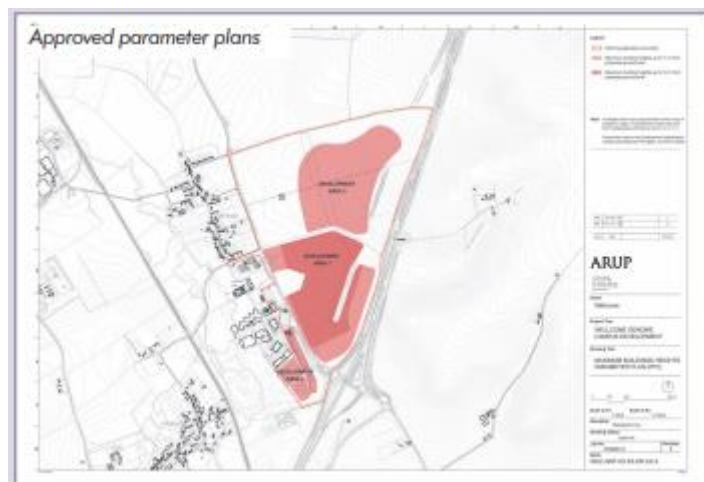


Wellcome Trust Genome Campus Extension

Village Meeting – 3rd July 2021

SUMMARY BACKGROUND

- The Wellcome Trust (WT) development involves:
 - more than doubling the current staff from 2,500 to 6,800
 - includes laboratory and office spaces, housing, a nursery, conference facility and associated hotel, retail uses, restaurant/bar/cafes, leisure uses and community spaces.
 - total area of commercial space is circa 150,000 square metres and residential area circa 130,000 square metres.
 - the value of the overall scheme is forecast to be circa £1.2bn.
 - it will take up to 20 years to complete
 - includes 1,500 homes on the east side of the A1307, which are to be sold or let to campus staff
 - WT are not committed to completing the community infrastructure (including a new community building) until the 500th house is built



- Hinxtton Parish Council (HPC) consistently objected to the size and scale of the development, but was supportive of a more limited expansion of the research activities.
- Planning permission was granted in October 2019 because the national interest was judged by South Cambs District Council (SCDC) planning officers and the Planning Committee members to outweigh the 'significant' harm caused by the development (mainly in terms of landscape and heritage impact).
- A Section 106 Agreement (S106) is a legal agreement, which contains details of the obligations on the developer to mitigate the impact of the development.

- A S106 between and WT, SCDC and Cambridgeshire County Council was signed on 17 December 2020. It is a 218 page document that contains details of the housing covenants (i.e. the tie to campus workers), road improvements, education and health provisions, community development. It includes a cash sum for the potential extension of Hinxton's village hall, employee travel plans, landscape mitigations etc as well as the timescale during which this is to happen.
- In February 2019, HPC made requests for the following items to be included within the S106:
 - A compound weir to mitigate flood risk
 - Improvements to footpaths and cycle paths between the villages.
 - Enhanced environmental management of WT owned land around Hinxton
 - Improvements to Village Hall and car park
 - Traffic mitigation – traffic calming and work to pavements.
- Save for the Village Hall, the remaining requests were not taken forward in the S106 as they were either deemed not necessary (by the Environment Agency in relation to the compound weir) or were not considered a consequence of the development, therefore not compliant with S106 rules (where the issue has to be directly related to the impact of the development).
- HPC continued to make representations during the drafting of the S106, largely in relation to the Village Hall and use of the adjacent land, but the document was negotiated between SCDC and WT. HPC is not a party/signatory.

JUDICIAL REVIEW

- HPC's concerns about the basis of SCDC's decision and the terms of the S106 led to HPC to consider mounting a judicial review (JR), effectively a legal challenge against the decision to grant permission to WT for the development.
- HPC sought a legal opinion on the likelihood of success of a JR, asking advice on the following:
 - The argument of the WT under their "Case for Growth", essentially accepted by the Council, that the "co-location" of research and development, connecting science and housing on a single campus at Hinxton was essential to their project, with alternative locations ruled out. HPC was concerned that this case for need was not tested with sufficient independence or transparency
 - Linked to the above, the robustness of the justification for the 1,500 residential units;
 - Concerns that the housing obligations contained in the S106 do not deliver the Applicant's commitment to "campus homes for campus workers".
 - Confirmation that HPC would benefit from a cost cap of £10,000.
- Counsel advised HPC that a successful legal challenge was 'highly unlikely' so HPC voted not to pursue a JR at an Extraordinary Parish Council meeting on 22nd January 2021.

KEY S106 TERMS IN RELATION TO HINXTON

What rights / entitlements accrue to the village under the S106?

- Hinxton Village have no obligations under the S106 at all, unless and until they want to draw the Village Hall funds and take the Temporary Recreation Land.

What are the village hall funds?

¹Amount	Purpose	Timing
Part A funds £10,000	For a feasibility study for the Village Hall	Can be drawn “on or before Implementation of the Development” so available now.
Part B funds £67,385	For design and planning fees (including the costs relating to a planning application) for the Village Hall Extension	Are released on “Commencement of the first Reserved Matters Area containing residential units”. Basically this is when material development work starts on the residential units Anticipated late 2023 (indicative)
Part C funds £490,899	For building and delivery of the extension and consequential works	Released within 28 days of the District Council confirming to Wellcome that a planning permission has been granted for the Village Hall extension and construction contract for the approved extension to the Village Hall entered into by HPC. Anticipated, late 2024 (indicative)

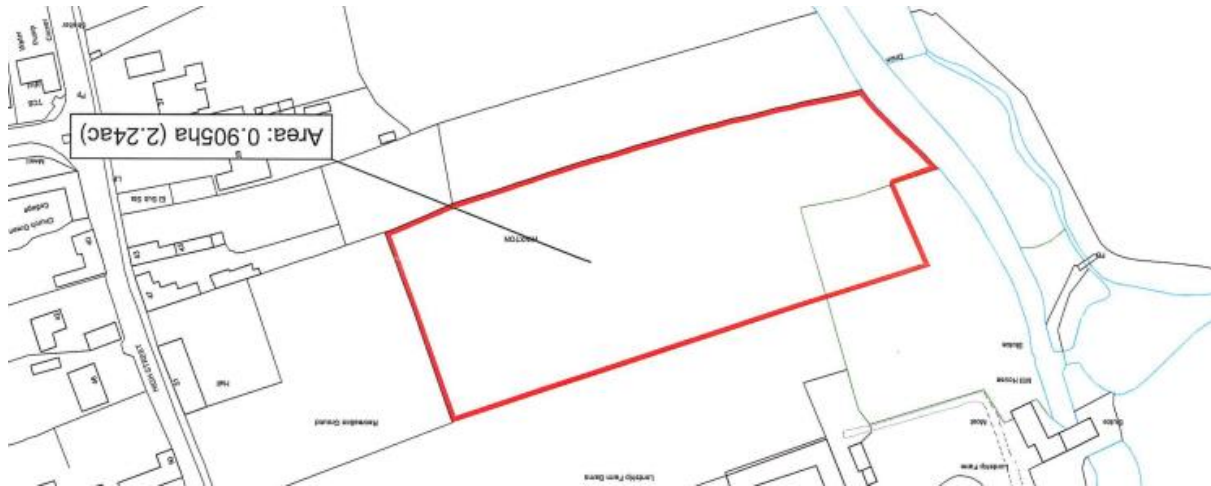
What is the money for?

- The village hall funds are for mitigating the impact of the Wellcome development.
- By the terms of the S106 they have to be used to deliver an extension to the Hinxton Village Hall of approximately 90 (ninety) sqm (GEA) or such other area as otherwise agreed in writing with the District Council and consequential works by such extension to provide additional capacity for public use, including for use by Campus Related Workers and residents of Wellcome residential units.

¹ Index linked for inflation

What is the Temporary Recreation land?

- The Temporary Recreation Land is show marked red below, basically continuing the boundary line of the playground down to the river.



- This land is being offered to Hinxton Village at a peppercorn rent (a token rent) for community uses for a period of 20 years from when the first residential unit is occupied (likely to be 20 years from 2024) or if earlier until the full Open Space requirements are finished on the Wellcome site (programme date to confirm).
- HPC will continue to request use of the land longer term and this is a matter of ongoing discussion.

S106 Obligations

- If Hinxton village (acting by HPC) decide to take the village hall funds and to use the Temporary Recreation land then HPC is obliged to sign a legal agreement with District Council, confirming that the funds will be spent in accordance with the requirements of the S106.
- An agreement for the advance of the Part A funds (the £10K) has now been signed by the Parish Council. There is no obligation to take the Part B and Part C funds if we decide not to, nor is there any obligation to reimburse the District Council for the A funds if the works do not proceed for any reason.

WHAT ARE THE NEXT STEPS IN THE PROCESS?

Development Timescale

- Currently WT has been granted Outline Planning Permission for the scheme. This sets out the proposed uses and the parameters and design principles within which the buildings will be delivered.
- Detailed designs will come forward in due course for the various areas/buildings in Reserved Matters Applications (RMA). HPC will be consulted on each of these detailed applications.
- WT has recently acquired Urban & Civic (U&C), a development company. U&C will be managing the project delivery. They are currently delivering Alconbury Weald and Waterbeach Barracks and several other very large strategic sites nationally.
- WT/U&C has provided an indication of the development timescale, although they stress this is still work in progress.

Date	Event	HPC Comment
Nov 2021	First Reserved Matters Application submission - new EMBL building on the existing campus	This area of land was included in the overall expansion land application so building the EMBL building implements the whole planning permission.
Q3, 2022	Commence construction of EMBL building	
Mid 2023	First residential RMA application	
Q4, 2022	Highways works commence	
Early 2024	Construction commences on first RMA containing residential	This is the trigger date for the release of the £67,385 design fees (if the choice is made to extend the hall).
2024	Detailed design work on Village Hall extension and planning application for works to SCDC.	
Late 2024	WT forecast first new homes to be complete	
Early 2025	Estimated start of Village Hall extension works	Works may last around 9 months.
2026	WT forecast completion of 550 homes.	The Community Facility on the expansion land is to be delivered before completion of the 500 th home.

FACILITIES ON THE NEW CAMPUS

- WT is very likely to provide high quality Community Facilities on the new campus to assist in creating an environment where staff are keen to work and, probably more importantly, live.
- The intention is to also provide open access to the existing campus, with the removal of the entrance gates, with security being provided at building accesses. WT/U&C stated that this would be more like a university campus model.
- Access to the following facilities may therefore be viewed by some as beneficial to the local community.
 - Restaurants and cafes
 - Shops, including a convenience store.
 - Sports facilities and playing fields.
 - Childrens' Nursery
 - Landscaped areas.
 - Community building with a hall to fit a badminton court and potentially a library.
- The Expansion Land lies within Hinxton Parish and HPC understands that there is no intention for the new community to create its own Parish.
- WT have also confirmed that they intend to retain ownership/management control of the overall campus.
- WT is also obliged in the S106 to recruit a Community Development Co-ordinator to support “community development, place-making and integration with the existing community”.

THE EXISTING VILLAGE HALL & NEW COMMUNITY FACILITY

- Hinxton will be in the perhaps unusual position whereby it will have two community spaces:
 - The existing Village Hall
 - The new Community Facility – the hall area will be a minimum of 245 square metres (plus ancillary rooms)
- HPC believes there will be both a temporary and permanent increase in demand for the existing Village Hall.
 - **Temporary** - because the new Community Facility will not be delivered at the start of the development as it only needs to be delivered before the 500th home.
 - **Permanent** - because new residents will still be attracted to the village and village events. And there is the unlikely scenario that fewer than 500 houses are delivered and WT chooses not to deliver the new Community Facility.
- We await details of the proposed temporary community facilities. It would seem appropriate that these could be used by Hinxton village to host events whilst works were being undertaken to the existing hall.
- Due to the increase in demand from the new Hinxton residents, WT and SCDC agreed to include provision in the S106 for the costs to extend and rebuild/refurbish the existing village hall.
- **HOWEVER**, please note that there is no obligation on HPC to agree to extend the Village Hall if there is a clear consensus from the village not to do so. Hence, the purpose of this consultation and HPC's aim to seek wide opinions on the proposal from residents of the village.
- If HPC decides not to accept the funding to extend the existing Village Hall, the new Community Facility on the campus will be increased in size by 90 square metres (i.e the additional space will be effectively transferred onto the campus).

THE S106 OFFER IN RELATION TO THE VILLAGE HALL

- The existing village hall has a gross internal area of 139 sq m (gross external area 162 sq m) and a seated capacity of around 75.
- Whilst the existing building is much loved and HPC fully appreciates that members of the community invested a lot of their own time and effort in constructing elements of it, it does have some limitations:
 - Disabled access is difficult (i.e. no level access) and there are no dedicated disabled/accessible toilet facilities
 - The building has no floor or wall insulation so the thermal performance is very poor.
 - The relationship and access to the playground is poor.
 - Due to the various extensions, it has the awkward pillar outside the kitchen and a low 'boxed-in' steel beam across the centre.
 - Due to the age of various elements, the ongoing maintenance costs will be significant.
- The S106 offer:
 - Extend by 90 square metres (externally). This would increase the seated capacity to 120.
 - Funded by a total contribution of £568,000.
- **Development Costs** - Based on a preliminary cost estimate, the above funding would mean a £25,000 shortfall on the project costs. This shortfall would need to be funded by HPC. HPC is confident it could raise this money through various means, including grants. Further work will be done on the costs if the principle of the extension is supported.
- At a recent meeting with HPC, U&C were open to discussing assistance with the procurement (building) of the extension and this will be explored further to seek to mitigate the costs risks and reduce the workload on HPC.
- **Car Parking** – this is a key discussion point and there has been discussion as to whether incorporating more car parking increases use of the car. If the hall is extended, HPC is keen for there to be an attractive landscaped garden at the rear of the building (facing west), so the outlook is not over a car park. It is therefore likely that there would be limited car parking provided.

THE ADDITIONAL LAND

- The S106 includes the offer of use of a 2.2 acre strip of land from allotments to the river for a period of 20 years, or when WT community facilities are completed.
- The rationale for HPC's request for further land was again to improve facilities for the enlarged community as well as provide some space to move [two] of the allotments to allow a landscaped garden area to the rear of the extended hall.
- HPC will engage with WT/U&C to request that a longer tenure is secured over this land to allow more investment in the landscaping.

CONCLUSION

HPC's current view, subject to hearing further feedback from this presentation, is that the 'offer' from Wellcome provides a once in a generation opportunity to update and improve the village hall, providing the following benefits:

- The chance to update the building to avoid future maintenance costs – e.g. re-pairing/replacing the floor and the flat roof in due course.
- Introduce insulation to the building. As the UK aims for a zero carbon future, HPC feels this is an important consideration.
- Increase capacity to enable the new residents to support existing events and for more events to be held in the hall.
- Provide disabled parking, level access and disabled toilets.
- Provide more glazing and large doors to the west to an attractive landscaped garden area.