be

provided through Development Area Briefs, Design Guides and Reserved Matters applications. Collectively this approach ensures that Local Plan Policy HQ/1 can be fulfilled.

7.176 In relation to biodiversity more specifically, Chapter 9 of the ES assesses the likely effects of the Proposed Development on biodiversity.

7.177 The chapter finds that, on the basis of the green infrastructure proposed on the Green Infrastructure Parameter Plan (PP3) (to be secured via planning condition) and the Biodiversity Strategy appended to the chapter, the Proposed Development would deliver widespread habitat creation on currently low-value arable land for the benefit of a variety of species. Although some short term adverse effects have been identified, the ES proposes additional mitigation in the form of a Landscape and Ecology Management Plan and an update to the Existing Campus Wetlands Nature Reserve Management Plan. It finds that the Proposed Development would result in a net gain in biodiversity and beneficial residual effects for a number of important ecological features.

7.178 The requirements of NPPF Paragraphs 157 and 170 and Local Plan Policy NH/4 are therefore fulfilled.

Flooding, drainage and water

Policy context

7.179 The Local Plan Policies CC/7, CC/8 and CC/9 require development proposals to demonstrate that:

- there is (or is agreement with service providers to achieve) sufficient water supply, sewerage and land drainage systems for the whole of developments (CC/7);
- harm would not be caused to – and that opportunities have been taken to improve – the quality of ground, surface or water bodies (CC/7);
- that appropriate considerations have been given to pollution sources (CC/7);
- Sustainable Drainage Systems measures would be integrated into the development that are appropriate to site, manage surface water close to its source, make maximum use of low land-take drainage measures, incorporate pollution control measures, and establish whole life maintenance arrangements (CC/7 and CC/8); and
- Incorporation of appropriate and suitable flood protection or mitigation measures appropriate to the level and nature of flood risk, and that would not increase flood risk elsewhere. Flood Risk Assessments prepared in line with national standards and local guidance should be provided for development proposals on sites over 1 ha in size (CC/9).

7.180 Local Plan Policy CC/4 requires new residential developments to achieve the equivalent of Code for Sustainable Homes Level 4 for water efficiency (105 litres per person per day). Non-residential developments are required to be accompanied by a water conservation strategy demonstrating a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable.

Assessment

7.181 In line with Local Plan Policies CC/7, CC/8 and CC/9, a Flood Risk Assessment and a Foul and Surface Water Drainage Strategy are submitted with the Application. They demonstrate that the requirements of the Local

Plan 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 can be detailed at Reserved Matters stages and implemented.

- 7.182 In relation to water efficiency (Local Plan 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 is anticipated that the precise measures to deliver water efficiencies and an assessment of their effectiveness would be set out at Reserved Matters stages through the submission of stage-specific Sustainability Statement.

Noise

Policy context

- 7.183 Paragraph 170 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by (amongst other things) *‘preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of... noise pollution’*.
- 7.184 Policy SC/10 of the Local Plan resists developments that would have unacceptable impacts on the indoor or outdoor acoustic environments of existing or planned developments or on countryside areas of tranquillity important for wildlife and countryside recreation, or that would be subject to unacceptable noise levels from existing sources.
- 7.185 Policy SC/10 requires proposals for residential developments close to existing noise sources to demonstrate that the proposal would not be subject to unacceptable noise levels, and seeks to ensure that noise from proposed commercial, industrial, recreational or transport uses do not cause any significant increase in the background noise level at nearby existing noise sensitive premises, such as dwellings.
- 7.186 Policy SC/10 also looks to use planning conditions to ensure adequate noise levels.

Assessment

- 7.187 Chapter 14 of the ES assesses the likely noise effects of the Proposed Development during construction and operation of the completed Development. It finds that, in all instances, during both construction and operation the residual effects of the Proposed Development on all receptors and from all noise sources would be either negligible or minor, both before and after mitigation.
- 7.188 It is anticipated that the mitigation measures taken into account in the assessment would be secured via planning condition. These include during construction, restrictions on construction working hours and implementation of a CEMP; and, during operation, measures to control noise from fixed mechanical plant and equipment, and design of buildings to minimise internal noise from external sources, which would be considered further at Reserved Matters applications. It is anticipated that these measures would be secured via planning condition.

Air quality

Policy context

- 7.189 The Local Plan (Policy SC/12) seeks to permit development proposals that would have not an unacceptable impact on air quality standards and would not affect or lead to the designation of an Air Quality Management Area. It requires assessments on local air quality to be assessed, taking into account relevant guidance. For large development proposals requiring a Transport Assessment and Travel Plan, a planning condition should require the production of a site-based Low Emission Strategy and implementation of suitable mitigation measures where they would result in a deterioration of local air quality.

Assessment

- 7.190 The Application is accompanied by a Transport Assessment which includes a Site-Wide Travel Plan and Low Emissions Strategy.
- 7.191 An air quality assessment has been undertaken as part of the EIA process, the results of which are reported in Chapter 13 of the ES. It finds that effects during construction would range between 'negligible' and 'minor adverse/negligible (not significant)', and during operation of the completed Proposed Development the effects would be minor adverse at one receptor and negligible at all other (21) receptors.
- 7.192 The operational-phase assessment takes into account the implementation of a CEMP as mitigation, which is proposed to be secured via planning condition. During operation, no mitigation is proposed because the Proposed Development would not generate unacceptable impacts on air quality or lead to the designation of an Air Quality Management Area.
- 7.193 The requirements of Policy SC/12 have been fulfilled.

Waste

Policy context

- 7.194 The NPPF does not specifically address waste matters, although it does influence waste planning and related matters. NPPF 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. Under the 'environmental objective', NPPF highlights *'using natural resources prudently' and 'minimising waste and pollution'* (Paragraph 8).
- 7.195 The Local Plan acknowledges that development can create additional demands for physical infrastructure. In such cases planning obligations will be required, to make necessary improvements, provide new facilities or secure compensatory provision (Paragraph 10.49).
- 7.196 Policy CC/6 seeks for development proposals likely to generate construction waste to *'carefully manage materials already on-site (including soils), or brought to the site, to reduce the amount of waste produced and maximise the reuse or recycling of materials either onsite or locally. Any construction spoil reused within the development should take account of the landscape character and avoid the creation of features alien to the topography'*.

Assessment

- 7.197 The Proposed Development incorporates measures to reduce construction and operational waste and to support the prudent use of natural resources, in compliance with the requirements of the NPPF and the Local Plan. In summary it does so through the following.

- In relation to construction waste, no demolition is proposed and it is assumed that 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.
- An outline CEMP has also been included with the Application which includes measures to ensure construction waste and soil materials are stored and managed appropriately in line with best practice. A full CEMP would be developed and implemented during the construction period.
- In relation to earthworks, indicative proposed levels drawings and accompanying preliminary bulk earthworks calculations (within ES Chapter 17) indicate that it would be possible to achieve a balance of cut and fill within the Site, thus avoiding the need for significant import or export of material. At detailed design stages details of proposed ground levels and landscaping would be developed in consultation with engineers and landscape designers to achieve a material balance across the Site and avoid the need to import material for construction of the acoustic bund.
- The Outline Waste Management Strategy aims to that once the Proposed 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 effects on local waste infrastructure have been identified in the ES as 'negligible'.
- In addition, with effective implementation of best practice measures it is estimated that rates of recycling and recovery could be significantly increased from those stated in the ES and that rates of disposal would increase. This would lead to reduced pressure on the local waste infrastructure.
- It is also anticipated that green waste arisings from landscape maintenance and agricultural waste would be managed within the Site and therefore limited quantities would require off-site disposal.
- 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 Proposed Development, including design, construction and occupation.

7.198 The requirements of NPPF Paragraph 8 and Local Plan Policy CC/6 are therefore fulfilled.

Light pollution

Policy context

7.199 The Local Plan Policy SC/9 identifies the conditions upon which proposals for new external lighting will be accepted. These require development proposals to demonstrate that the lighting is the minimum necessary, minimises light spill and glare, does not unacceptably adversely impact neighbouring or nearby properties or countryside or district road users, and meets County Council adoption standards.

Assessment

7.200 An Outline Lighting Strategy has been prepared for the Proposed Development and taken into account in the light impact assessment which is provided in Chapter 11 of the ES. This Outline Lighting Strategy addresses measures to minimise light spill and glare, and includes a requirement to design the Proposed Development to meet County Council adoption standards.

7.201 Owing to the outline nature of the Application, details of any lighting to be provided as part of the Proposed Development are proposed to be agreed at Reserved Matters stage. It is proposed that Reserved Matters

would be supported by detailed Lighting Strategies that would comply with the Outline Lighting Strategy, both of which would be secured via planning condition.

- 7.202 Taking into account the CEMP which would be secured via condition and the Outline Lighting Strategy, the ES identifies that the effects of the Proposed Development on sensitive receptors during construction and operation would be 'minor/negligible'. These effects are 'not significant' in ES terms.
- 7.203 Following implementation of the above measures, therefore, the Proposed Development would not cause unacceptable adverse impacts on neighbouring or nearby properties or countryside or district road users, and can be found to comply with Local Plan Policy SC/9.

Contamination

Policy context

- 7.204 Policy SC/11 of the Local Plan states that *'Where development is proposed on contaminated land or land suspected of being impacted by contaminants the Council will require developers to include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where land is, or can be made, suitable for the proposed use'*.

Assessment

- 7.205 A Phase 1 Ground Conditions Study has been submitted with the Application.
- 7.206 The Phase 1 Ground Conditions Study provides a geo-environmental and geo-technical assessment of the Site in order to provide an understanding of potential ground-related risks. It identifies main sources of potential contamination on the Site and qualitatively assesses the associated potential risks taking into account the Site's current condition and the potential risks associated with any below ground works and the potential future use. It then identifies geotechnical considerations for future development and makes recommendations for subsequent site investigations and operational phase activities.
- 7.207 Based on its findings the Phase 1 Ground Conditions Study concludes that it is very unlikely that the Site would be determined as Contaminated Land under the provisions of the Environmental Protection Act 1990 following redevelopment of the Site.

8 Planning conditions and obligations

Policy context

8.1 In respect of the negotiation of planning obligations associated with development proposals, Regulation 122 (2) of the Community Infrastructure Levy Regulations states that:

‘A planning obligation may only constitute a reason for granting planning for the development if the obligation is:

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.’

8.2 Paragraph 56 of the NPPF states that planning obligations should only be sought where they meet all of the tests outlined in Regulation 122 of the Community Infrastructure Regulations, as set out above. Regulation 123 provides further restrictions on the use of Planning Obligations, in particular the ‘pooling’ of contributions towards a project or type of infrastructure.

8.3 In the Local Plan, Policy TI/8 seeks to grant planning permission only for developments for which suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms have been made. The nature, scale and phasing of any planning obligations will be related to the form of the development and its potential impact upon the surrounding area.

Approach

8.4 In relation to Policy TI/8, it should be noted that SCDC do not have a CIL regime in place and therefore any necessary contributions would be anticipated to be agreed via Section 106 Agreement.

8.5 It is therefore proposed that a Section 106 Agreement will be drafted during the determination stage of the Application.

8.6 The Section 106 Agreement would include commitments, obligations and financial contributions that are necessary to make the scheme acceptable in planning terms. Matters that are expected to be included in the S106 include the following:

- Transport
- Housing
- Sustainability
- Education
- Health
- Community facilities
- Open space

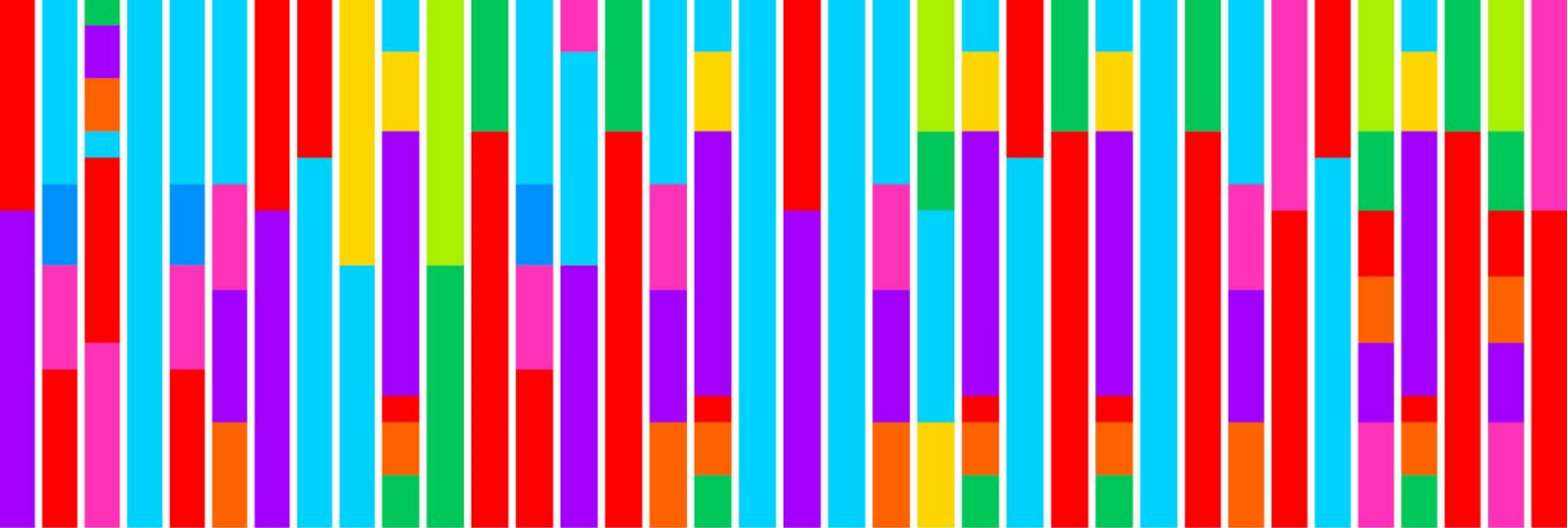
8.7 A schedule of draft Section 106 Agreement Heads of Terms is provided in Appendix 4 of this Planning Statement.

9 Conclusion

- 9.1 This Planning Statement has been prepared in support of the Proposed Development. It has considered the Proposed Development against relevant planning policies and considerations.
- 9.2 The Application has been submitted alongside all required assessments and statements. These include a full EIA, an Energy Statement, a Sustainability Statement, a Town Centre Uses Assessment and a Transport Assessment, to identify the likely environmental, social and economic impacts of the Proposed Development. The submission of this Application follows extensive and thorough pre-application consultation.
- 9.3 The adopted Development Plan identifies the existing Campus as one of four significant opportunities for high technology research and development and identifies the site as an Established Employment Area (Policy E/15). Whilst the site allocation only includes the 'Campus' part of the Application site and does not refer to housing provision, national policies including those which the NPPF refers to as being worthy of particularly significant weight, and other local and sub-regional policies, together with the quality of the proposals themselves, mean that the development should be approved.
- 9.4 The benefits of the Proposed Development can be summarised as follows.
- 9.5 The project is of national significance in terms of its contribution to the UK life sciences sector and to the economy. It is in a location with high productivity and an agreed deal with Government to increase economic activity. It is already a world leading facility, thanks to £3 billion of investment, in a critical innovative sector specifically identified in the Government's Industrial Strategy. This should be afforded particularly significant weight in accordance with paragraph 80 of the NPPF.
- 9.6 The Proposed Development would provide the opportunity to build on the transformative contribution already made by UK genomics and bio-data sectors in delivering world-changing health solutions. It would support Government objectives to grow UK's Science and Innovation capabilities, including in research and translation; and avoid risk of the UK 'falling behind' given the globally competitive nature of the sectors.
- 9.7 It would create an exemplary living and working science community – the only single focus genomics and bio-data science campus across the world, with unrivalled density of genomics and bio-data expertise – within an attractive liveable place of the highest quality. Lending critical mass to the Campus would create more opportunities for interactions and collaborations to support innovation.
- 9.8 The inclusion of homes as part of the development, with specific requirements that they will be available for the campus workforce will promote interaction of residents, healthy lifestyles and support sustainable travel options and community facilities. It will also help the campus compete internationally to recruit and retain talent, and provide homes for essential supporting staff who are currently priced out of the local market.
- 9.9 The Proposed Development would also give rise to a range of social and environmental benefits for the local area and the UK. These conclude the following:
 - 9.9.1 The Proposed Development is estimated to deliver approximately 4,200 net additional jobs on site and, taking into account displacement and multiplier effects, up to 9,750 net additional jobs across

the district, and 11,700 across the UK. It would also deliver an average of 1,160 construction jobs on site across the construction period.

- 9.9.2 Campus Linked Housing would deliver up to 1,500 new homes, supporting Campus workers with high quality accommodation and shorter commutes, and contributing to its overall sustainability as an employment location.
 - 9.9.3 Working with local operators would ensure that the proposals work with existing providers and that any new facilities do not undermine existing services. With this in mind it would provide new nursery provision and resilience for a potential on-site primary school and technical education facility linked to the work of the Campus or make contributions towards the extension or enhancement of existing facilities
 - 9.9.4 Contributions to on-Site open space and ecology would be made through early landscape planting, a net gain in ecological and woodland areas, and new high-quality open spaces, including children's play space and outdoor sports provision.
 - 9.9.5 Implementation of the sustainability strategy set out in the Sustainability Statement would promote health and wellbeing of users of the Campus. The proposed Development is envisaged to be exemplary environment for healthy living and working, drawing upon WELL Community standards.
- 9.10 Wellcome has demonstrated that it can and will deliver on its commitments through its investment in and management of the Existing Campus over 25 years. The Campus provides an exemplary quality of design, including its re-use of listed buildings and creation, management and maintainandce of beautiful and bi-diverse environments. Its Travel plan and investment in services to allow for Sustainable Travel options will be extended and the expansion of the campus will allow for further improvements for walking and cycling. This placemekaing underpins the multi-million pound annual investment in cutting edge science for the benefit of worldwide human health. The expansion proposals are intended to support greater translation of that research into practical heatlcare interventions.
- 9.11 Wellcome is in regular conversation with businesses and instiutions seeking space on the Campus which, without the ability to expand the campus, it currently has to turn away. There is therefore an urgent need for the expansion of the Wellcome Genome Campus. The above benefits of the Proposed Development are substantial and are material considerations in the determination of the Application.
- 9.12 In our view the need for, and benefits arising from, the Proposed Development should therefore be found to outweigh the limited advserse effects, which the Application is in any case seeking to avoid or mitigate, or perceived conflicts with policy. On that basis, South Cambridgeshire District Council is urged to grant planning permission for the Proposed Development.



**WELLCOME
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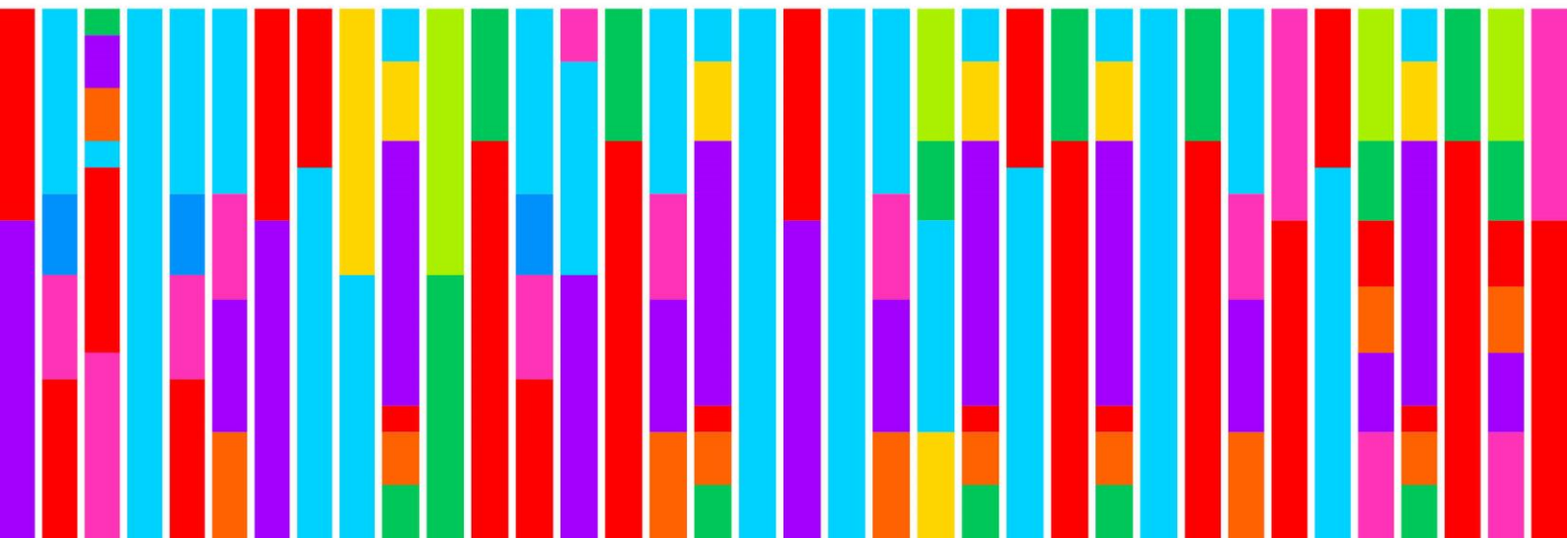


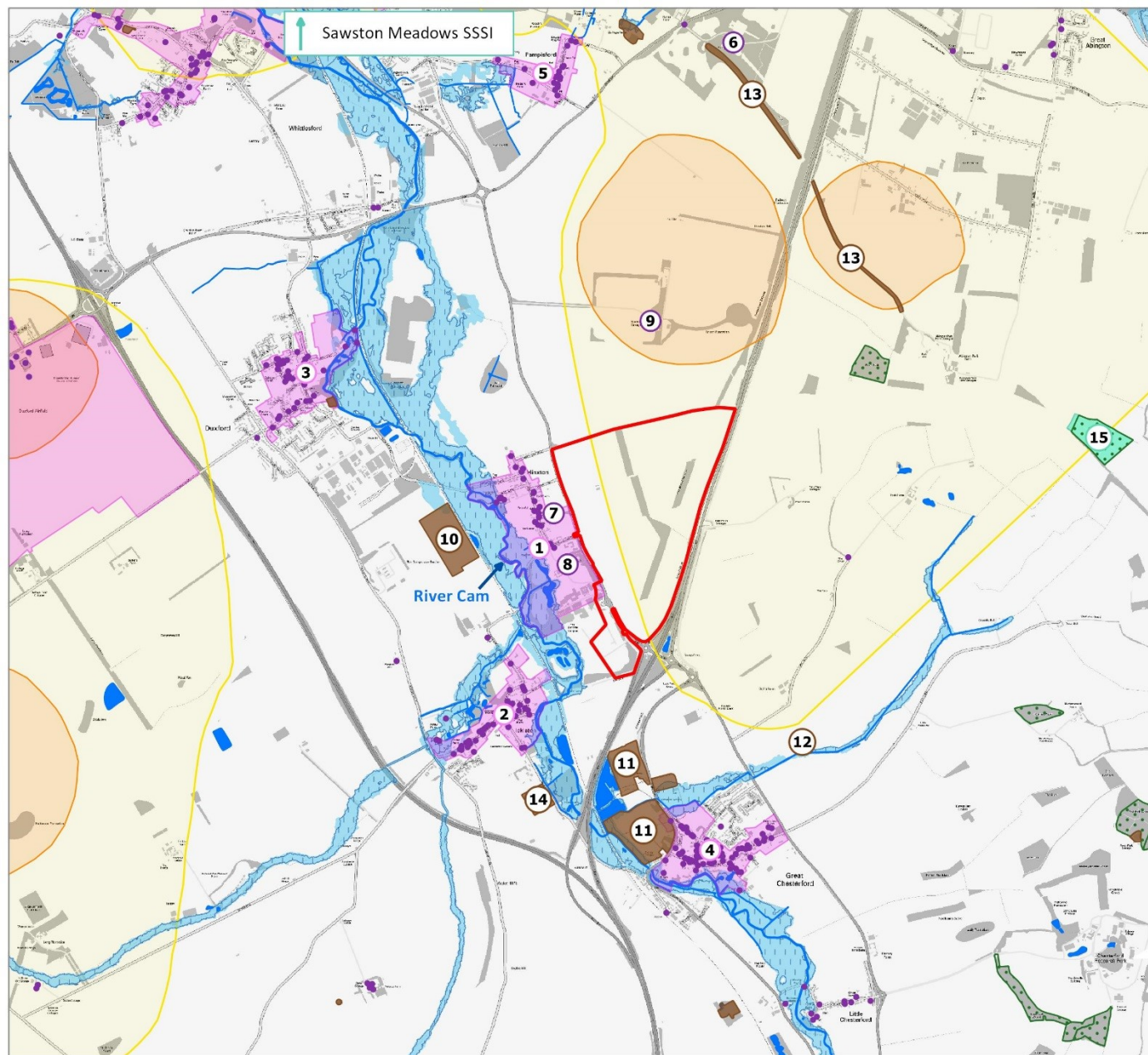
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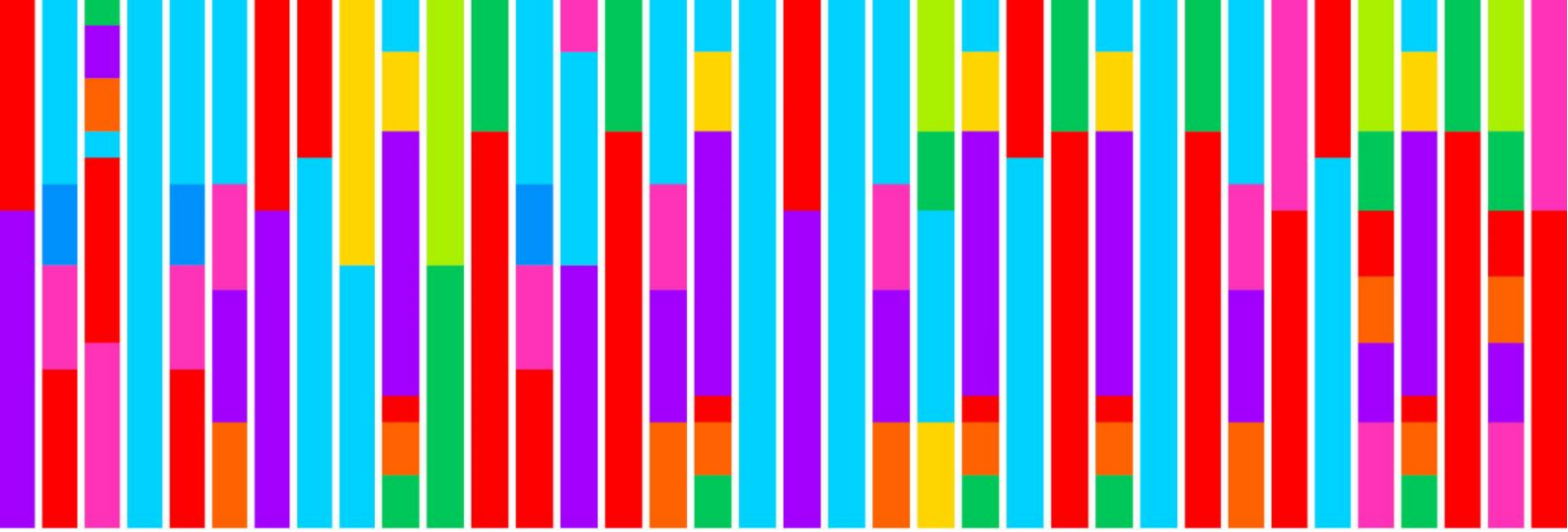
12. Planning Statement

Appendix 1 - Environmental and Heritage Designations Map

December 2018







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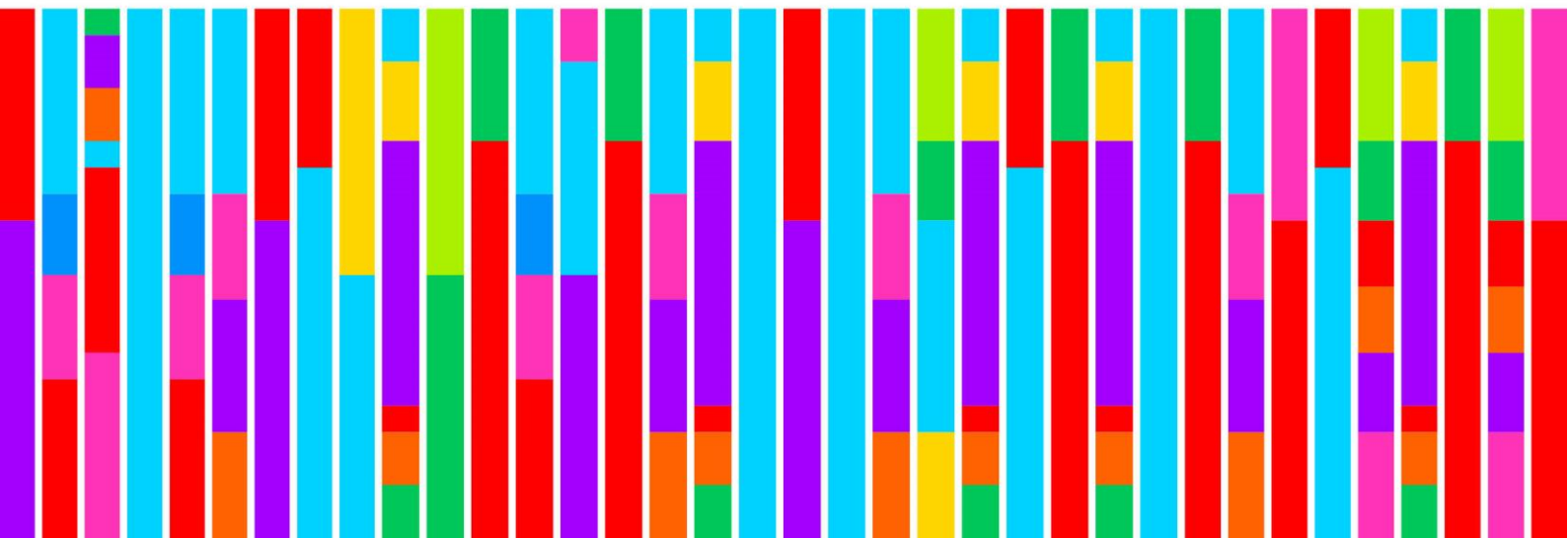


Wellcome Genome Campus Development

12. Planning Statement

Appendix 2 - Town Centre Uses Assessment

December 2018



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1 Introduction

- 1.1 This Town Centre Uses Statement has been prepared in support of an application by Wellcome (the Applicant) for outline planning permission for the following:

“A phased, mixed use development comprising 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 Classes A4 and AA) and leisure uses (Use Class D2); landscape and public realm, including 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”.

- 1.2 The Statement has been prepared in response to national and local policies that seek to protect the vitality and viability of town centres. In particular it addresses the two tests that are used to determine whether the provision of town centre uses in this location would be acceptable: the sequential test and the impact test.
- 1.3 In summary, the Statement finds that there would be no adverse effects on existing centres arising from the proposed town centre uses, and the policy tests have therefore been met.

2 Context

Site context

- 2.1 The Site comprises 127.5ha of land within and adjacent to the Wellcome Genome Campus near Hinxton, South Cambridgeshire.
- 2.2 It is bisected by the A1301, creating two separate parcels of land which are at times referred to separately in the application documents as ‘Campus Land’ and ‘Expansion Land’.
- The Campus Land is 10.25 hectares of land within the existing Wellcome Genome Campus currently occupied by car parks and landscape. It is within an Existing Employment Area.
 - The Expansion Land is 113.05ha hectares sits to the east of the Campus Land and is bounded by the A1301 and the A11 roads along its east and western edges, and by arable farmland to the north. It is a greenfield site that currently in use for agricultural purposes.

Town Centre context

- 2.3 South Cambridgeshire’s settlements are organised into the following definitions and hierarchy of centres by the South Cambridgeshire Local Plan (2018)¹:
- Town Centres: Northstowe, and Waterbeach (Local Plan allocation);
 - Rural Centres’ village centres: defined as *‘the larger more sustainable villages’*.
 - Other village centres:
 - Comprising Minor Rural Centres: defined as *‘less sustainable than Rural Centres, but which nevertheless perform a role in terms of providing services and facilities for a rural hinterland’*.
 - Group Villages: defined as *‘generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages generally have at least a primary school’*; and
 - Infill Villages: defined as *‘generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs’*.
- 2.4 The 2016-2017 South Cambridgeshire Annual Monitoring Report also provides a helpful characterisation of the distribution of uses and facilities across the district:
- ‘Due to the rural nature of South Cambridgeshire and its relationship with the City of Cambridge, the district does not currently have any town centres, and the new town of Northstowe will be the district’s first town centre. Locally provided services and facilities are focussed into local centres at the district’s more sustainable locations, particularly sites on the edge of Cambridge and larger villages. The district’s local centres include a variety of retail and commercial uses, restaurants, cafes and pubs, and other key local services (e.g. doctor’s surgeries, libraries)’.*
- 2.5 The closest settlements to the Site are infill villages as defined by the Local Plan. These consist of Hinxton, Ickelton, Great Chesterford, Duxford, Whittlesford and Pampisford.

¹ Local Plan (2018) Policy E/21 and Appendix D.

- 2.6 The closest rural centre to the Site is Sawston, followed by Great Shelford and Stapleford and Fulbourne. The other of the District's rural centres, Cambourne, is located significantly further away, to the east of Cambridge City.
- 2.7 The only one of the district's existing town centres is located to the north of the city of Cambridge City, which is Cambridgeshire's largest defined centre. Waterbeach new town, allocated by the Local Plan, has yet to be developed.
- 2.8 Given the very recent adoption of the Local Plan, the characterisation of the levels of town centre uses provision in each of the district's centres can be taken to provide an up-to-date representation of the level of provision in the area local to the Site. In this case the level of local provision provides for some of the day-to-day needs of the population but not to the extent that such settlements are considered self-sustaining.

3 Proposed Town Centre Uses

3.1 The proposed maximum floor quanta of land uses included with the outline planning application are set out in table 3:1 below.

Table 3:1: Maximum quanta of proposed uses

Use	Amount
Research and Translation (employment) space² (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

3.2 Of the supporting uses identified above, the Proposed Development includes the following supporting uses that are relevant to a town centre uses assessment

Table 3:2: Assumed quanta of town centre uses within the overall maximum quanta of proposed uses

Town Centre Use category	Use	Maximum amount (GEA)
Offices	Office (Use Class B1)	150,000sqm
Retail development	Retail (within Use Classes A1, A2, A3, A4)	3,500sqm
Leisure and entertainment	Health centre	500sqm
Arts, culture and tourism	Conference	5,000sqm
	Hotel	5,000sqm
	Visitor or cultural uses for public engagement	4,000sqm
	Other cultural use / anchor	1,000sqm

3.3 The delivery of the proposed uses would be phased to support the needs of the Campus as it grows and to contribute to the creation of a sense of place from the outset.

² Research and Translation (employment) uses are defined in the Planning Statement. Occupancy is expected to be controlled via condition.

- 3.4 Owing to the outline nature of the planning application, the precise quantum and distribution of these uses are not yet known. Development Area Briefs (described in the Planning Statement) and Reserved Matters Applications would provide further detail at a time closer to the delivery of any such uses.
- 3.5 Further commentary on the form and purpose of the proposed supporting uses is provided in the main body of the Planning Statement. Importantly, this includes the intention that retail uses would be provided in units of no greater than 500sqm to ensure that the units are of a small scale suitable to meet the needs of the Site's population.

4 Policy context

National

- 4.1 Chapter 7 of the National Planning Policy Framework (NPPF) *‘Ensuring the vitality of town centres’* sets the national policy context for town centre uses, which include retail, leisure, entertainment, office, cultural, and tourism development (including hotels and conference facilities).
- 4.2 The NPPF establishes the primacy of town centres in the planning system and states planning policies and decisions should *‘support the role that town centres play at the heart of their communities, by taking a positive approach to their growth, management and adaptation’*. They should *‘define a network and hierarchy of town centres and promote their long-term vitality and viability’* and *‘retain and enhance existing markets and, where appropriate, re-introduce or create new ones’* (Paragraph 85).
- 4.3 Importantly, while the primacy of town centres is clear, there is not an embargo on development outside of those centres. Instead, such development is subject to two tests: the sequential and impact tests.
- 4.4 The sequential test is set out by Paragraph 86 of the NPPF. This requires new floorspace for main town centre uses (which include retail) to be located within town centres as a first preference and then, if no suitable sites are available, in edge-of-centre locations (defined as within 300 metres easy walking distance of the centre). *‘Only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered’*.
- 4.5 The impact test is established by Paragraph 89 of the NPPF. This states that *‘when assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sqm of gross floorspace). This should include assessment of:*
 - a) *the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and*
 - b) *the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).’*
- 4.6 Paragraph 90 seeks to refuse applications that fail the sequential test or would be likely to have significant adverse impact under the impact test.
- 4.7 In conjunction with the above, however, the NPPF identifies other objectives that can warrant the location of uses that fall within the wider definition of town centre uses in rural locations. Paragraph 83 states that planning policies and decisions should:
 - supports the development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings and public houses; and
 - enable sustainable rural tourism and leisure developments that respect the character of the countryside.

Local

- 4.8 In relation to retail uses only, the Local Plan applies the NPPF's sequential and impact tests. Policy E/21 identifies a retail hierarchy of preferred retail centres, which seeks to direct retail development first to Northstowe and Waterbeach new towns, then to Rural Centres' village centres, and then to Other village centres.
- 4.9 Policy E/22 requires development proposals for retail development over 250sqm and outside of EEAs and rural centre villages to be accompanied by a Retail Impact Assessment (RIA). It seeks to refuse developments where the RIA identifies that there would be significant adverse impacts on existing town or village centres. Policy SC/4 similarly states that new retail development as part of housing developments should not undermine the vitality and viability of the town centre.
- 4.10 The Local Plan expands upon the locational suitability of other town centres, defining the circumstances in which such uses may be permitted outside of defined centres, including in EEAs and in the countryside. In summary:
- **Policy SC/4, SC/6 and SC/7** expect all housing development to include or contribute services and facilities of an appropriate scale and range to meet the needs of the development, including indoor community facilities, and outdoor play spaces. These should be delivered in accessible locations and opportunities for joint provision and co-location of compatible services and facilities to be considered (**Policy SC/4**), and **Policy SC/3** resists proposals which would lead to the loss of a village service.
 - **Policy SC/4** expects account to be taken of capacity at existing local facilities when assessing the level of need and considering the timing of delivery of such services. Key services should be provided within early phases (during which interim facilities may be required) and phasing will be established by planning conditions or obligations. Management or maintenance strategies should then be provided. The services and facilities expected to be covered by the policy are described to include: schools (primary and secondary); meeting places; health facilities; libraries; sports facilities; commercial facilities such as nurseries, shops, restaurants, cafes and pubs; provision for faith groups, provision for waste and recycling.
 - **Policy E/10** permits small-scale leisure, eating and social hub facilities within EEAs so long as they are of a supporting or ancillary and complementary nature to the business uses on the site and are primarily intended to meet their needs.
 - **Policy E/19** supports visitor attractions – which include visitor and information centres – in the countryside subject to being able to demonstrate that:
 - the development uses and enhances existing tourism assets;
 - there is an identified need;
 - there would be no adverse impacts on the character and appearance of the area, the scheme is in scale with its location and nature; and
 - it maximises sustainable travel opportunities, and does not require accommodation.
 - **Policy E/20 (Part B)** supports proposals for hotel provision outside of development frameworks through the reuse of existing buildings and '*small scale developments appropriate to the local circumstances*'.
- 4.11 There are no Local Plan policies that directly address the suitable location of conference facilities beyond the NPPF's requirements in relation to main town centre uses addressed above.

5 Sequential Test Assessment

- 5.1 The NPPF requires new floorspace for main town centre uses to be located within town centres as a first preference and then, if no suitable sites are available, in edge-of-centre locations (defined as within 300 metres easy walking distance of the centre). Out-of-centre sites should be considered only if suitable in centre and edge of centre sites are not available (or expected to become available within a reasonable period).
- 5.2 It is important to understand how the courts have clarified how various aspects of the sequential test should be applied.
- 5.3 Alternative ‘*sequentially preferable*’ sites must be assessed for their suitability and availability. Suitability was a matter considered by the Supreme Court in *Tesco Stores Ltd v Dundee City Council* (2012), in the context of whether, in requiring flexibility, a planning authority can consider an altered or reduced form of a proposal that might fit onto an alternative site. The court held that in considering alternative sites what is important is whether the site is suitable for the development *as proposed*, not some alternative scheme that the local planning authority might prefer (this being a matter of legal interpretation rather than planning judgement). Lord Hope, in giving the judgment, stated:
- ‘...the issue of suitability is directed to the developer’s proposals, not some alternative scheme which might be suggested by the planning authority. I do not think that this is in the least surprising, as developments of this kind are generated by the developer’s assessment of the market that he seeks to serve. If they do not meet the sequential approach criteria, bearing in mind the need for flexibility and realism... they will be rejected. But these criteria are designed for use in the real world in which developers wish to operate, not some artificial world in which they have no interest in doing so’.*³
- 5.4 Thus, an alternative site must be capable of accommodating the development *as proposed*.
- 5.5 The Case for Growth sets out the need for the Proposed Development in greater detail and should be read in full in order to understand the applicability of the sequential test to the proposed mix of uses, including town centre uses. Critically, in applying the sequential approach in this circumstance it is important to note that:
- The provision of the proposed ‘town centre uses’ on the Site is essential to the creation of place: the Proposed Development is seeking to create an exemplary living and working science community – the only single focus genomics and bio-data science campus across the world, with unrivalled density of genomics and bio-data expertise – within an attractive liveable place of the highest quality, and critical mass with more opportunities for interactions and collaborations to support innovation.
 - The proposed ‘town centre’ uses are proposed to support the day-to-day needs of the Site’s working and living population. There are sustainability benefits associated with this approach, which would reduce the needs of the population to travel off-site to meet many of their day-to-day needs.
- 5.6 The above considerations lead to a requirement for a mix of uses that go beyond that of a typical ‘employment park’ to require complementary uses which are typically defined as ‘town centre’ uses. In doing so, it directly responds to a number of other Local Plan policies relating to town centre uses, in particular:
- Support in Policy E/10 for small-scale leisure, eating and social hub facilities within EEAs so long as they are of a supporting or ancillary and complementary nature to the business uses on the site and

³ Tesco Stores Limited (Appellants) v Dundee City Council (Respondents) (Scotland) [2012] UKSC 13, paragraph 38

are primarily intended to meet their needs: This is precisely the intention behind the proposed supporting (town centre) uses, which are not intended to attract trips from elsewhere.

- Policies SC/4, SC/6 and SC/7, which require new housing proposals to include new facilities and services in accessible locations and requires consideration to be given to existing levels of provision when proposing new services and facilities: The nature of the South Cambridgeshire retail centre hierarchy in itself suggests that all of the centres within an accessible distance (i.e. within reasonable distance by foot, bicycle or public transport) have relatively low levels of service provision that support only some of the day-to-day needs of the population but are not designed to support the scale of the anticipated working and living population of the Proposed Development and of the existing Wellcome Genome Campus population (5,330 employees, and 3,221 residents).
- Policy E/17, which supports visitor facilities in the countryside under defined circumstances: There is an identified need and sustainability benefits associated with the provision of hotel and conference (visitor) facilities as part of the Proposed Development, as set out in the Planning Statement.

- 5.7 It is not possible to segregate the 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 Proposed Development outlined above.
- 5.8 As the courts have made clear, it would also not be reasonable to disaggregate or reduce the Proposed Development to fit any available sites as this would compromise the purpose of the Proposed Development.
- 5.9 Therefore, taking into account the above, there can be no other suitable sites on which the proposed town centre uses could be located, and the sequential test should be considered to be passed.

6 Impact Assessment

Introduction

- 6.1 This section considers the retail and leisure elements of the Proposed Development against the national and local policies which require development proposals for retail and leisure uses outside of town centres to demonstrate that they would not give rise to significant adverse impacts on the viability and vitality of existing town centres.
- 6.2 The impact test applies where proposals exceed a locally-set floorspace threshold, or if none has been set, the NPPF's default threshold of 2,500sqm. In this case the Proposed Development exceeds the Local Plan threshold of 250sqm and so an assessment is required.
- 6.3 As with the sequential test, it is important to understand the nature of the proposal so that its effect on local shopping patterns can be forecast. The PPG again requires the impact test to be '*undertaken in a proportionate and locally appropriate way*'⁴ and therefore the nature of the proposal is relevant to assessing its impact. The proposal is for small-scale local retail and leisure uses which are intended to serve the population of the immediate area. Its effect on shopping patterns can therefore be expected to be limited, for two reasons:
 - 6.3.1 first, being small-scale, the effect (if any) on shopping patterns should be limited to a very local area; and
 - 6.3.2 second, much of its turnover is likely to be drawn from the new households and employees brought to the area by the Proposed Development, many of whom would be international. This is expenditure which the existing centres are already trading successfully without. As a result, the effect of the Proposed Development should be largely self-contained.
- 6.4 For these reasons, it is reasonable to anticipate that larger purchases and use of leisure facilities would still take place in larger existing centres, and it is unlikely that there would be any impact upon planned investment in town centres.

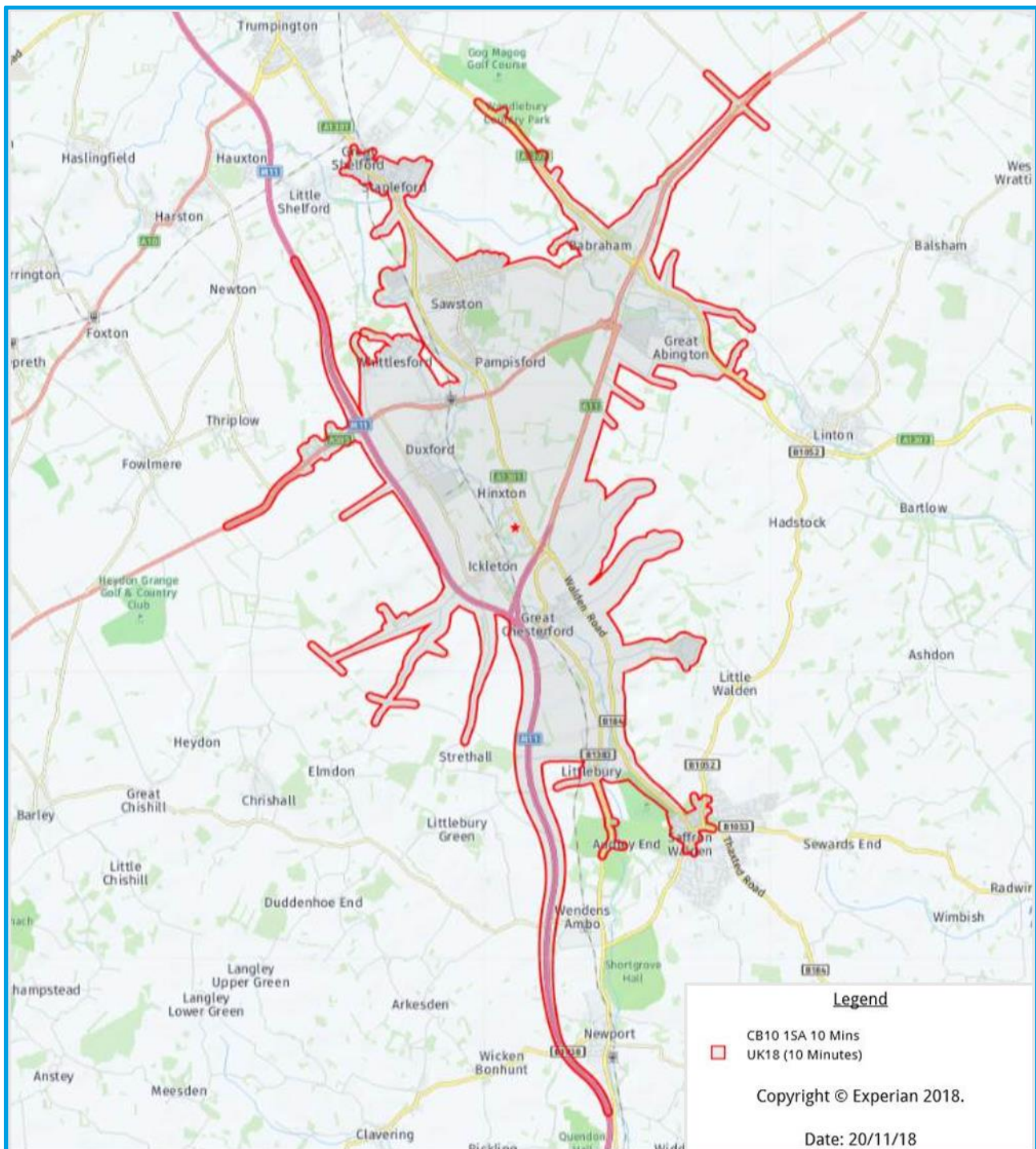
Scope of the assessment

- 6.5 Following are separate assessments of the potential impacts of the proposed retail and leisure floorspace.
- 6.6 The NPPF defines town centre retail uses as '*retail development (including warehouse and factory outlet centres)*', and town centre leisure uses as '*cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls*'.
- 6.7 For the purposes of this assessment, however, the 3,500sqm (A1-A4) of retail uses proposed by the Application could include restaurants, bars or pubs and therefore are considered within the retail section of the assessment rather than the leisure impact assessment.
- 6.8 The leisure element of the following assessment considers the potential impact of a 4,000sqm fitness centre. This is considered to be the most likely leisure uses to come forward within Proposed Development and which, therefore, has been used as the basis of assumptions across the planning application documents.
- 6.9 For the purpose of this assessment, the likely impact of the proposed retail and impact assessment has been considered within a study area of a ten-minute drive from the Site (using post code CB10 1SA), as shown on figure 6:1 below. This is a robust study area because the proposed 'town centre uses' are

⁴ Paragraph 015, Reference ID: 2b-015-20140306

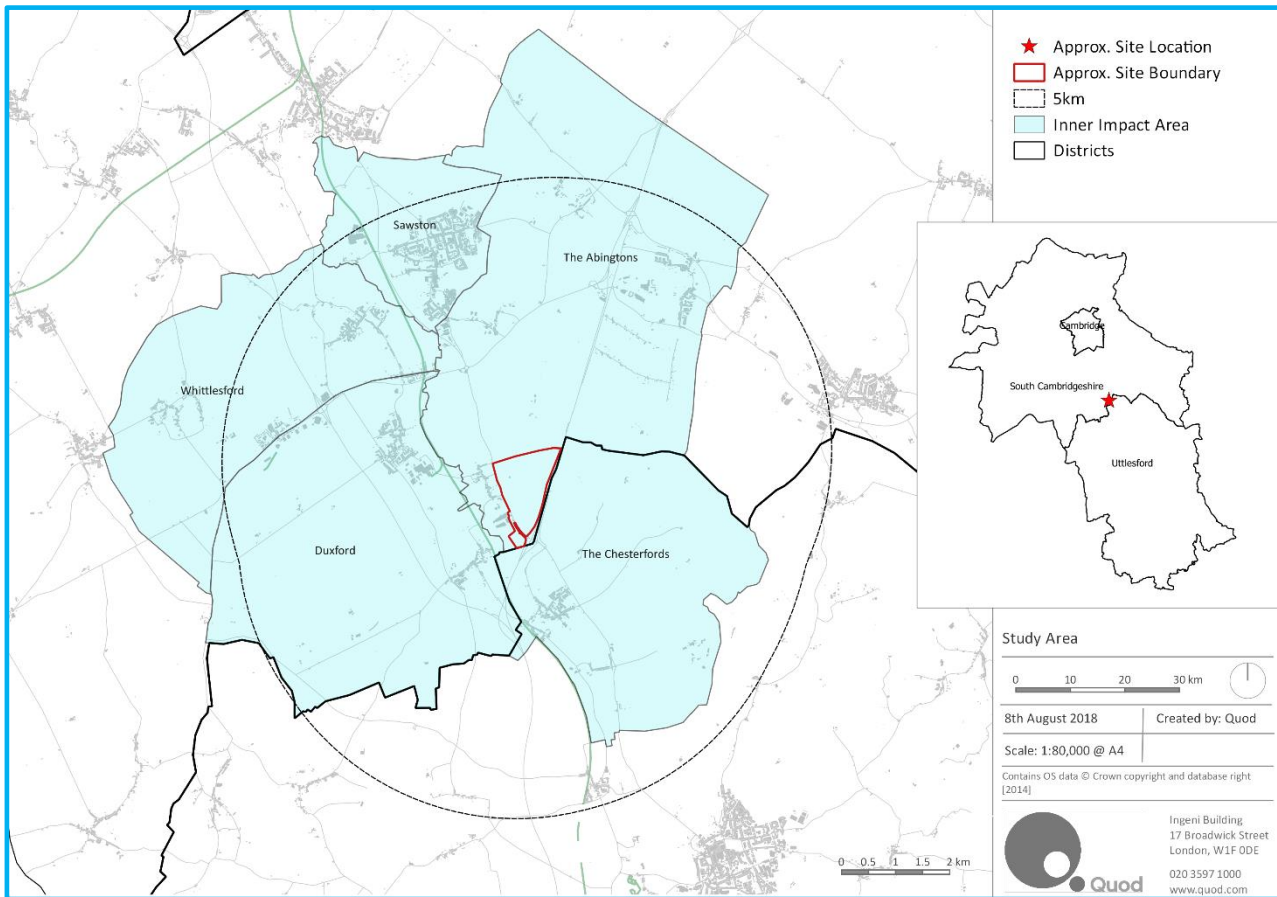
proposed to meet the local, day-to-day needs of the Site's existing and future projected population, and therefore it is not expected that trips of much greater than this should be needed to meet such needs.

Figure 6:1 Impact Assessment Study Area



6.10 The settlements within the 10-minute drivetime area all fall within the 'spatial study area' assessed within the Socioeconomic assessment, provided in chapter 18 of the Environmental Statement submitted with the planning application, and replicated in figure 6:2 below.

Figure 6:2 Socioeconomic spatial study area



Retail Impact Assessment

Introduction and scope

6.11 In order to understand the potential trading effects of the retail floorspace proposed a quantitative assessment has been undertaken. The approach undertaken reflects established practice, including the PPG, and considers the following::

- a) the likely turnover of the proposed retail and leisure uses;
 - b) the likely expenditure arising from the working and living population in the local area; and
- a comparison between the likely turnover of the proposed uses against the likely expenditure available.

Assessment

Forecast the turnover of the Proposed Development

6.12 At present there are no tenants signed up to take the proposed floorspace space and it is difficult to predict the turnover precisely. However, a reasoned assumption can be made regarding the likely turnover.

6.13 The Proposed Development seeks flexibility for the 3,500sqm of proposed retail floorspace to be brought forward within Use Classes A1, A2, A3 and A4. There is therefore some uncertainty as to how much will be A1 retail and how much will be other form of uses.

6.14 For the purposes of this assessment, therefore, the following two assessments have been undertaken to ensure flexibility :

- Scenario 1: 3,500sqm of A1 retail; and
- Scenario 2: 3,500sqm food and beverage (A3 and A4) retail

6.15 The assessment undertaken is robust as it is expected that the floorspace will comprise a mix of uses (i.e. retail and food and beverage floorspace).

- In terms of assessing the potential turnover of the proposal a sales density of £4,000/sqm has been applied. Given the localised nature of the retail floorspace proposed, such a sales density is robust. For example, by way of comparison the Cambridge City Council Retail and Leisure Study (2013) applied an average sales density of £5,500/sqm in estimated future need for new retail floorspace in the City Centre. Given that Cambridge performs a regionally shopping role with high footfall and a number of retailers, a sales density that is almost 75% of that assumed for City Centre is entirely reasonable given the much more localised role and the nature of retailing that is expected to come forward. . Consequently, if a lower sales density is applied the potential turnover of the proposal would reduce.
- For the proposed Food and beverage (F&B) outlets (A3 / A4) a sales density of £2,000/sqm has been applied. F&B outlets again generate lower turnover than floorspace for the sales of retail goods, with retail spend on such activities typically 20% to 30% of that spent on retail goods. In this context, this sales density provides a robust basis to assess the likely trading effects of the F&B floorspace.

6.16 It has also been assumed that net (sales) floorspace amounts to 85% of the Gross Internal Area (GIA), which has been assumed at 90% of Gross External Area (GEA).

6.17 Taking into account the above assumptions leads, the proposal is identified to achieve a retail (Class A1) turnover of up to £10.69 million and a F&B (Class A3/A4) turnover of up to £6.30 million, as set out in table 6:1 below.

Table 6.1: Potential turnover of the proposal per annum

Use	Floorspace (sqm) (GEA)	Floorspace (sqm) (GIA)	Saleable floorspace (net)	Sales density: Turnover per sqm (£)	Forecast turnover (£m)
Scenario 1: A1	3,500	3,150	2,676	4,000	10.69
Scenario 2: F&B	3,500	3,150	3,150	2,000	£6.30

Projection of expenditure arising from the Proposed Development

- 6.18 As previously highlighted, the retail and F&B floorspace proposed will principally serve the on-site needs created by the new resident and employment population.
- 6.19 To determine the Campus population. These figures arise from the socioeconomic assessment contained within the Environmental Statement submitted with the planning application.
- A residential population of 3,021.
 - 2,500 existing employees. (Existing employees are accounted for within the assessment since they would have full access to the town centre uses proposed by the Application).
 - 4,330 new employees.
- 6.20 Assuming that 1,500 of the total employees would form part of the residential population, it is assumed that the Campus population would comprise 3,021 Campus residents alongside 5,330 existing and new Campus employees.
- 6.21 In terms of potential retail and F&B expenditure generated by this population, by using local expenditure per person estimates within the local area (i.e. a 10 minute drivetime) as a proxy for the level of expenditure that could potentially be generated by the on-site population, the latest information published by Experian identifies the following:
- 6.21.1 Average spend on retail goods per annum is identified to be £6,859 per person;
- 6.21.2 Average expenditure per annum on F&B is identified to be £1,361 per person.
- 6.22 On the basis of the above assumptions, the resultant forecast expenditure generated on site is estimated to be in the region of £57.28 million in the retail sector and £11.26 million generated in the F&B sector, as set out in table 6.2 below.

Table 6.2: Forecast expenditure growth in the local area arising from users of the Proposed Development

Campus occupant type	Number of Campus occupants	Experian average local retail expenditure per annum (£)	Resultant forecast local expenditure (£m)
Scenario 1: A1 Use			
Resident	3,021	6,859	20.72
Employee	5,330	6,859	36.56
Total			57.28
Scenario 2: F&B Uses			

Resident	3,021	1,361	4.11
Employee	5,330	1,361	7.25
Total			11.36

Source: Experian Location Analyst data (Target Geography: CB10 1SA 10 Mins UK18 (10 Minutes)) (November 2018)

Comparison of local expenditure to site turnover

- 6.23 It is demonstrated that substantial on site expenditure will be generated in both the retail and F&B sectors. Whilst it is acknowledged that not all this expenditure will be spent on site, by comparing the projected turnover of the proposed floorspace turnover to the projected spend, it is evident that even based on the approach taken in this assessment, which is considered to be robust, that all the floorspace could be occupied by Class A1 uses or Class A3/A4 uses, there is substantial residual expenditure available.
- 6.24 A comparison is set out in Table 6:3 below.

Scenario	Potential Turnover (£m)	Forecast local expenditure available (£m)	Proportion of turnover against On Site Expenditure
Scenario 1: A1 Use	£10.69	57.28	18.7%
Scenario 2: F&B Uses	6.30	11.36	55.5%

- 6.25 When comparing the projected turnover of the proposal it is clear that for both retail and F&B floorspace the expenditure generated on site is more than sufficient to support the floorspace proposed. This demonstrates that the scale of floorspace proposed is appropriate in scale, even based on the approach that all the floorspace could be occupied by either retail or F&B uses.
- 6.26 If a more realistic assumption is applied that 50% of the overall Class A floorspace will be occupied by retail and 50% by F&B, the potential turnover of the proposal equates to less than 10% of the available retail expenditure and 28% of available F&B expenditure. Accordingly, the bulk of on-site expenditure will be available to support retail and F&B facilities elsewhere.
- 6.27 The fact that the quantum of floorspace proposed can be supported by on-site expenditure illustrates that the retail and F&B floorspace will not adversely impact on existing provision within the surrounding area. Indeed, the fact that the level of floorspace proposed will only meet a proportion of the on-site expenditure generated, the effects of a substantial increase in retail floorspace being attracted to the area has the potential to lead to spin off benefits for existing provision. Overall the proposal will have a positive impact on existing local centres by generating a population and expenditure that would be available to be directed to both on-site facilities and to existing and future facilities within the local area. The overall net effect is identified to be positive.
- 6.28 As set out in the Case for Growth, it is anticipated that the majority of the Proposed Development's working and living population will be drawn from afar, including a significant proportion from abroad. The local spending effects are therefore likely to arise from genuine new spend, rather than a draw from the existing local area.
- 6.29 Overall there is no evidence to suggest that the trading effects of the retail and F&B floorspace being proposed will lead to significant adverse impact (the policy test set at both the national and local level) on the vitality and viability of neighbouring centres or on future planned investment. Instead, the retail and F&B 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.

Leisure Impact Assessment

Introduction and scope

- 6.30 As noted above, the Proposed Development includes up to 4,000sqm of Class D2 floorspace. At this stage, the most likely use for this floorspace is anticipated to be a health and fitness centre and this has formed the basis of the assessment undertaken. Such an approach is robust given that the principal leisure uses in the local area fall within the health and fitness sector. Consequently, whilst it is acknowledged that other leisure uses could be provided as part of the proposal, given the lack of such facilities in the local area, any impact will be negligible, or more likely beneficial. Consequently, assessing the impact of the proposal on the health and fitness uses provides the most appropriate basis to understand if the impact of the Class D2 floorspace being proposed will be significant adverse.
- 6.31 Unlike retail impact assessment where there is a relatively standard methodology for testing the significance of impact as outlined in the PPG, there is no similar accepted methodology for leisure impact assessment. Consequently, such assessment therefore tend to consider the broader qualitative effects of such proposals.

Assessment

Local leisure context

- 6.32 In considering the trading effects of the leisure floorspace proposed, it is important to understand the existing provision.
- 6.33 Existing leisure provision (as outlined at Table 6.3) is dominated by small-scale, independent, specialist fitness facilities that will typically serve localised catchments.

Centre name	Settlement	Postcode	Type
Wellcome Genome Campus gym	Hinxton	CT10 1SD	Campus gym
Live Life! Pilates	Great Chesterford	CB10 1PT	Pilates
Sawston Sports Centre	Sawston	CB22 3BP	Gym & swimming pool
Cambs Village Pilates	South Cambridge Business Park	CB22 3JH	Pilates
Gymbo's Sawton	Dales Manor Business Park	CB22 3TJ	Gym
Do Pilates	Littlebury	CB11 4TN	Pilates
Saffron Walden Adults and Children Beginners Karate	Saffron Walden	CB10 1NS	Specialist sports
Lord Butler Fitness and Leisure Centre	Saffron Walden	CB11 3EG	Gym and swimming pool
JustGym	Safford Walden	CB11 3AQ	Gym
Reshape Fitness and Beauty Clinic	Saffron Walden	CB10 1LD	Gym
Pilates Vicki Culverwell	Saffron Walden	CB10 2AT	Pilates
Fiona O'Leary Physiotherapy & Pilates	Saffron Walden	CB10 1HQ	Pilates

Mokshala Yoga	Saffron Walden	CB10 1EJ	Yoga
Newport Gym Ltd	Saffron Walden	CB11 4QU	Gym
Saffron Pilates	Safford Walden	CB10 1EP	Pilates
Bearwalden Crossfit Ltd	Saffron Walden	CB11 3AQ	Gym
One Life Training	Great Shelford	CB22 5EW	Gym / Personal training

Likely consequential town centre impact

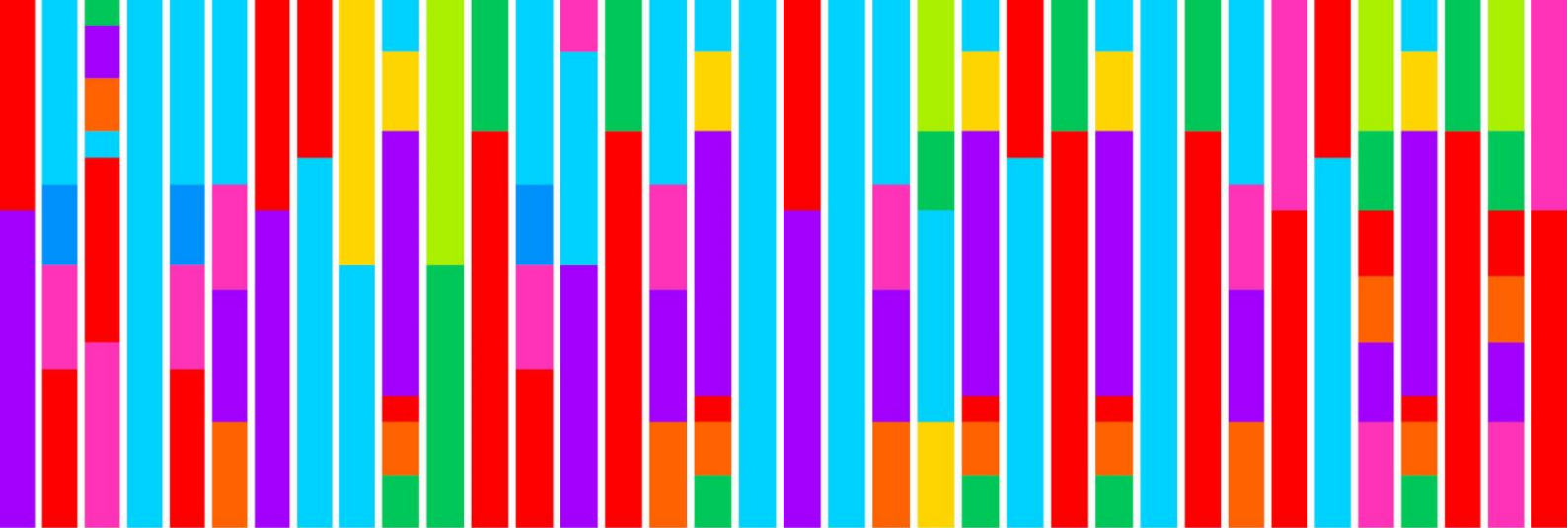
- 6.34 Given the existing offer in the wider area, it is expected that these uses will continue to trade successfully alongside the proposed development. The nature and location of the existing leisure provision means that they typically have a core and loyal customer base. This role will continue alongside the proposed development. Indeed, as with the retail and F&B floorspace, the proposed leisure uses will principally serve the on-site population (both residents and employees), complementing the existing offer.

Furthermore, owing to the Applicant's vision of an open and accessible Campus, it is possible that some of the on-site population created by the proposal may choose to use existing leisure facilities. It is anticipated that the Proposed Development could bring a new residential population to the area of 3,220 people together with a new working population of 4,330 people. The scale of this additional population to the local area has the benefit of having a positive impact on existing facilities.

- 6.35 The Campus's current gym is approximately 400sqm 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 within the Proposed Development is therefore proportionate to the anticipated increase in the Campus population that would arise as a result of the Proposed Development.
- 6.36 Taking into account this and the significant increase in the local population that could arise from the Proposed Development, it is reasonable to assume that the provision of some on-Site leisure provision would not undermine the long term vitality and viability of existing centres.

Conclusion on likely retail and leisure impact

- 6.37 The assessment above indicates that Proposed Development can support the level of retail and F&B floorspace being proposed. The scale of on-site expenditure generated is such that supports the scale of floorspace being proposed. It is also evident that there will be substantial residual expenditure available to support existing and future retail and leisure provision within the area. The increase in population and associated expenditure resulting from the overall proposal has the potential to lead to positive spin off benefits for the wider area and on the vitality and viability such centres.
- 6.38 In terms of leisure impact, a qualitative assessment indicates that 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. Again, the increase in 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.
- 6.39 The impact test is therefore passed.



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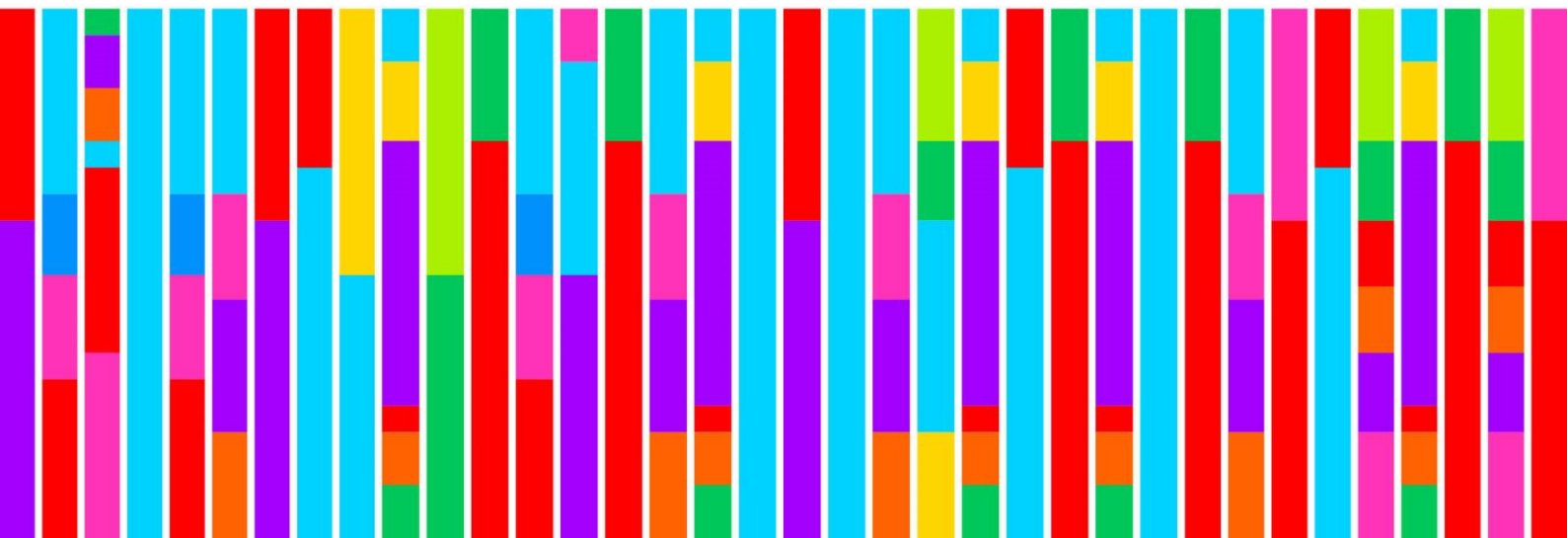


Wellcome Genome Campus Development

12. Planning Statement

Appendix 3 - Social Infrastructure Strategy

December 2018



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1 Introduction and Summary

- 1.1 The Wellcome Genome Campus expansion is a unique development that will build on the scientific foundations of the existing Campus, to become the international centre for scientific, business, cultural and educational activities emanating from Genomes and Biodata.
- 1.2 The importance of place in supporting the economic objectives of clusters like the Wellcome Genome Campus is recognised in both economic and planning policy. Provision of social infrastructure of appropriate scale and type is a key element in creating a successful place.
- 1.3 A 'total place agenda' – which promotes vibrancy, quality of life for residents, reduced through traffic and encouragement of economic integration – has been shown to support clustering and innovation. Provision of social and community facilities will play a key role in achieving this on the site.
- 1.4 The approach to social infrastructure aims to provide opportunities to:
 - Spur innovation – delivering opportunities for human interaction
 - Attract the staff required for cluster success – create an attractive, liveable place of the highest quality
 - Support broad access to the opportunities of the development – a place rooted in the specific location, its communities and landscape, and recognising existing needs and aspirations of the residential and scientific communities, will ensure benefits are maximised
 - Deliver critical mass – a sustainable living and working community
 - Reflect international best practice and recent developments in placemaking, integration, learning, living and working sustainably
 - Reduce through traffic.
- 1.5 Crucially, this is an approach the Campus has already been taking over its 25-year development. The approach to expansion will seek to further re-define the Science Campus environment, building on its success to date.
- 1.6 In line with the above, the Social Infrastructure Strategy for the development 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.
- 1.7 The Strategy has been informed by consultation with existing Campus staff, surrounding communities, and stakeholders. The outcomes of this process are referred to where relevant below.

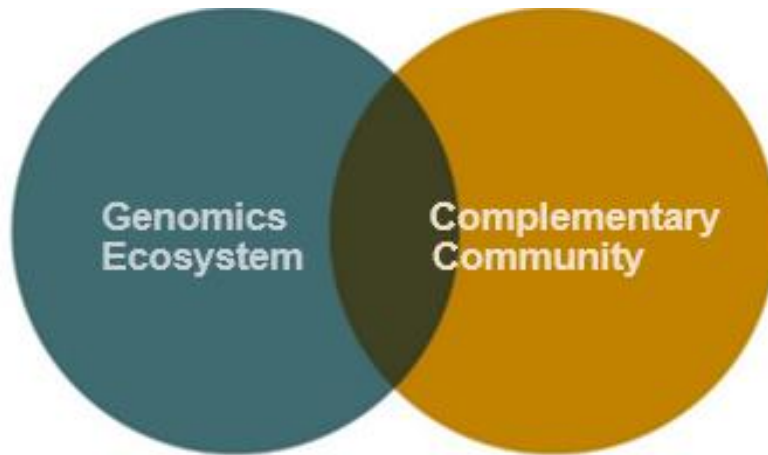
Proposed social infrastructure provision - Summary

- 1.8 In line with the principles above the Social Infrastructure Strategy for the site proposes capacity for infrastructure:
 - Required as mitigation
 - Not required mitigation, but in line with the strategic vision for the development.

- 1.9 In addition to up to 150,000 sqm GEA of flexible research and translation space and up to 1,500 new homes, the outline application includes up to 31,250 sqm (GEA) of floorspace for supporting community uses and social infrastructure – including nursery, hotel/conference, retail, food and drink, and leisure uses to support the Campus’ growing working, and new residential communities, as well as the existing local population:
- Retail, food and drink and services – up to 3,500 sqm GEA space to provide local shops, restaurants and services
 - Hotel – up to 5,000 sqm GEA
 - Non-residential institutions, and community and leisure, including a nursery, conference facility, and public education – up to 22,750 sqm GEA.
- 1.10 The application is made in Outline and will be delivered within the parameters above. However the masterplan for the site, informed by consultation and best practice, includes capacity for:
- Health Centre – up to 500 sqm GEA General Practice (GP) surgery space, or similar
 - Community hall – up to 350 sqm GEA
 - Fitness centre – up to 4,000 sqm GEA
 - Cultural facility – up to 5,000 sqm GEA
 - Hotel – up to 5,000 sqm GEA
 - Nursery – up to 500 sqm 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 – an up to 250 place facility that would support the Genomics and Biodata scientific and research objectives of the Campus (if required).
- 1.11 In addition, the development will provide significant areas of publicly accessible open spaces, including outdoor sports facilities, children’s play space, informal open space and allotments.
- 1.12 Opening up the Campus to provide public access and establish the expanded Campus as a place rooted in its location, communities and landscape, is a key principle of the development. A range of infrastructure provided on site will therefore be accessible to existing surrounding communities.
- 1.13 The sections below set out the evidence-base that has informed the Strategy, and further details of the proposed provision:
- Policy and Best Practice – overview of the policy context and placemaking best practice evidence base
 - Existing Infrastructure – analysis of the existing infrastructure and communities surrounding the site
 - Consultation – overview of the consultation process
 - Mitigation Strategy – social infrastructure to mitigate effects of the development
 - Strategic Vision – strategic objectives of provision
 - Type and Scale of Provision
 - Phasing, Delivery and Management.

- 1.14 This Social Infrastructure Strategy should be read in the context of the broader outline application setting out the strategic vision for the development. Where relevant complementary strategies are referred to in the text below, including most significantly the Case for Growth (economic case for the development), the Housing Strategy, and the Design and Access Statement.

Figure 1.1: Wellcome Genome Campus Expansion – Strategic Vision



2 Policy Context and Best Practice

- 2.1 A review of policy and best practice in place-making and social infrastructure provision, carried out in the context of the unique nature and objectives of the development, has informed the Social Infrastructure Strategy for the development. A summary is set out below.

Policy Context – Placemaking and Social Infrastructure

- 2.2 Support for the development of sustainable and successful communities is set out by national and local planning policies:
- The social objective of planning and development is one of three overarching principles at the heart of the NPPF¹. Supporting “strong, vibrant and healthy communities”, in part through provision of “accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being” are key objectives that should guide development (Paragraph 8).
 - Paragraph 91 of the NPPF elaborates on the kind of communities development should aim to achieve – supporting healthy, inclusive and safe places which: promote social interaction; are safe and accessible; and support healthy lifestyles. Paragraphs 92, 94 and 96 set out the role of planning in providing social, recreational, cultural and educational facilities and open spaces to meet existing and future needs, through proactive, positive and collaborative planning.
 - SCDC’s Local Plan² was adopted in September 2018 and sets out policies and proposals that will guide growth and development in South Cambridgeshire over the period 2011 to 2031. Policy S/2 sets out the objectives in relation to social infrastructure including ensuring that all development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.
 - Policy HQ/1: Design Principles of the Local Plan, requires all new development to be of high quality design, including applying the following principles of relevance to social infrastructure strategy:
 - Achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible routes both within the development and linking with its surroundings and existing and proposed facilities and services;
 - Provide a harmonious integrated mix of uses both within the site and with its surroundings that contributes to the creation of inclusive communities providing the facilities and services to meet the needs of the community;
 - Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as supporting healthy lifestyles;
 - Design-out crime and create an environment that is created for people that is and feels safe and has a strong community focus.

¹ MHCLG, 2018. NPPF.

² South Cambridgeshire District Council, 2018. South Cambridgeshire Local Plan.

Policy – Social Infrastructure Requirements for New Development – Type and Scale

- 2.3 In line with the above principles, SCDC's Local Plan sets out a range of requirements for social infrastructure provision in new developments, as set out in Table 2.1. Requirements for pre-school, primary school and secondary school places associated with new development are set out by CCC as school place planning is managed at the county level, as set out in Table 2.2.

Table 2.1: SCDC / CCC Social Infrastructure Requirements to Support New Development

Item	Standard	Unit	Source
GPs	1,800 people per GP	GPs	SCDC Infrastructure Delivery Study (2012)
Indoor community facilities	111 sqm per 1,000 people	Sqm	Policy SC/6: Indoor Community Facilities – SCDC Local Plan 2018
Outdoor sports provision	1.6 ha per 1,000 people	Ha	Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments – SCDC Local Plan 2018
Open Space provision, consisting of:	1.2 ha per 1,000 people:	Ha	
<i>Children's playspace (formal)</i>	<i>0.4 ha per 1,000 people</i>	Ha	
<i>Children's playspace (informal)</i>	<i>0.4 ha per 1,000 people</i>	Ha	
<i>Informal open space</i>	<i>0.4 ha per 1,000 people</i>	GPs	
Allotments and community orchards	0.4 ha per 1,000 people	Sqm	

Table 2.2 Cambridgeshire Child Yield Multipliers for New Developments (2015) – to inform education provision requirements for new development

	Number of bedrooms					
	Market and Intermediate Housing			Social rent		
Age group	2	3	4+	2	3	4+
0-3 (Early years)	0	20	35	40	60	70
4-10 (Primary)	0	20	40	15	80	120
11-15 (Secondary)	0	15	30	0	40	90

- 2.4 These principles have informed the approach to the quanta of social infrastructure provision proposed for the expanded Campus site, set out in Section 7 below.

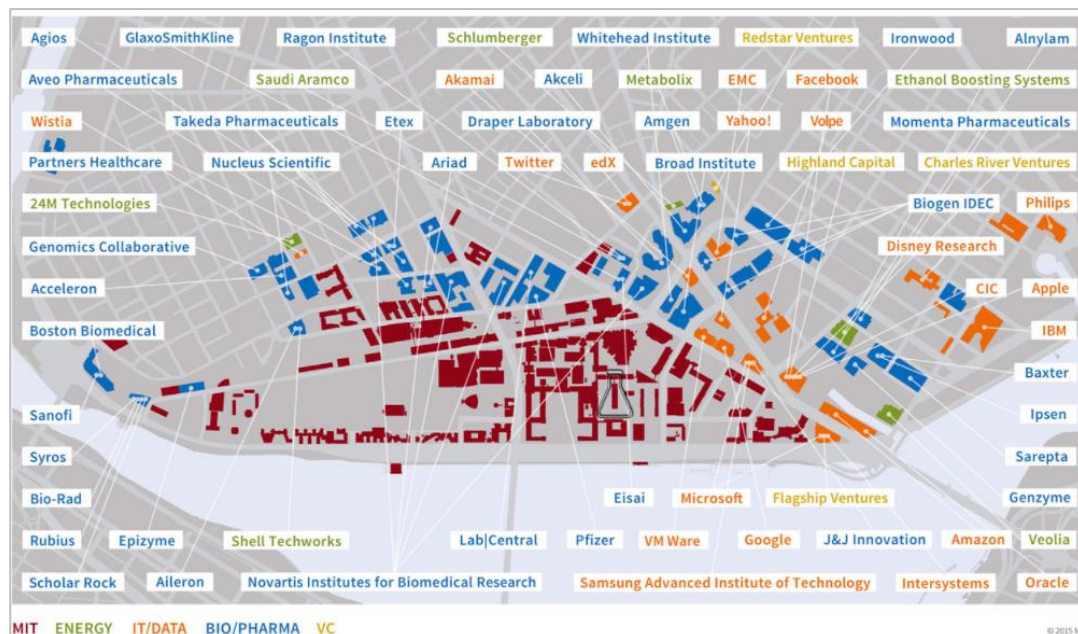
Best Practice

- 2.5 In addition to policy, the Social Infrastructure Strategy has been informed by a review of best practice in place-making globally. Due to the unique nature of the development, this review focused specifically on exemplar living and working economic and innovation clusters worldwide.
- 2.6 The review highlighted in particular best practice demonstrating the relationship between provision of high quality work space, housing and social infrastructure, and successful innovation, including:
- The role of high-quality, well planned social infrastructure in supporting the serendipitous and face to face meetings that are vital drivers of collaboration and innovation
 - The role of attractive, liveable environments in attracting the best global talent – community and environment are key considerations for staff considering locating on a Campus site

New England: Kendall Square, Boston

- 2.7 Kendall Square, Boston is generally regarded as one of the most innovative square miles on earth, as well as the birthplace of biotech, and now the largest cluster of biotech companies in the world³.
- 2.8 Growing out of a molecular biology specialism at the adjacent Massachusetts Institute of Technology (MIT) and benefitting also from the close proximity of Harvard University, spin-off biotech, software and tech start-up companies associated with the university emerged in the 1980s and 1990s. Venture capital firms followed. Biogen, an early start-up founded in 1978 began with 20 employees and has grown to 7,000 today. Larger tech data firms (eg. Google and Amazon) have set up recruitment centres, and R&D divisions and established pharma companies have co-located, seeking to benefit from innovation opportunities (companies include Novartis, Pfizer, AstraZeneca, Amgen, Baxter).

Figure 2.1: Kendall Square, Boston – Occupiers map



³ <https://www.curbed.com/2018/11/6/18067326/boston-real-estate-cambridge-mit-biotech-kendall-square> Accessed November 2018.

- 2.9 As the cluster developed, a mix of supporting uses emerged on site including social infrastructure. This mix has been key to increasing diversity and creating a richer living and working “eco-system” across the cluster. The continued vision for driving diversity within the cluster aims to nurture “a dynamic public realm connecting diverse choices for living, working, learning, and playing to inspire the continued success of Cambridge’s sustainable, globally-significant community”⁴. Principles of the approach include:
- Creating a vibrant environment to support creative interaction
 - Supporting the creation of a multi-purpose district that is part of a complete city, as a true alternative to the kinds of innovation districts that only serve a single purpose
 - Transforming the cluster into an active and fruitful centre for living, working, and playing
 - Attracting innovative companies and strengthening vital collaborations within the Kendall Square eco-system.
- 2.10 Facilities on site provide opportunities for interaction and cross-fertilisation between biotech and other high-tech companies, students and faculty of MIT. The resulting intermingling of academic and commercial communities enhances opportunities for the partnerships, internships, collaborations, and serendipitous meetings that have been, and continue to be, key to the cluster’s success.
- 2.11 Executive vice president and treasurer, MIT Israel Ruiz: “Innovation is about human collision, and the power of proximity of the labs and those who can apply the science. We’re curating our front yard, if you will, to make that happen.”

Figure 2.2: Kendall Square, Boston – Mix of uses map



Imperial White City Campus, London

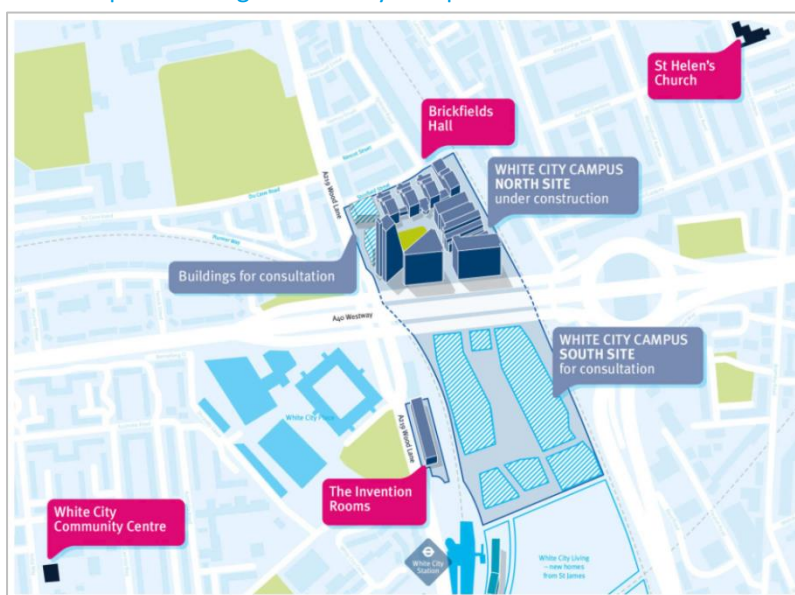
- 2.12 The Imperial College White City Campus development is aiming to create spaces for collaboration and co-location for corporations, SMEs, start-ups, spin-out companies and entrepreneurs to work alongside Imperial College researchers, the local community, and other partners.

⁴ Kendall Square Central Square Planning Study, 2013. Kendall Square Final Report.

- 2.13 A key aim for the Campus is to create an open place – welcoming the public, and carrying out outreach to local people, organisations and schools.
- 2.14 Principles of co-location, connectedness and community underlie the approach to the Campus which is seeking to develop an innovation ecosystem driven by these principles across a range of activities – including corporations, entrepreneurs, academics and government. Community is considered necessary to creating the shared values that underpin collaborations, and also to create an attractive environment capable of continuously attracting the best new talent in creative, engineering, and scientific ability from across the world.
- 2.15 The components of the masterplan include:
- 2.2m sq ft offices;
 - 4,730 homes;
 - 2.3m sq ft retail space;
 - 200,000 sq ft incubator and lab space;
 - 600 postgrad homes;
 - TV studios; hotel; cinema; gym; public space
 - Translation and innovation Hub (supporting start-ups and established organisations)
 - ThinkSpace (supporting links between Imperial's academics and entrepreneurs around the world to drive translation of research)
 - The Molecular Sciences Research Hub (MSRH) (science-focused, flexible co-working space supportive of collaboration)

Creativity and innovation typically originate not from within single disciplines or domain areas, but from the spaces between them. New opportunities emerge from creative abrasion, where experimentation happens and ideas and problems rub against each other. Imperial College London: Creating Opportunities in a World-Class Ecosystem – White City Place White Paper, 2016

Figure 2.3: Imperial College White City Campus



The Logic of Innovation Locations

- 2.16 The Business of Cities and Future Cities Catapult⁵ have reviewed the drivers that help different types of places to host innovative economies. This includes an international assessment of innovation at a variety of scales from Innovation Parks to Regions. It identifies both the wider conditions required to support innovation in the region (or sub-region) as well as site specific considerations. The Wellcome Genome Campus is identified as part of the London-Stansted-Cambridge Corridor and benefits from this wider 'eco-system' in which it is located.
- 2.17 Specific on site considerations for sites like the Wellcome Genome Campus include:
- The need for anchor institutions, such as educational or research institutes;
 - Development models to challenge a silo mentality with a clear centre of gravity;
 - Technology transfer, access to capital and collaboration;
 - Flexible masterplanning, a zoning approach to development facilitating 'just in time' and phased delivery of land parcels;
 - High-quality architecture and design promoting interaction, face-to-face contact, place identity and social capital;
 - A 'total place agenda' including an affordable housing component, which promotes vibrancy, quality of life for residents, reduces through traffic, and encourages economic integration;
 - Long-term Stewardship and Governance arrangements that promote a cycle of investment and re-investment.
- 2.18 Such an approach needs to be rooted in the specific location, its communities and landscape. It needs to recognise and address the needs and aspirations of existing residential and scientific communities allowing broad access to the opportunities and benefits that development can provide.

⁵ Future Cities Catapult and Business of Cities (2017) The Logic of Innovation Locations.

3 Existing Infrastructure

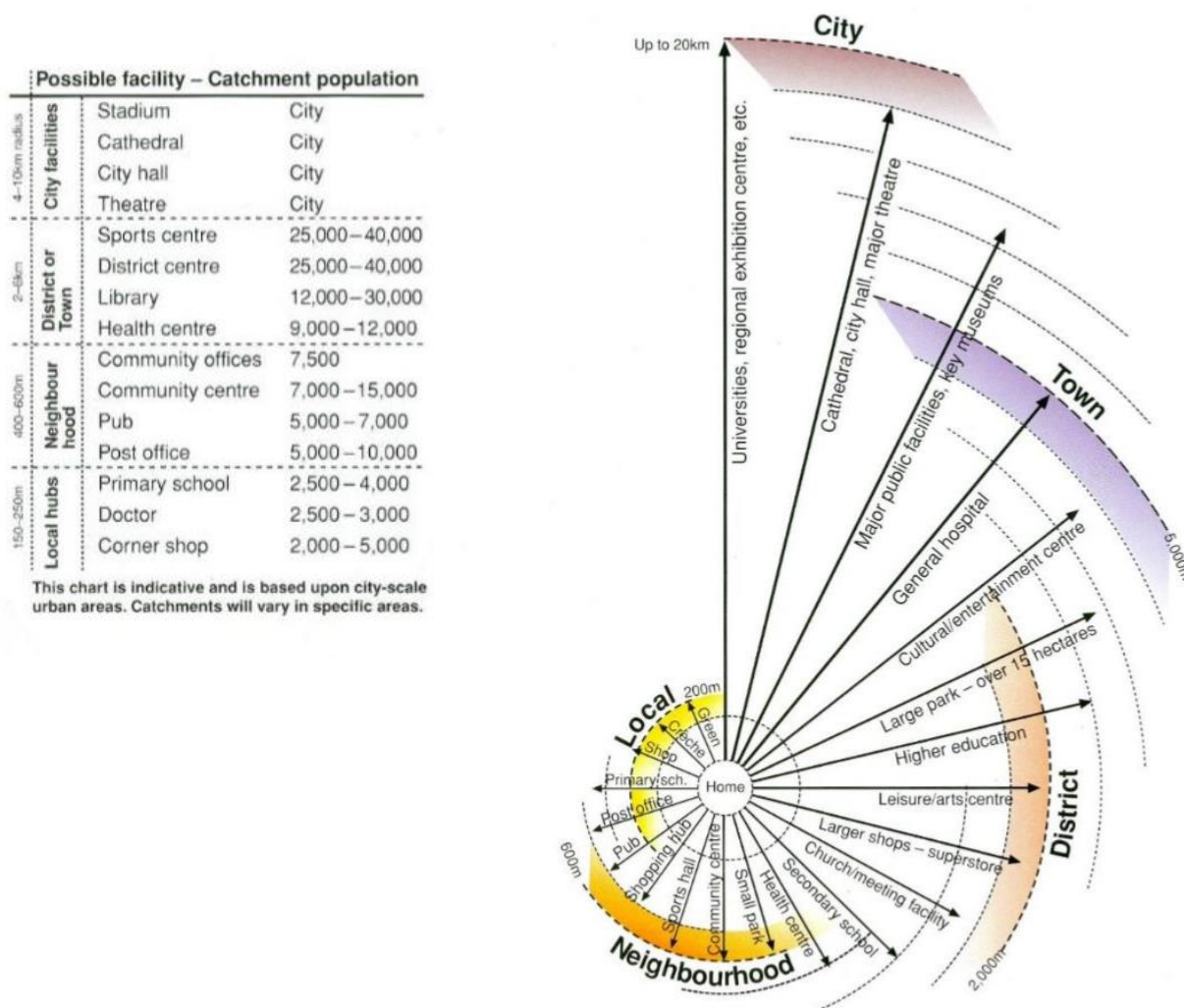
3.1 An audit of existing social infrastructure was carried out to inform the Social Infrastructure Strategy. A summary of the audit is set out below, considering:

- The types of existing facilities available in the local area – identifying any “gaps” in provision
- Capacity of existing facilities – considering where additional provision could be required to support the new living and working communities on the Campus – and where relevant the potential for existing facilities to expand to support growth at the Campus has been considered
- Accessibility of existing facilities – for those living and working on the Campus.

Scale of Provision

3.2 The approach to the scale of provision of different types of social infrastructure is based on the principles, indicated in Figure 3.1 - which reflect the differing catchments, frequency of visit/need, and sustainability of facilities at different scales.

Figure 3.1: Scale of Provision (Source: BPF, 2010. Planning for social infrastructure in development projects)



3.3 The assessment considers the following need for provision at different scales:

- Local area (including the existing campus) – primary schools, GPs, local shops, open space and play space
- Neighbourhood – community centres, post offices, larger supermarkets
- District and Strategic – sports and leisure facilities, libraries, hospitals, museums, theatres, stadia.

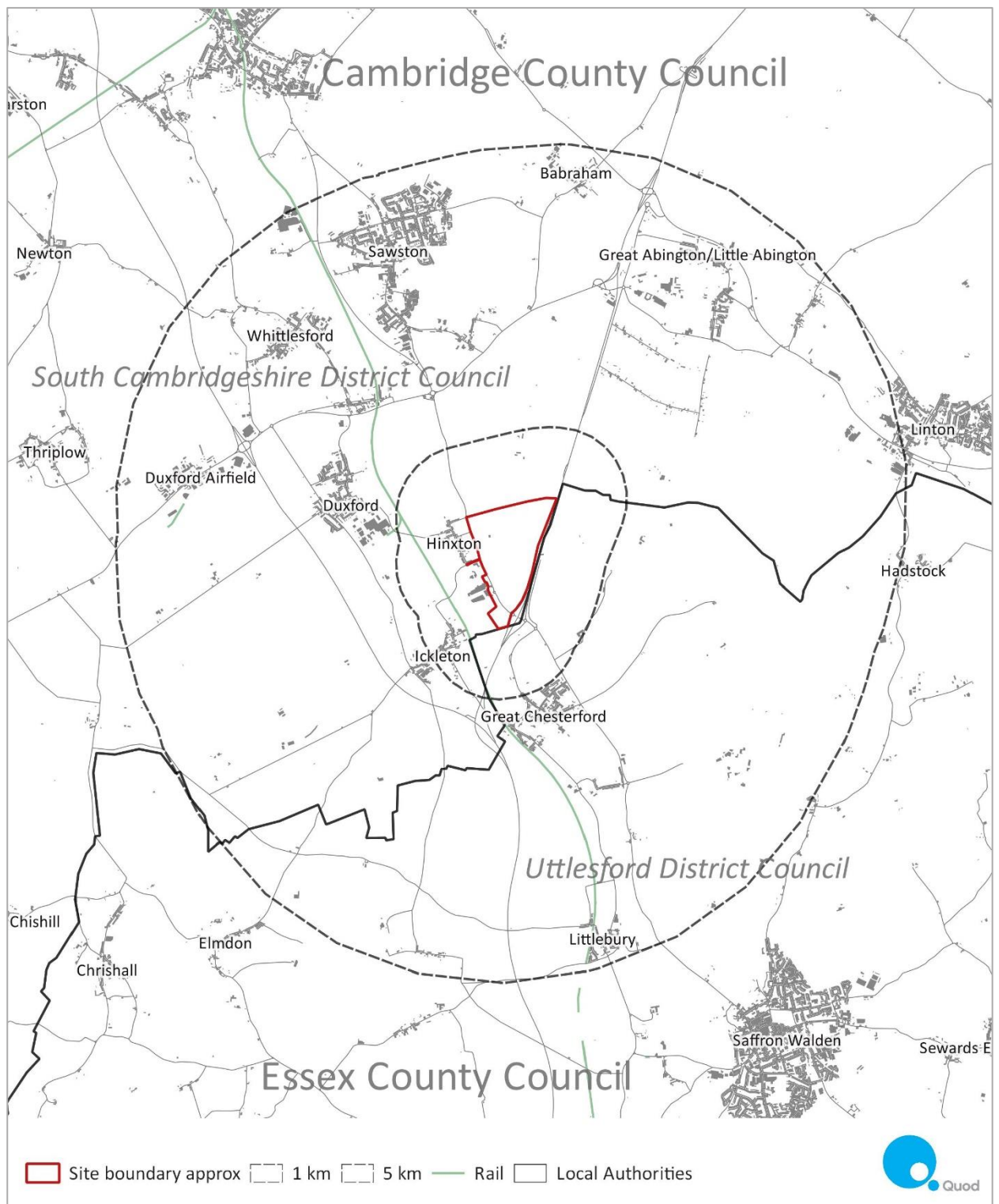
Spatial Context

3.4 The site is located in South Cambridgeshire District Council (SCDC), and Cambridgeshire County Council CCC administrative areas, adjacent to the border with Uttlesford District Council (UDC) (and Essex County Council (ECC)).

3.5 The closest settlements to the site (within 1km) are Hinxton (adjacent to the north-west), and Ickleton (to the south-west of the Existing Campus). Larger settlements within 5 km include Duxford and Sawston. The town of Saffron Walden is approximately 6 km to the south-east of the site, Cambridge City is 15 km to the north.

3.6 The spatial context of the site is shown in Figure 3.2.

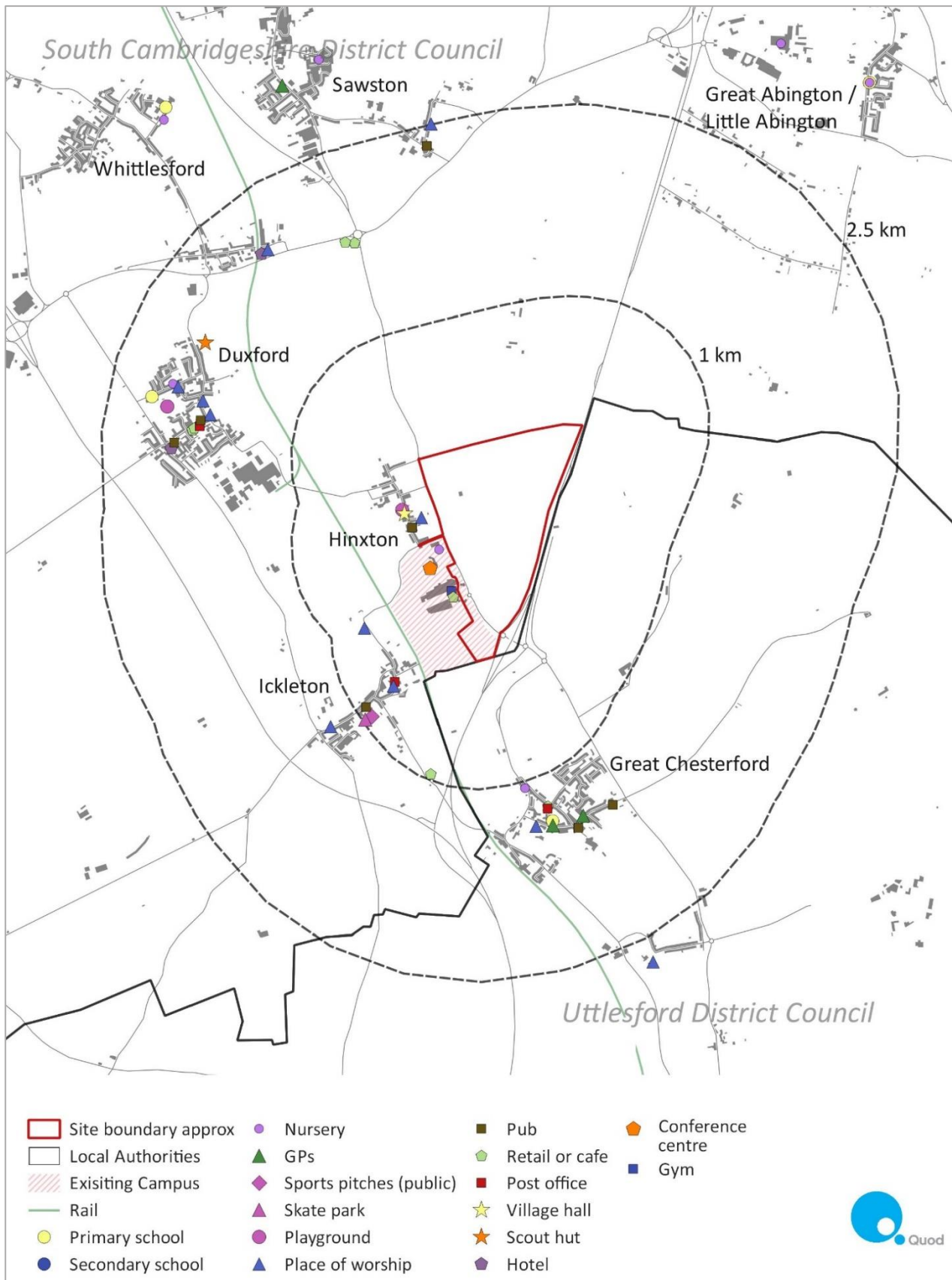
Figure 3.2: Site Spatial Context



Existing Facilities

3.7 Existing community facilities within 2.5km of the site are shown in Figure 3.3.

Figure 3.3: Existing Community Facilities within 2.5km of the Site



The Existing Campus and Local Area

- 3.8 The closest community facilities to the site are located at the existing Campus. The approximately 2,500 existing employees on site have access to supporting social infrastructure including a gym, restaurants/cafes, a convenience store, nursery (for children of Campus employees only) and extensive areas of open space. In addition the existing Campus has a hotel and conferencing facility accessible to the broader science community.
- 3.9 Access to the existing Campus and its facilities is generally restricted to Campus staff only, with visitors admitted via secured access points at the north and south of the site. As such the existing facilities on site are also accessible only to Campus staff. Visitors are generally related to the business of the Campus, and conference attendees. However provision is also made for public visitors to the site through the Connecting Science programme, including for example, pre-arranged school visits and public engagement events.
- 3.10 The closest publicly accessible community facilities to the site are in Hinxton and Ickleton. Facilities include:
- Hinxton: a village hall, children's playground, a pub and a church.
 - Ickleton: a post office, sports pitches, skate park, café, churches (3) and a pub.

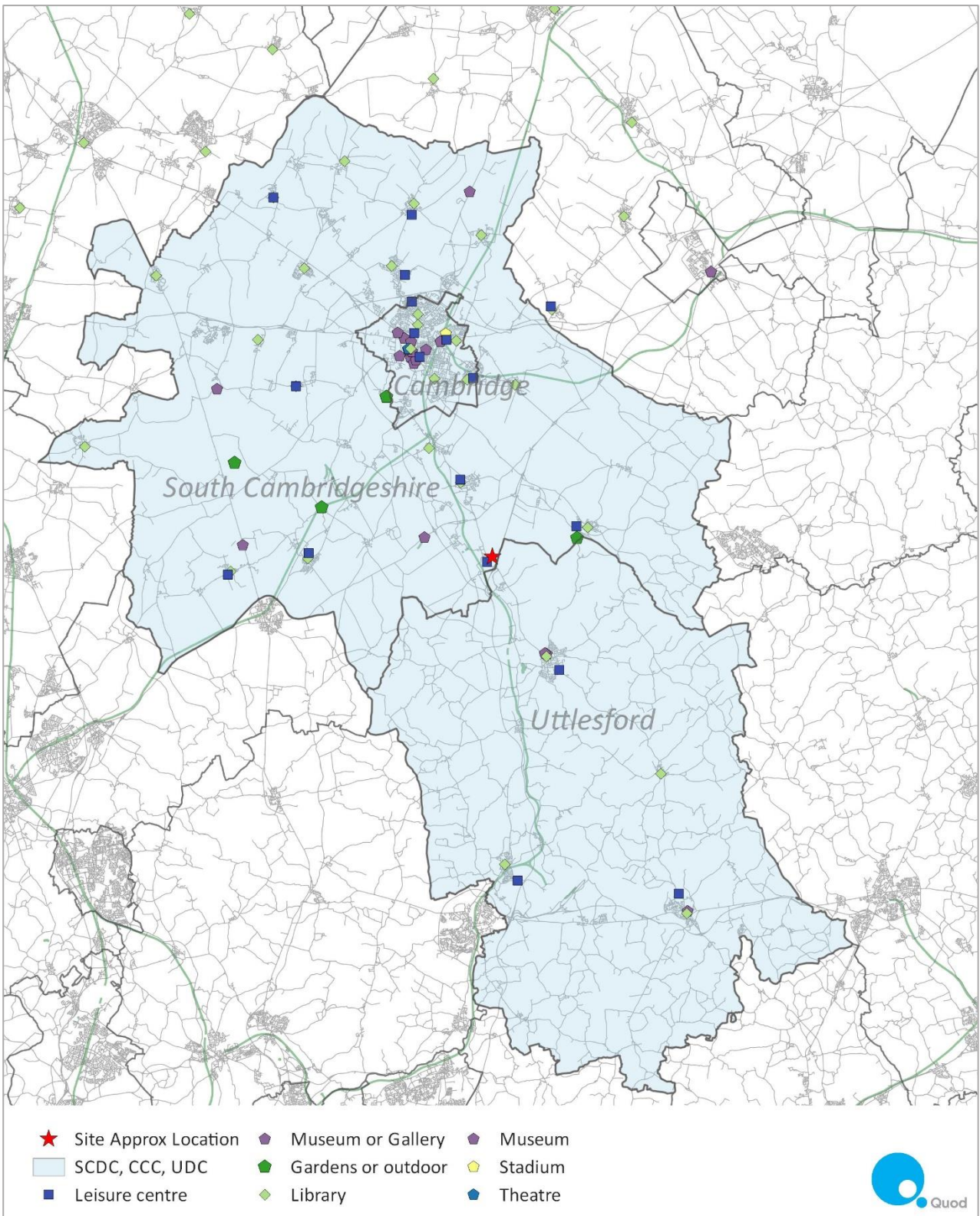
Neighbourhood Provision

- 3.11 Within and just beyond 2.5km of the site, there are additional facilities in Great Chesterford, Duxford, Sawston and Whittlesford. Provision includes two GP surgeries, two primary schools, shops and cafes, and two hotels. The locations of these facilities are shown in Figure 3.3. There is also a secondary school in Sawston (Sawston Village College), approximately 3 km from the site.

District and Strategic Provision

- 3.12 The following district and strategic level provision is located across SCDC, CC, and UDC, as shown in Figure 3.4:
- 17 public leisure centres (in addition to the existing gym facility on the Campus site)
 - 26 libraries
 - A broad range of cultural facilities including museums and galleries, gardens and outdoor visitor facilities, theatres and sports stadia – with a particularly high concentration of facilities in Cambridge City.

Figure 3.4: Strategic Level Social Infrastructure



Type, Capacity and Accessibility of Provision

Early Years provision

- 3.13 Nurseries provide early years care and education for children aged from 6 weeks up to pre-school five year olds. There are three main types of provision: council nurseries (including nursery-level provision within state-funded primary schools), private nurseries, and community nurseries.
- 3.14 There is no comprehensive data source providing details of nursery provision. However, data from CCC's online Family Information Directory⁶ indicates there are three facilities providing early years provision within 2.5km of the Site:
- Crocus Early Years Centre provides care for children of staff from the Wellcome Trust Campus only
 - Duxford Pre-school provides care for children aged between 2-5
 - Chesterfords Pre-School is located in Great Chesterford and provides pre-school care for children aged 2-4
- 3.15 There may be additional provision available in the local area, including private childminders.
- 3.16 There is no database providing information on the capacity of existing nursery provision. However, information from the campus, and CCC indicates that the Crocus nursery on the existing campus site is currently full, and there is also pressure on places within other provision close to the site.

Primary school provision

- 3.17 Chapter 18: Socio-Economics of the Environmental Statement assesses the capacity of primary schools within 5 km of the site (considered a reasonable travel distance for primary school children to travel to school). This assessment shows there are 57 surplus places (approximately 4% capacity) in primary schools within 5 km of the site – indicating there is currently limited surplus capacity locally.
- 3.18 There are two primary schools within 2.5 km of the site – Duxford Church of England Primary (the catchment school for the site) and Great Chesterford Primary. There are currently 16 surplus places at Duxford Church of England Primary.
- 3.19 Planned expansions of two schools within 5km of the Site will increase the number of primary places in the local area:
- The Icknield Primary School PAN expanded from 20 to 30 for new Reception classes from 2013. Each year from 2013 30 pupils will be admitted at Reception level, until at full capacity the school will have capacity for 210 students (expected 2019). CCC's 0-19 Education Organisation Plan 2017-2018⁷ sets out plans to further expand Icknield Primary School to become a 2FE school (with 420 places). This would increase primary capacity by a further 120 places. Further detail regarding the timings of this expansion is not available.
 - The Bellbird Primary School in Sawston will be expanded with building works due to be completed in July 2019. On completion of the works the school will accommodate 420 pupils in total – representing an additional 105 places.

⁶ https://www5.cambridgeshire.gov.uk/site/custom_scripts/fid/fid_results.aspx

⁷ Cambridgeshire County Council, 2018. Cambridgeshire's 0-19 Education Organisation Plan 2017-2018.

Secondary school provision

- 3.20 Secondary school children are generally more able, and willing (to allow for student choice) to travel further to school. Secondary schools across SCDC, CC and UDC would therefore be reasonable school choices for secondary school aged pupils living on the site. There are 21 secondary schools across SCDC, CC, and UDC. The Site falls within the catchment for Sawston Village College secondary School to the south, a 7FE secondary school.
- 3.21 Chapter 18: Socio-Economics of the Environmental Statement assesses the capacity of the 21 secondary schools across SCDC, CC and UDC. It shows there are 1,341 surplus places in total across these 21 schools – representing 8% surplus capacity, showing there is currently surplus capacity within existing provision. Sawston Village College, the catchment school for the site currently has 17 surplus places available across all year groups.
- 3.22 A number of schools across all three districts have plans to expand to meet projected future needs. These plans are set out in full in the ES Chapter, including the following plans in SCDC:
- Cambourne Village College to expand by 2FE, and a new 6FE secondary school is planned to accommodate growth at and around Cambourne. In total this will increase provision in the area by 8FEs.
 - Further provision is expected to be required associated with planned development at Waterbeach (in the north of SCDC). Further details of the timings of delivery of this provision is not yet available.
 - Comberton Village College implemented short-term PAN increases in 2016 and 2017, with a PAN of 260 for those years. Historically it has implemented a PAN of up to 300 (10 FE) to accommodate growth associated with development at and around Cambourne.
 - A further secondary school in SCDC is planned to accommodate need arising from planned development at Northstowe. Northstowe Development secondary school (Academy) is expected to open in September 2019. The school will open initially with 4FEs and be extended in subsequent phases ultimately providing 12FEs at full capacity.
 - Linton Village College implemented a bulge year in 2015, expanding from a PAN of 165 to 180 for one year only.
 - Swavesey Village College implemented bulge year in 2016, expanding from a PAN of 240 to 276 for one year only. CCC's Education Organisation Plan⁸ sets out plans to expand the school permanently to accommodate 9 FEs.

Healthcare provision

- 3.23 There are two GP surgeries to the south of the site in Great Chesterford (within 2.5km of the site) (Crocus Medical Practice and the Gold Street Surgery), and one further practice in Sawston (approximately 3km from the site to the north) Sawston Medical Centre (part of Granta Medical Practice group).
- 3.24 Sawston Medical Centre (Granta Medical Practice) 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.
- 3.25 Chapter 18: Socio-Economics of the Environmental Statement assesses the capacity of the group practices with services operating within 5km of the site – showing there are an average of 2,450 registered patients

⁸ Cambridgeshire County Council, 2018. Education Organisation Plan.

per GP at these practices⁹. This is higher than the Healthy Urban Development Unit (HUDU) recommended benchmark provision of 1,800 patients per GP. However, all three surgeries are currently accepting new patients.

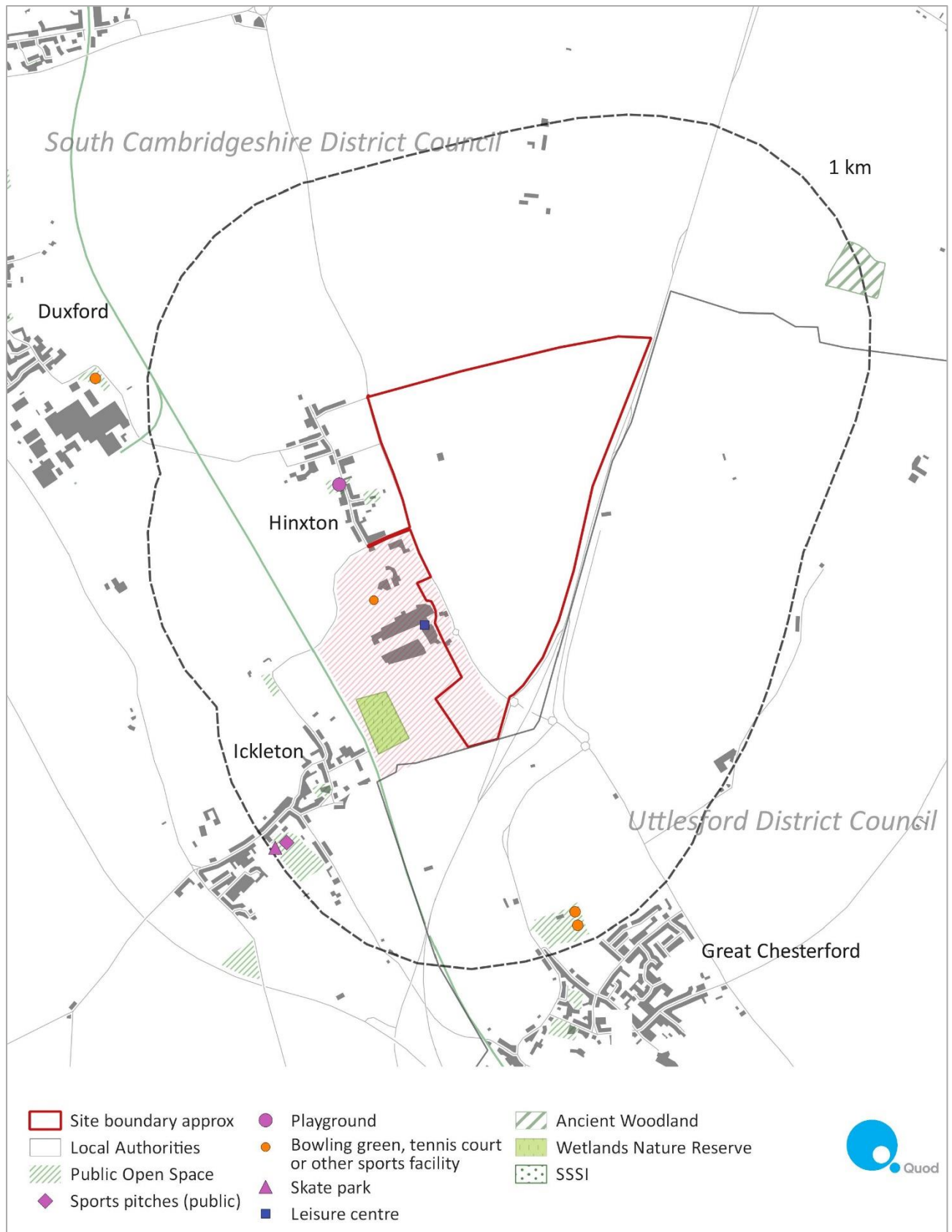
- 3.26 Through consultation with Wellcome, Granta Medical Practice has expressed interest in working more closely with the campus to build links between existing and future working and residential populations and the practice. The existing practice building in Sawston has physical capacity within the existing building to offer additional services / expand its patient list should demand arise. There could also be potential for an additional satellite service to operate on the campus site, however this would be confirmed based on demand and capacity of the practice once the development is operational.
- 3.27 The nearest hospital to the Site is Saffron Walden Community Hospital which is 8km to the south of the Site. The hospital provides inpatient and outpatient services. Addenbrooke's Hospital to the north of the Site is the closest hospital providing accident and emergency services.
- 3.28 There are also two pharmacies, three dentists and an optician within 5km of the Site. These facilities are located in Sawston.

Open Space, Play space and Recreation Provision

- 3.29 There are a range of public open spaces, play spaces and sports facilities close to the Site.
- 3.30 The Existing Campus provides extensive outdoor and amenity spaces and leisure facilities accessible to staff working on site. Some areas are also accessible to the public. Facilities include:
- Extensive open spaces, including 6 ha Wetlands Nature Reserve which includes scenic footpaths and is accessible to the public;
 - Outdoor tennis courts, accessible to campus staff; and
 - A gym and sports hall, accessible to campus staff.
- 3.31 Hinxton Playground is located approximately 100m west of the Site, providing the closest public open space and playspace to the Site.
- 3.32 The closest sports facilities to the Site are in Ickleton (skate park and football pitch) and Great Chesterford (football pitch, tennis courts, bowling green and skate park).
- 3.33 There are also several areas of protected SSSI and Ancient Woodland within 2.5 km of the site.
- 3.34 Open spaces, sports facilities and play space within 1 km of the site are shown in Figure 3.5.

⁹ NHS Choices, 2018.

Figure 3.5: Open Space, Play space and Recreation Provision



District and Strategic Level Infrastructure Provision

3.35 The closest publicly accessible leisure centres to the site (within 5km) are:

- Sawston Sports Centre - facilities include a gym, swimming pool, indoor sports courts, studios and an astroturf pitch; and
- Linton Leisure centre (located within Linton Village College) - facilities are available to the public and include a fitness suite, tennis courts, an all-weather pitch and outdoor football pitches

3.36 The closest libraries to the site are in Sawston and Linton.

Community, retail and other services

3.37 The existing villages close to the site provide a range of services including retail, post office, pub, café, church and hotel uses. The closest village hall is in Hinxton.

4 Consultation

- 4.1 The planning application has been informed by a programme of consultation engaging with existing Campus staff, existing communities surrounding the site, and stakeholders. The responses received including survey data, community and stakeholder feedback have inputted into the Social Infrastructure Strategy for the site.
- 4.2 A key objective of the consultation was to understand the priorities of the staff and the community, including their aspirations for the development as well as any concerns. Public consultation events and workshops were held, with invitations circulated to local households in Hinxton, Ickleton, Duxford, Whittlesford, Sawston, Pampisford and Great Chesterford, as well as all Campus staff. Focus groups and online surveys of Campus staff provided further insight. At each of the three stages of public consultation the planning application team demonstrated how the emerging masterplan had responded to responses received during previous rounds of engagement.
- 4.3 In addition to public consultation Wellcome has engaged with the Councils (SCDC and CCC, and the Parish councils) and stakeholders (including the NHS and Cambridgeshire and Peterborough Clinical Commissioning Group (CCG)) regarding the proposed social infrastructure provision on site.
- 4.4 A summary of the consultation activity and outcomes of relevance to social infrastructure is set out below.

Table # Summary of Consultation – Social Infrastructure Strategy

Date	Description and Consultees	Summary of Outcomes of relevance to Social Infrastructure
2016-2017	Initial engagement with local parish councils during high level visioning phase for the masterplan	High level input from parishes
January 2018	Stage 1 Public Consultation. Campus pop-up exhibition; Campus online survey; public exhibition; parish council briefings; community workshops	Campus staff expressed support for more supporting facilities options available on site, including for eating and drinking, recreation and leisure facilities, health and education services, and retail. A number of staff commented that the existing nursery on site is full. 49% of Campus online survey responses stated being able to access shops or basic services would greatly improve their day-to-day experience of working at the Campus. Local Communities raised providing access to facilities on the site for local people to use as one of three top priorities for the development (support expressed by 43% of community feedback form responses).
March 2018	Stage 2 Public Consultation (Masterplan Principles and overarching Concept Approach). Public exhibition; community workshops; Campus focus groups; Parish Council meetings	Campus staff focus groups – staff made suggestions on the types of infrastructure that would be likely to attract people to live on site – including health, education and childcare, and retail/local services, access to high quality open space, and a high street encouraging social interaction. Local communities – local people again expressed support for access to amenities provided on site. Concern was raised that there is a currently a lack of existing child friendly

Date	Description and Consultees	Summary of Outcomes of relevance to Social Infrastructure
		amenities in the area. 75% of responses to community feedback forms expressed support for creating a complementary community around the Campus science ecosystem to attract and retain global talent; 77% were supportive of providing sustainable infrastructure to support the Campus and existing communities. Support was also expressed for delivering amenities in the early phases of the development.
June – October 2018	Stage 3 Public Consultation (Presentation of Illustrative Masterplan). Landscape focus group; public exhibition; Campus staff engagement; Parish Council briefings; community workshop with virtual reality; Campus staff online survey	Campus online survey responses showed 74% of staff were supportive or very supportive of opening up access to the Campus to the surrounding community. A number of responses highlighted that social infrastructure provided on site should be of benefit to Campus staff as well as residents and the wider community. Community feedback form responses generally expressed support for creating an open Campus (85% of respondents were supportive or very supportive); for providing new homes and amenities (68% supportive or very supportive); and a number of responses expressed support for on site community facility provision which could help reduce through traffic.
28 th June 2018	Health Impact Assessment and healthcare provision: Scoping meeting. SCDC	SCDC highlighted the importance of allowing flexibility in design of any healthcare provision on site in order to “futureproof” the masterplan – allowing for future changes in technology that may affect homes and healthcare models; confirmed no immediate requirement for on site GP facilities as there is existing surplus capacity at local facilities; co-location of health/leisure facilities raised as a potential model for on-site delivery; a masterplan approach cognisant of preventative health measures through a healthy environment was encouraged; the potential risk for “new town blues” was raised and importance of considering integration with surrounding areas supported.
26 th July 2018	Social Infrastructure Strategy: Pre-application meeting. SCDC, CCC (including New Communities team)	Nursery – CCC advised capacity for on site nursery provision would be supported – Campus and Sawston nurseries both full. Primary school – CCC and Wellcome agreed approach to provision should be flexible given uncertainty of scale of demand to arise from on site community, and potential to expand capacity at existing schools. Secondary / Technical Education provision – CCC and Wellcome agreed a flexible approach to capacity in

Date	Description and Consultees	Summary of Outcomes of relevance to Social Infrastructure
		<p>masterplan required. Any future provision to be supported by need case.</p> <p>Health – SCDC advised potential interest in GP use (Granta Medical Practice) of flexible space on site for drop in surgery.</p>
23 rd August 2018	Education provision pre-application meeting. SCDC, CCC	<p>Primary school – CCC/SCDC/Wellcome agreed child yield from development to be assessed based on range approach - to allow for uncertainty.</p> <p>Technical education provision – masterplan to reserve land to allow for uncertainty. Need for provision to be determined through reserved matters application (if applicable).</p>
23 rd August 2018	Healthcare provision pre-application meeting. SCDC, CCC, NHS (Granta Medical Practice), Cambridgeshire and Peterborough CCG	<p>Campus and Granta Medical Practice agreed to continue to engage on potential links. Grant Medical Practice preference for proactive and integrated approach, with potential opportunities for differentiated on Campus offer given the unique nature of the development. Approach to on site health provision to be based on evidenced Campus needs, and could include outreach clinic(s) on Site (including potential enhancements to Campus core offer) and use of technology; and/or new starter practice information briefing information; and/or potential prescription delivery service.</p>
7 th September 2018	Education provision pre-application meeting. CCC	<p>CCC and Wellcome agreed a range approach to assessing child yield for Planning Application EIA would be based on CCC standard approach, plus a sensitivity test based on multipliers applied for NW Cambridge planning application (Planning Reference: S/1886/11).</p> <p>Agreed approach to monitoring and review of child yield to be established by S106.</p>
October 2018	Stage 4 Public Consultation (Final Masterplan and Pre-Application Consultation). Parish Council briefing; public exhibition; community workshop; Campus pop-up event	<p>Community feedback responses showed support for opening the Campus up to the wider community, and an approach to amenities involving working with existing amenity providers (74% of responses were supportive or very supportive of this approach). Some responses expressed concern that existing amenities in the area were already oversubscribed.</p>

- 4.5 The above summarises the public consultation that has taken place to date, and informed the outline masterplan, including this Social Infrastructure Strategy. Engagement will continue as the plans become more specific and through reserved matters applications, including in relation to specific details on social infrastructure provision.

5 Mitigation

- 5.1 As set out above, there are two overarching aims for the Social Infrastructure Strategy, to:
- Mitigate the effects of the new residential community on site – in line with SCDC and CCC policy requirements for new development
 - Support the strategic vision of the Campus masterplan.
- 5.2 This section of the Strategy sets out the mitigation measures required for the development, in line with SCDC and CCC policy requirements (as set out in Tables 2.1 and 2.2 above). The impact of the new community will be mitigated through on-site infrastructure provision or S106 contributions.
- 5.3 The scale of mitigation required as set out below is based on the delivery of up to 1,500 homes on the site, and an expected estimated resident population of 3,021 people, as set out in Chapter 18: Socio-economics of the Environmental Statement.

Table 5.1: Mitigation – SCDC and CCC social Infrastructure requirements to support new development

Item	Relevant effect	Estimated requirement (Source: ES Chapter 18: Socio-economics)
Pre-school	Child yield associated with the development (based on proposed housing mix and up to 1,500 homes)	Between 126 - 260 places
Primary school		Between 133 - 259 places (0.6 - 1.2 FEs)
Secondary school		Between 97 - 99 places (0.6 - 0.7 FEs)
Healthcare – GP provision	Number of GPs required to meet demand for healthcare from 3,021 estimated new residential population (based on Healthy Urban Development Unit (HUDU) standard of 1,800 people per GP)	Equivalent of 1.7 FTE GPs
Indoor community facilities	Amount of indoor community space required for 3,021 estimated new residential population (SCDC standard requirement for 111 sqm per 1,000 people)	335 sqm community hall
Outdoor sports provision	Provision required for 3,021 estimated new residential population - 1.6 ha per 1,000 people (SCDC standard requirement)	4.8 ha

Item	Relevant effect	Estimated requirement (Source: ES Chapter 18: Socio-economics)
Open Space provision, consisting of:	Provision required for 3,021 estimated new residential population - 1.2 ha per 1,000 people (SCDC standard requirement):	3.6 ha, consisting of:
<i>Children's playspace (formal)</i>	<i>0.4 ha per 1,000 people</i>	<i>1.2 ha</i>
<i>Children's playspace (informal)</i>	<i>0.4 ha per 1,000 people</i>	<i>1.2 ha</i>
<i>Informal open space</i>	<i>0.4 ha per 1,000 people</i>	<i>1.2 ha</i>
Allotments and community orchards	Provision required for 3,021 estimated new residential population – 1.2 ha per 1,000 people (SCDC standard requirement)	1.2 ha

- 5.4 The type and scale of social infrastructure provision proposed will meet and exceed the requirements set out above. Details of the provision proposed are set out in Section 7 below.

6 Strategic Vision

- 6.1 Beyond mitigation, provision of infrastructure has a key strategic role in the development masterplan, supporting the Campus' overarching objective to build on its scientific foundations and become the international centre for scientific, business, cultural and educational activities emanating from Genomes and Biodata.
- 6.2 A 'total place agenda', which promotes vibrancy, quality of life for residents, reduced through traffic and encouragement of economic integration has been shown through research¹⁰ to support clustering and innovation. Provision of social and community facilities will play a key role in achieving this agenda on the site.
- 6.3 In line with this, the approach to social infrastructure aims to provide opportunities to:
- Spur innovation – delivering opportunities for human interaction
 - Attract the staff required for cluster success – create an attractive, liveable place of the highest quality
 - Support broad access to the opportunities of the development – a place rooted in the specific location, its communities and landscape, and recognising existing needs and aspirations of the residential and scientific communities, will ensure benefits are maximised
 - Deliver critical mass – a sustainable living and working community
 - Reflect international best practice and recent developments in placemaking, integration, learning, living and working sustainably
 - Reduce through traffic.
- 6.4 Crucially, it is an approach the Campus has already been taking over its 25-year development. The expansion will seek to further re-define the Science Campus environment as a living and working community, building on its success to date.

Design

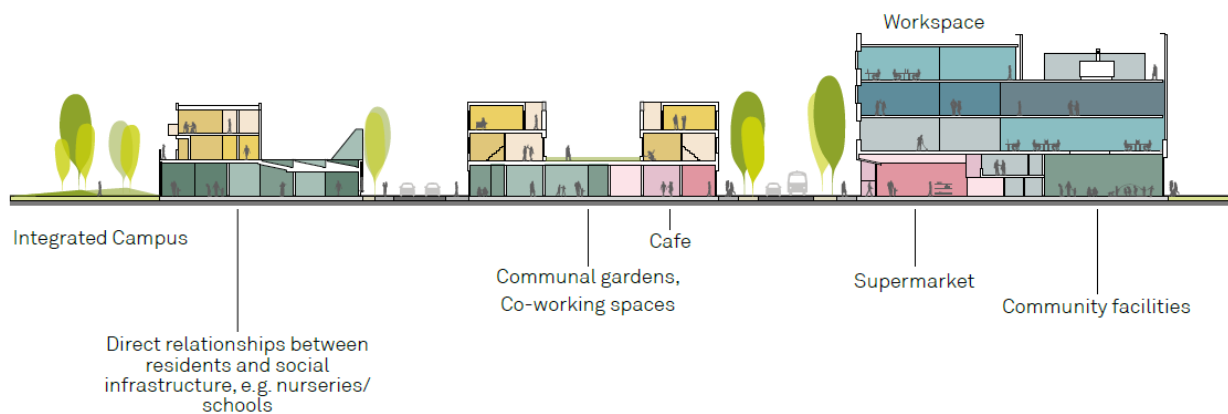
- 6.5 Effective Design will play a key role in achieving this vision. The Design and Access Statement accompanying the Outline Application, sets out the following principles that will guide the design of the Campus, and its social infrastructure:
- Creating active ground floor uses, open spaces, and social infrastructure that will create many opportunities for planned and serendipitous interactions between staff, visitors and residents that are key to driving innovation and collaboration
 - Delivering fundamentally mixed use design that reflects the open and collaborative ethos of the Campus
 - A new neighbourhood heart for the Campus and wider community, anchoring the expansion, and providing a focal point of the development that will stitch together the existing and new uses. Framed by a mix of public uses around a common – where staff, residents and visitors would be drawn to participate in its services, open spaces and opportunities for engagement
 - Resilient infrastructure for the 21st century that embeds health, wellbeing, and sustainability – reflecting best practice and keeping pace with innovation over time

¹⁰ Future Cities Catapult and Business of Cities (2017) The Logic of Innovation Locations.

- Long-term stewardship of the Campus and a holistic approach with objectives of quality, innovation, sustainability, wellbeing, and behavioural change will feed into its approach, monitoring processes, and commitment to continuous improvement, including with respect to social infrastructure.

6.6 Figure 6.1 below shows an illustrative cross section of how uses on the Campus could be arranged, demonstrating the design principles above.

Figure 6.1: Illustrative Cross Section – Supporting Campus Strategic Vision



Strategic Infrastructure

6.7 In line with the vision above, the Social Infrastructure Strategy includes types and scale of provision that go beyond what is required in terms of mitigation. These proposals are subject to consultation and agreement on appropriate delivery and management arrangements, and include potential to deliver:

- Technical Education Provision
- Cultural facility
- Health centre
- Leisure centre.

6.8 Further detail of the strategic role of this provision, and the type and scale of provision that could be delivered on site, is set out in the following section.

7 Type and Scale of Provision

- 7.1 In addition to up to 150,000 sqm GEA flexible research and translation space and up to 1,500 new homes, the outline application includes up to 31,250 sqm (GEA) floorspace for supporting community uses and social infrastructure – including nursery, hotel/conference, retail, food and drink, and leisure uses:
- Retail, food and drink and services – up to 3,500 sqm GEA space to provide local shops, restaurants and services
 - Hotel – up to 5,000 sqm GEA
 - Non-residential institutions, and community and leisure, including a nursery, conference facility, and public education – up to 22,750 sqm GEA.
- 7.2 The application is made in Outline and will be delivered within the parameters above. However the masterplan for the site, informed by consultation and best practice, includes capacity for the following social infrastructure:
- Health Centre – up to 500 sqm GEA General Practice (GP) surgery space, or similar
 - Fitness centre – up to 4,000 sqm GEA
 - Community hall – up to 350 sqm GEA
 - Cultural facility – up to 5,000 sqm GEA
 - Hotel – up to 5,000 sqm GEA
 - Nursery – up to 500 sqm 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 – an up to 250 place facility that would support the Genomics and Biodata scientific and research objectives of the Campus (if required).
- 7.3 These uses would support the Campus’ growing working, and new residential communities, and the existing local population, and contribute to the broader strategic objectives of the development.
- 7.4 The type and scale of provision has been established based on delivering the mitigation and strategic objectives set out above; providing appropriate provision for the scale and social/demographic characteristics of the population expected to be resident in the completed development; and taking into account outcomes of consultation; and in the context of the capacity and availability of existing provision locally.
- 7.5 The unique nature of the development means standard approaches to projecting the scale of the resident population are unlikely to provide an accurate indication of the final population. Wellcome and the Councils have agreed therefore a bespoke approach to population and child yield modelling to inform the Social Infrastructure Strategy. Full details of the approach are set out in Chapter 18: Socio-economics of the Environmental Statement, and generates the expected population set out in Table 7.1.

Table 7.1: Expected Population resident in the completed development

Population	Total
Total population	3,020
Early years population	125 - 260
Primary school age population	135 - 260
Secondary school age population	95 - 100

7.6 This bespoke approach, and the need to allow for uncertainty and therefore flexibility within the outline masterplan has also been a key consideration informing the approach to the proposed type and scale of provision of infrastructure set out below.

i. Health Centre

7.7 Reflecting its strategic commitments to health, to contribute to the sense of place at the expanded Campus, and to meet potential healthcare needs arising from the development, the masterplan includes capacity for an up to 500 sqm GEA health centre.

- Achieving world changing health outcomes is fundamental to the research and translation, and education work of the Campus. A commitment to health is also reflected in Campus operations – a range of policies and benefits are in place to provide a supportive, healthy and inclusive environment for campus staff. Further details are provided in the Health Impact Assessment accompanying the Outline Application.
- Provision of healthcare facilities on the Campus site was identified during consultation as the type of facility that would help to create a sense of place and attracting Campus staff to live on site.
- The new resident campus population would be expected to create demand for the equivalent of approximately 1.7 FTE GPs, and additional demand may be generated by employees working on site.

7.8 Pre-application meetings with the Councils, Cambridgeshire and Peterborough CCG, and Granta Medical Practice, have confirmed however that there is no immediate need for on site provision of a GP practice. The Campus is engaging with Granta Medical Practice on an on-going basis however, and will continue to review this position as healthcare needs of the new populations on site emerge.

7.9 Therefore while there is no immediate identified need for an on-site standalone GP practice, to allow for resilience over time (including future NHS requirements) the masterplan includes capacity for healthcare provision should the need arise. The need case will be kept under review within the monitoring and governance arrangements for the masterplan that will be set out in the S106 agreement.

7.10 In addition to the above, and in line with its broader vision, Wellcome is keen to explore the potential for provision of appropriate on-site facilities to meet health needs – whether through medical or preventative means. This will be explored further as the masterplan develops, including through stakeholder engagement.

ii. Fitness Centre

7.11 In line with the strategic health objectives above, there is capacity in the masterplan to provide a leisure and fitness centre. There is no policy requirement for leisure provision to support new development,

however, a fitness centre could contribute to the broader strategic objectives of the development in terms of placemaking, creating an exemplary place, and supporting Wellcome's broader health objectives.

iii. Community Hall

- 7.12 The masterplan includes capacity for up to 350 sqm GEA Community Hall. This provision would exceed SCDC policy requirement for 335 sqm space to meet the needs of the expected new population on site.
- 7.13 In addition the community hall would provide a meeting space for residents, staff and visitors, contributing to the strategic objectives of the development in terms of placemaking, and provision of appropriate spaces for residents, staff and visitors to meet, collaborate and innovate.

iv. Cultural facility

- 7.14 The masterplan includes capacity to provide a new cultural facility on site of up to 5,000 sqm GEA. This provision could be supportive of the broader strategic objectives of the existing Campus Connecting Science Programme of education and outreach work.
- 7.15 With an overarching mission to enable everyone to explore genomic science and its impact on research, health and society the Campus Connecting Science Programme is a varied programme exploring and creating opportunities to engage with the science community, institutions, and the general public on Genomics and Biodata issues. Existing engagement activities take place across the world.
- 7.16 Details of the provision of a cultural facility would be determined through reserved matters applications, however it has potential to accommodate a cultural anchor on site which could act as a focal point for external engagement, including potential for exhibition space and interactive installations to engage a broader audience in the campus' work.

v. Nursery – up to 500 sqm GEA space built to shell and core to provide up to 120 nursery places for children of Campus related workers

- 7.17 Nursery provision of up to 500 sqm GEA (shell and core facility with capacity for up to 120 early-years places for children of Campus staff and residents) will be included within the parameters of the outline application.
- 7.18 Support for on site nursery provision was identified through consultation with Campus staff, local communities and stakeholders including CCC and SCDC.
- 7.19 Nursery provision on site will also contribute the following masterplan objectives:
- Reduce through traffic – provision on site will avoid trips off site by residents requiring child care
 - Support economic and wellbeing objectives (childcare provision within close proximity to workplace), and contribute to placemaking objectives
- 7.20 Wellcome is engaging with the existing on-site nursery provider (Crocus) to determine potential scope for expansion by the existing provider.

vi. Primary school

- 7.21 The masterplan includes capacity to provide up to a two form of entry primary school on site, should it be required.

- 7.22 Through consultation, the Council identified no immediate need for the provision of a primary school on site. Potential for expansion of primary schools in the local area was identified should need arise as a result of child yield arising from the up to 1,500 homes within the completed development.
- 7.23 Due to the unique nature of the development, and to allow for resilience over time, the masterplan includes capacity for a primary school – in the case that the need for this provision should arise. Through consultation Wellcome, CCC and SCDC agreed the need case related to on site primary school provision would be kept under review within the monitoring and governance arrangements for the masterplan, as set out via the S106 agreement relating to the outline scheme. This will confirm the child yield arising from the development once initial phases are completed and occupied, and determine the scale of demand for primary school places arising, as the basis for an assessment of the requirement for on site provision.

vii. Technical Education Facility

- 7.24 The masterplan also includes capacity to accommodate a circa. 250 pupil technical education facility on the site.
- 7.25 Wellcome envisages the potential facility could provide an opportunity to expand and develop existing Campus work programmes with respect to education outreach and apprenticeships by providing an on-site education facility with close links to the Campus' work – delivering opportunities for technical qualifications to prepare students for example in work related to Biodata and Biotechnology – and further enhancing the Campus' reputation and capacity as a global centre for Genomics and Biodata.
- 7.26 The facility would not only serve the new and existing residential communities but also to provide specialist technical provision to complement the work on data-related Apprenticeships with Anglia Ruskin University to train the data scientists of the future. This idea would need to be worked up with partners in the context of wider provision, experience elsewhere and local and national priorities.
- 7.27 While there is no immediate need for technical education provision to mitigate the effects of the development, capacity is allowed for within the masterplan for resilience and to allow for future provision. Any provision would be subject to identifying an appropriate operator and a detailed business case.
- 7.28 If delivered, this provision would also be in line with significant focus in national education policy both on increasing the scope and quality of technical education for 14 to 19 year olds, for example through University Technical Colleges; encouraging higher take up of STEM subjects at A level/NVQ for young people of sixth form age; and reflecting Central Government policy objectives to develop closer links between skills development and industry requirements.

viii. Open Space and Play Space

- 7.29 The masterplan includes areas of publicly accessible natural and semi-natural open space totalling 16.3 ha across the 115 ha total expansion land. In addition amenity space would be provided across the site. This exceeds the open space requirement to mitigate the effects of the development as set out by SCDC policy requirements.
- 7.30 Details of the typologies of space and/or specific facilities will be agreed via discharge of conditions or future reserved matters applications.
- 7.31 In addition to meeting policy requirements for new development, open spaces on site will contribute to creating a sense of place and community on site. The Design and Access Statement sets out details of the potential provision within the outline application:

- A common located at the heart of the campus will provide a generous new public open space that anchors the centre of the new campus, “stitching together” the existing Campus and the expanded site.
- An overarching aim of the open space provision on site is to create purposeful spaces inviting active use and engagement – including food-growing allotments, woodlands, playgrounds, walking and cycling routes and spaces for events (including via the Campus Connecting Science Programme) – and opportunities to gather and sit alone or in groups. Seating areas, arts projects, recreational facilities will be provided – all with a focus on bringing the community together, including a focus on intergenerational activities – gardening and community events, football, open air gym, and a leisure track.

7.32 Overall the open spaces proposed will provide a diverse mix of publicly accessible space that will be key to the attractiveness of the Campus and encourage interactions essential to the success of the Campus as a whole.

7.33 Maps showing indicative layouts of play spaces and open spaces are shown in Figures 7.1 and 7.2 below.

Figure 7.1: Play Space



Figure 7.2: Open Spaces



ix. Other services and active uses including retail, food and drink and hotel uses

7.34 The proposed services including retail, food and drink, and hotel uses will be expected to contribute to the sense of place on Campus, provide essential services to staff and residents, and reduce through traffic.

8 Phasing and Delivery

- 8.1 The application is made in outline, and the details of delivery, including phasing, will be determined through reserved matters applications. It is a key principle of the development to retain this flexibility to allow for the masterplan to respond to market signals and demand and develop as a successful place specific to campus needs.
- 8.2 The phasing of infrastructure delivery on site however will be managed in line with the following principles to support the new residential and working communities on site. Phasing will be managed to balance the needs to:
- Deliver appropriate type and scale of infrastructure and services to support the new residential and employee populations on site, and create a sense of place from day one, whilst also
 - Ensure the viability and sustainability of the facilities that are delivered, and
 - Avoid undermining existing facilities.
- 8.3 While the phasing of delivery of infrastructure will be a key consideration in the management of the development, as an extension to the existing Campus the expansion will benefit from the existing services already on site, avoiding some of the challenges of isolation that can be experienced by new communities where there is no existing infrastructure in place. In addition to existing on site provision, the site benefits from its close proximity to surrounding existing settlements, most closely Hinxton adjacent to the north of the site, but in addition the services available in Great Chesterford, Ickleton, Duxford and Sawston, as set out in Section 3 above.

9 APPENDIX A – OUTLINE FACILITIES ACCESS STATEMENT

Introduction and Summary

- 9.1 In addition to 150,000 sqm GEA flexible research and translation space and up to 1,500 new homes, the expanded Campus will deliver social infrastructure on site to support its growing working, and new residential communities, as well as the existing local population.
- 9.2 Opening up the Campus to expand 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.
- 9.3 This Outline Facilities Access Statement, authored by Quod on behalf of Wellcome, sets out the types of community facilities that are proposed and establishes principles for access arrangements for their use. The principles will be formally agreed through a S106 agreement for the outline scheme, based on the principles established herein.
- 9.4 Further details of the placemaking strategy for the site are set out in the Social Infrastructure Strategy, and in the Design and Access Statement which detail the placemaking and mitigation roles, and the design and layout (respectively) of social infrastructure provision on site.

Summary of Principles of Access

- 9.5 The following principles of access are established in this Statement:
 - **General site access.** The Proposed Development would provide a range of uses to which local people and the wider public will have access, including – its public realm (including open spaces and play space); roads and parking; retail, food and drink, and supporting services; leisure centre; and cultural facilities. While a number of buildings might require security, this will be achieved through building based systems and reasonable controls on access.
 - **Nursery.** Nursery places would be prioritised for children of Campus Linked Workers and Campus residents. The allocation of places would be managed by a nursery provider.
 - **Sports Pitches.** 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.
 - **Health centre.** Should provision be required on site, access would be managed through an NHS provider, and would likely operate on a catchment area basis with access prioritised for Campus Linked Workers and residents living and working close to the facility.
 - **Community Hall.** Access would be managed through Wellcome in line with a principle of managed public access.
 - **Primary School and Technical Education Facility.** Should provision be required on site, admissions arrangements would be determined by third party provider (Local authority or Governing Body).

Principles of Access

i. General Site Access

- 9.6 Opening up the Campus 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.

- 9.7 The Existing Campus currently accommodates approximately 2,500 staff and carries out internationally recognised research including at the Wellcome Sanger Institute and EMBL-EBI. Access to the Existing Campus is generally restricted to Campus staff only, with visitors admitted via reception access points at the north and south of the site. Visits are generally related to the business of the Campus, and conference attendees, although provision is also made for public visitors through the Connecting Science programme, including for example, pre-arranged school visits and public engagement events.
- 9.8 As set out in the Social Infrastructure Strategy, alongside expanding the Campus (providing space for approximately 4,300 additional jobs and up to 1,500 new homes) the Proposed Development will support the evolution of the Campus to build on its existing strengths and develop as a dynamic living and working community with a strong sense of place. Opening up the Campus to the public will contribute to its dynamism and success.

Proposed General Access Arrangements

- 9.9 The expanded Campus will provide public access to a range of uses including:
- Public realm, including open spaces and play space, roads, and parking
 - Retail, food and drink, and supporting services
 - Leisure centre
 - Cultural facilities
- 9.10 The general means of access to the site by vehicle from the A1301 are identified on the Key Parameter Plan (PP1). Access will also be possible by foot and bike via existing and proposed footpaths and cycle routes.
- 9.11 For security purposes it is likely that research and translation uses on site (office buildings) will continue to restrict access to employees only. Arrangements would be subject to management by individual occupiers on an independent basis and is likely to be achieved through building based systems.

ii. Nursery

- 9.12 The Masterplan includes provision of up to 500 sqm GEA early years nursery floorspace. Provision will be in addition to the existing Crocus Nursery on site which provides 92 FTE nursery places for children, restricted to use by Campus Workers.
- 9.13 The proposed new nursery provision will be delivered in Development Area 1 and will provide a minimum of 120 early-years places. Provision will be managed by a third party operator.

Nursery Access

- 9.14 Access to nursery places will be prioritised for use by Campus Linked Workers and residents. Detailed admissions criteria in the case of oversubscription would be determined by the third party operator.

iii. Sports Pitches

- 9.15 The masterplan includes capacity for the provision of sports pitches to:
- Meet demand arising from the new resident population on site (in line with SCDC policy requirements for mitigating the effects of new development (SCDC Local Plan 2018 Policy SC/7). This generates a requirement equivalent to 4.8 ha of outdoor sports provision.

- Support the creation of a successful, dynamic and healthy living and working Campus environment.

Sports Pitches Access

- 9.16 Sports pitches will be managed by Wellcome or a third party operator.
- 9.17 While on site provision is designed primarily to meet the needs of the on-Site working and living populations at the Campus (the Existing Campus and the Proposed Development), arrangements for access will not restrict use to Campus employees and residents.
- 9.18 Details of arrangements for provision will be determined by Wellcome, or a third party provider, and will be in line with a principle of open access for community use. There is likely to be a booking requirement and fee for use of facilities.

iv. Health Centre

Introduction

- 9.19 Land is reserved in the masterplan with capacity to accommodate a health facility (GP practice or similar) of up to 500 sqm GEA. The facility would be designed to meet the needs of the Campus resident and working populations, should the need for a facility be agreed with the NHS.

Health Centre Access

- 9.20 Access to any NHS health provision on site would be determined in accordance with management arrangements determined by a third party provider. This would likely operate on a catchment basis with new patient registrations accepted from individuals living or working within a determined distance from the facility. Access arrangements to the facility specifically would not be managed by Wellcome.
- 9.21 Alternative health related provision (for example private therapies or pharmacy provision) would be managed in line with principles set out in Section 2 'General Access Arrangements' and would be expected to be publicly accessible.

v. Community Hall

- 9.22 The masterplan reserves land with capacity to accommodate a community hall of up to 335 sqm GEA.

Community Hall Access

- 9.23 The on site community hall (if delivered) would be managed by Wellcome or a third party provider.
- 9.24 Access arrangements would be in line with a principle of managed open access for community use. There would be a booking requirement and fee for use.

vi. Primary School and Technical Education Provision

- 9.25 The Masterplan includes capacity for on-site education provision in the case that it is established there is demonstrable need.
- 9.26 Education provision on site could include:
- Primary school – the Masterplan includes capacity for on-Site provision of a two-form of entry primary school. The need for provision will be determined via monitoring and review of the child yield arising from the residential element of the Campus, and demand for school places locally. A

school would be delivered in partnership with a third party provider or the Council – to be determined in agreement with CCC.

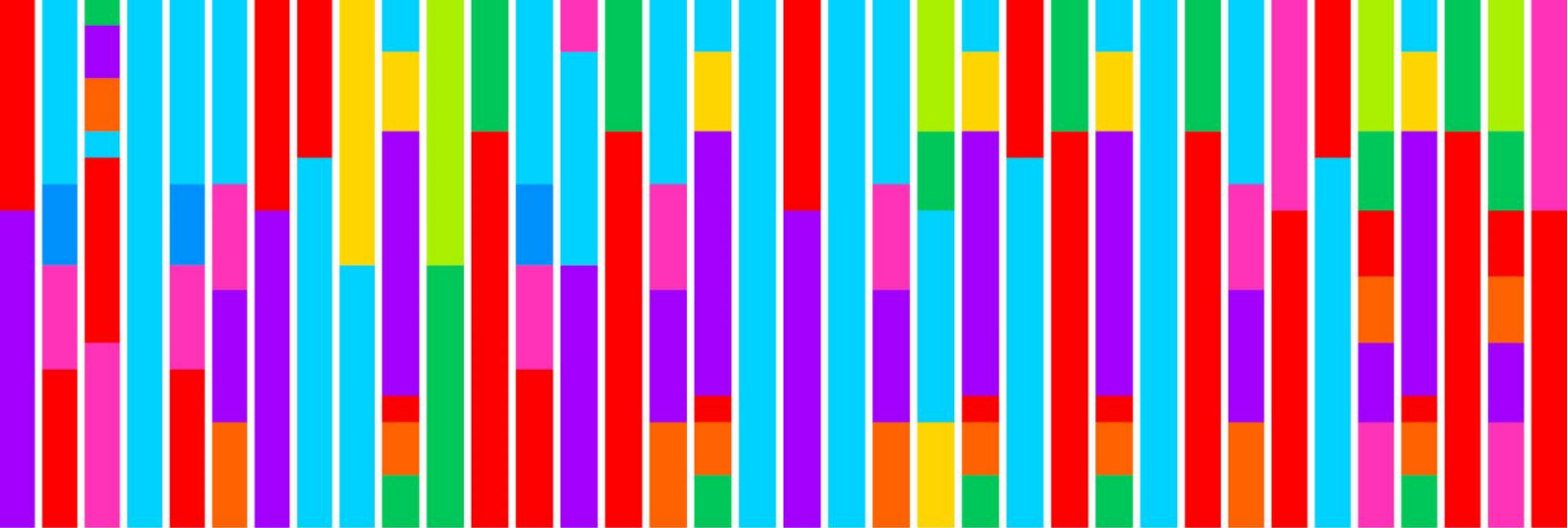
- Technical Education Provision – land is reserved in the masterplan with capacity to accommodate a circa. 250 place technical education facility with links to Campus research in Genomics and Biodata. The need for the facility will be determined via monitoring and review of the child yield arising from the residential element of the Campus and the economic and skills case for technical provision to support the internationally significant scientific work of the Campus, in agreement with CCC and South Cambridgeshire District Council (SCDC). Technical education would be delivered in partnership with a third party provider – to be determined in agreement with CCC and SCDC.

Primary School Access

- 9.27 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, which applies to all primary and secondary level education provision in England. 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.

Technical Education Facility Access

- 9.28 Access arrangements relating to the Technical Education Facility on site would be determined by the relevant provider (the Local Authority or provider Governing Body).
- 9.29 Due to the specialist nature of the potential Technical Education provision, and the willingness and ability for older children to travel to school, any catchment area applied would be expected to be larger than applied to the primary school.



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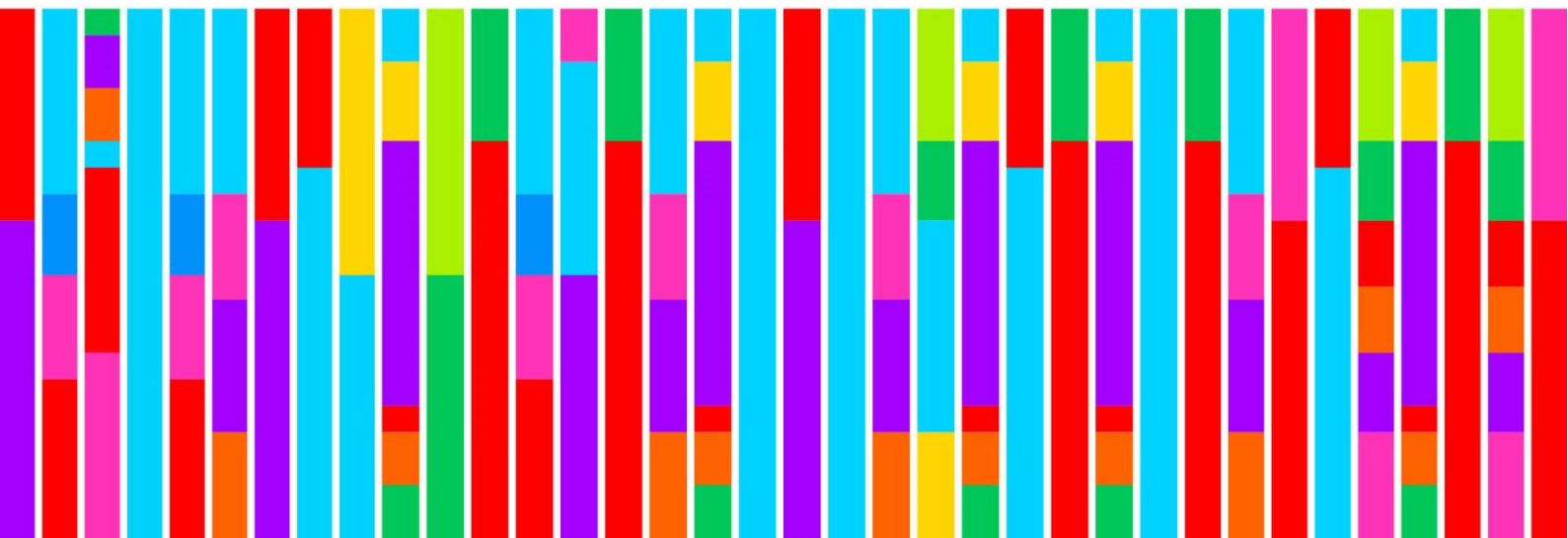


Wellcome Genome Campus Development

12. Planning Statement

Appendix 4 - Draft Section 106 Heads of Terms

December 2018



WELLCOME GENOME CAMPUS DEVELOPMENT:**DRAFT SECTION 106 HEADS OF TERMS**

Topic	Content	Trigger
Schedule 1:	DRAFT PLANNING PERMISSION	
	TBC	
Schedule 2:	TRANSPORT	
2.1 Travel Plan	To secure the commitments made in the agreed Site-wide Travel Plan. Including: <ul style="list-style-type: none"> Measures to encourage sustainable travel Creation of a Travel Plan Review Group to oversee Travel Plan and monitor performance against targets To meet, review and to co-ordinate revisions to the Travel Plan through the Travel Plan Review Group Travel Plan Fund 	Prior to occupation of relevant Development Area or stage of development
	<ul style="list-style-type: none"> Monitor and review mechanism 	Anniversary of first occupation and then annually for five years
2.2 Adaptive Mitigation Fund	A fund to implement adaptive mitigation measures that may be identified, agreed and implemented through monitoring and review.	Compliance
2.3 Highway Improvements and Access	Details of the A1301 Improvements shall be prepared alongside the relevant Reserved Matters Application. The details shall include a timetable for implementation of the works.	Submission of relevant RMA
	Provision of a new access junction to the south of the existing access providing access to Development Area 1.	Programme referred to above
	Introduction of environmental improvements to the A1301 including new footways / cycleways and gateway features (drawing numbers TBC).	Programme referred to above
	Details of the improvements to the A505 / A1301 McDonalds Roundabout and signalisation of the M11 off slip at Junction 10 (M11/A505) shall be submitted for approval. The details shall include a timetable for implementation. Alternatively a contribution of an equivalent amount if CCC so elect.	Prior to Commencement of Development (as defined in the section 106 agreement)
2.4 Walking	Wayfinding strategy to be prepared to identify local destinations, routes and approximate journey times.	Prior to first occupation
	Provision of a new section of footway connecting the A1301 (east) to High Street (west) in Hinxton along New Road.	Prior to occupation of relevant stage of development
2.5 Cycling	Provision of sections of new footway / cycleway provided along the A1301 in the vicinity of the site (drawing number TBC).	Prior to occupation of relevant stage of development
	Provision of an improved cycle route between the Campus and Whittlesford Station through the upgrading of the existing route, new cycleway and A505 crossing facilities.	Prior to occupation of relevant stage of development
	A 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	Prior to occupation of relevant stage of development

Topic	Content	Trigger
	Contributions towards improved off-site cycle routes which may include: <ul style="list-style-type: none"> • Modifications to the existing route north of the McDonalds roundabout to provide continuation of the cycle route towards Sawston. The route would provide onward connectivity to the Sawston Greenway which is being developed by the Greater Cambridge Partnership • Cycle route enhancement between Great Chesterford and Hinxton. This may include chicanes to facilitate traffic calming and deter movements through Ickleton and Duxford where other routes are available. • Moorfield Road traffic signal controlled crossing on Sustrans Route 11 	Prior to occupation of relevant stage of development
2.6 Bus and Rail	Enhancement of the existing Campus shuttle bus service which operates between the Campus and Whittlesford Parkway station with the intention to increase frequency from the current hourly service up to a 15 minute operating frequency during peak periods. The reliability of this service would be enhanced as part of the proposed highway mitigation at the McDonalds (A505 / A1301) roundabout.	Prior to occupation of relevant stage of development
	Expansion and improved capacity of the existing Campus bus services (in line with stage of development delivery) to support the increasing population across the Campus.	Prior to occupation of relevant stage of development
	Provision of appropriate off-peak services, which could include the shuttle service, a demand responsive element or the extension of the Citi7 service.	Prior to occupation of relevant stage of development
2.7 Car Club	Delivery of a Car Club on site	First occupation of residential units
2.8 Car Share	Provision of an improved car share database	Occupation of research and translation uses
	Provision of dedicated car sharing spaces.	Occupation of research and translation uses
2.9 Car Parking	Car parking ratios for residential uses shall be below adopted Local Plan standards.	Occupation of research and translation uses
	Car Park Management Plan	Occupation of research and translation uses
2.10 Transport Review Group:	Transport Review Group (TRG) shall be established, comprising key stakeholders and representatives.	Prior to commencement of development
Schedule 3:	HOUSING	
Parameters	Deliver up to 1,500 residential units	Occupation

Topic	Content	Trigger																			
Tenure	The Site Wide Tenure Mix	Set out in reserved matters applications. Compliance with site wide tenure mix/unit size mix to be demonstrated on submission of final reserved matters application containing residential development																			
Unit Size Mix	<div>The unit size mix of the homes will comprise:<table><tr><th rowspan="2">Unit Size</th><th colspan="5">Bedrooms</th><th rowspan="2">Total</th></tr><tr><th>Studio</th><th>1</th><th>2</th><th>3</th><th>4</th></tr><tr><td>Range</td><td>0 to 15%</td><td>10 to 35%</td><td>20 to 60%</td><td>10 to 45%</td><td>0 to 20%</td><td></td></tr></table></div>	Unit Size	Bedrooms					Total	Studio	1	2	3	4	Range	0 to 15%	10 to 35%	20 to 60%	10 to 45%	0 to 20%		Set out in reserved matters applications
Unit Size	Bedrooms					Total															
	Studio	1	2	3	4																
Range	0 to 15%	10 to 35%	20 to 60%	10 to 45%	0 to 20%																
Occupation	The occupation of all homes will be restricted to ensuring at least one occupier is a Campus Linked Worker	Occupation																			
	The definition of Campus Linked Worker to include any person employed i) by a Campus Occupier, ii) to provide specific services on or to the Campus and iii) a Key Worker serving the Campus i.e. police, fire, health, education.	Occupation																			
Design	TBC, but to include: <ul style="list-style-type: none">Inclusive access / standardsaccessibilitysizecustom buildCar parking	Set out in reserved matters applications																			
Annual Reporting	An Annual Housing Statement will be provided to the Council	Occupation																			
Schedule 4:	SUSTAINABILITY																				
4.1 Low and Zero Carbon	Not less than 10% of predicted site-wide total energy requirements shall be supplied through low and zero carbon technologies	Compliance																			
4.2 Water Efficiency	Water efficiency targets: <ul style="list-style-type: none">90 Litres/person/day for residential40% improvement over notional BREEAM rating for non-residential buildings	Compliance																			
4.3 Surface Water	Surface water will be managed through on-site infiltration methods to mimic existing conditions on the Genome Campus.	Compliance																			
4.4 Biodiversity	[]%net biodiversity gain	Compliance																			
4.5 BREEAM	Non-residential buildings shall achieve BREEAM Very Good.	Occupation of relevant building																			
4.6 Climate Resilience	Establish and maintain a Climate Resilience Strategy for the Development.	Compliance																			

Topic	Content	Trigger
4.7 Circular Economy	Establish and maintain a Circular Economy Strategy to ensure that all development is resource efficient.	Prior to first occupation
Schedule 5	Education	
5.1 Pre-school	Nursery provision (shell and core facility) delivered in Development Area 1	Prior to occupation of relevant stage of development
5.2 Primary-level education	a) In the case where it is established there is NOT a demonstrable <u>need for on-site provision</u> , a financial contribution will be made towards capital costs of specific identified provision off-site meeting the needs of Campus residents.	Prior to occupation of relevant stage of development
	b) In the case where it is established that there IS a demonstrable <u>need for on-site provision</u> , the land reserved in the masterplan with capacity to accommodate a 2 form of entry primary school	Prior to occupation of relevant stage of development
5.3 Secondary-level education	a) In the case where it is established there is NOT a demonstrable <u>need for onsite provision</u> , financial contributions will be made towards capital costs of specific identified off-site secondary education provision to meet the needs of campus residents.	Prior to occupation of relevant stage of development
	b) In the case where it is established that there IS a demonstrable <u>need for on-site provision</u> the land reserved in the Proposed Development with capacity to accommodate a circa. 250 place technical education facility with links to Campus research in Genomics and Bio-data	Prior to occupation of relevant stage of development
Schedule 6	Health	
6.1 Health Facilities (GP)	a) In the case where it is established there is NOT a demonstrable <u>need for onsite provision</u> , financial contributions to contribute to the capital costs of NHS off-site provision.	Prior to occupation of relevant stage of development
	b) In the case where it is established that there IS a demonstrable <u>need for on-site provision</u> , land reserved in the Proposed Development with capacity to accommodate a health facility (GP practice or similar – up to 500 sqm GEA) shall be provided.	Prior to occupation of relevant stage of development
Schedule 7	Community Facilities	
7.1 Indoor community facilities	Land reserved in masterplan with capacity to accommodate a community hall	Compliance
Schedule 8	Open Space	
8.1 Open space	Access, management and maintenance of open space, including outdoor sport, open space (comprising formal children's play space, informal children's play space, and informal open space), and food growing areas /community gardens meeting standards set out in Policy SC/7.	Occupation
Schedule 9	Waste	
9.1 Waste	Contribution towards waste	Prior to Occupation of relevant part of the development
Schedule 10	Construction Skills and Training	
10.1 Construction apprenticeships	Prepare a Construction apprenticeship Strategy	Prior to Commencement of Development (as defined in the

Topic	Content	Trigger
		section 106 agreement)

Notes: The scope and triggers for the S106 Obligations will be detailed and defined following discussions with SCDC and CCC.