

**Re : Wellcome Expansion Site, Hinxton, Cambs - Planning Application
24/01226/REM**

Submission of Reserved Matters Application for the approval of appearance, landscape, layout and scale in respect of strategic green, grey and blue infrastructure and the construction of an undercroft car park and associated accesses at the Wellcome Genome Campus Expansion (S/4329/18/OL)

Thank you for consulting Hinxton Parish Council ('HPC') on the above application.

Our Critical Concern

This application brings the occupation of the Wellcome expansion site a significant step closer and with that a range of undoubted potential benefits for local residents in Hinxton and beyond. However, it remains of critical concern for those residents that they, their families, friends and visitors will be able to enter, transit and exit the village safely on foot, by bicycle, in motor vehicles and on occasion on horseback. We do not consider that the arrangements currently being, and intended to be, put in place are sufficient to obviate these concerns which will of course also affect Wellcome employees. Notable examples are the perceived inability to cross the A1301 safely except by recourse to the northern bridge (which will not 'serve' for many seeking to cross the road), difficulties pulling out into high volumes of fast traffic on the A1301 and the impact of drivers from outside the village seeking to avoid what we believe will inevitably be a congested junction between New Road and the A1301, as well as 'Macdonald's Roundabout'.

We ask those concerned to review the currently proposed arrangements as a matter of priority.

We have the following specific comments on this application :

Section 4 : Engagement and Evolution

We note that extensive engagement has taken place on the infrastructure proposals with a wide range of stakeholders over recent months. The evolution of certain aspects of the landscape design over this period is noted, and these changes are generally welcomed (e.g. to the gateway loop, the northern green spoke and the landscape terraces).

The Statement of Participation at Appendix A of the Planning, Design and Inclusive Access Statement (PDIAS) includes the comments of Cambridgeshire Quality Review Panel that *“the campus has the ethos of a ‘company town’ which can generate a culture that can be constraining, as people feel precious about their place. The intention to make and encourage access by Hinxtton residents and others will be an important strategy to combat this”*. It is acknowledged by U&C that The Green *“has the potential to encourage wider community interaction and participation”*.

The Quality Review Panel raised an important issue and we would welcome further information and reassurance that Hinxtton residents will, if they wish, have a meaningful part in the animation of this space and other areas of the campus.

For example, will Hinxtton residents be able to use space in The Green for community activities? Can home-workers use the proposed outdoor meeting pods, potentially an important resource? No doubt many parents in Hinxtton will also want to take advantage of the proposed play areas. We request clarification on these important points.

Use of these and other facilities described within this application would be consistent with previous assurances that Hinxtton residents will have the opportunity for subsidised or preferential membership of community facilities within the development (e.g. the proposed flexible community space, and sports and recreational facilities).

However, we would request clarification as to how these assurances sit with the fact that much of the campus is currently is a secure, controlled environment and whether access restrictions will apply to the area covered by the extent of this application.

Section 5 : Design and Access

The evolution of the proposed landscape terraces and the clarity provided in the context of the A1301 wider landscape is welcomed.

Figures 56 to 58 on page 69 show visualisations of the terraces with planting at full maturity. We request clarification of the ‘Day 1’ planting condition and the time it will take to achieve the visualised full planting maturity.

The concept of the undercroft car park was introduced to HPC at the community meeting in September 2023; we welcome how the overall concept has evolved and support many aspects of the design approach that are now being presented.

However, in terms of lighting we are sceptical that the night-time views at figures 82 and 83 are truly representative since they appear to show no light spill from the car park when viewed from the main road - is this correct ?

Parcel A / Parcels E, F & G

There is extensive reference to Parcel A throughout the document but, although it is stated in this application that the Parcel A application was due to come forward 'shortly' (see para 1.150, we are still awaiting its submission.

Parcel A will be significant for Hinxton residents as we understand it will accommodate some of the community facilities referred to above, as well as the early delivery of certain residential elements. Given these numerous references, and the clear connection between the infrastructure RMA, particularly regarding the phasing of parking we consider that the two applications should have been submitted and determined together.

We also understand that Parcels E, F and G are due to be submitted as part of the earlier development phases - we would welcome clarification as to when the associated detailed applications will be submitted.

Impact of Sports Pitch Activity

The narrow strip of the redline area, from The Valley alongside the A1301 up to the existing track opposite North End Road, includes a small area of the sports pitch area (shaded purple). There is concern within the village that artificial lighting from the wider sports pitch area will affect Hinxton residents ; this area would appear to be a suitable location for the roadside planting to be extended to screen the impact of visual activity, noise and lighting from the sports pitches and we would like to take this opportunity to request that the roadside screening is extended to include the sport pitches, please.

Other Outstanding Issues

We would like to take this opportunity to remind those concerned that HPC is still awaiting substantive responses on the following items as discussed at the Community Forum meeting on 27th September 2023 :

- a. Details of proposed **individual road signs within village** during temporary closures on New Road and North End Road.

- b. Timely approval of the process by CCC will enable commencement of some **monitoring of traffic levels in village** ahead of formal s106 commitment trigger based on 200 FTE jobs.

- c. Update to SatNav database to **discourage HGVs from entering the village**. Similar initiatives appear to have been successful in other nearby villages. NB. Also option to place formal restriction on heavy vehicles entering the village (less deliveries, public transport etc).
- d. Clarification to be provided on overall **car parking** numbers for expanded campus and concomitant restrictions to be placed on non-residents parking in the village.
- e. Changes to '**McDonalds Roundabout**' to accommodate concerns regarding access onto the roundabout and into McDonalds and the BP garage.
- f. Potential design options for the **Weir** to be shared in October / November 2023.

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