

William Brown
Chair, Hinxton Parish Council
1 High Street, Hinxton, Saffron Walden, CB10 1QY

4th February 2019

Toby Williams
Principal Planning Officer, South Cambridgeshire District Council
Cambourne Business Park, Cambourne, Cambridge CB3 6EA

Dear Toby,

Wellcome Genome Campus outline planning application S/4329/18/OL
Hinxton Parish Council's Section 106 mitigation requests

The Wellcome Trust planning application includes a tripling of the Campus workforce to 6,800 and the building of up to 1,500 residential dwellings. This development would envelope Hinxton's mere 150 dwellings. The challenges involved in any attempts at mitigation of its effects on the village are profound. They are also extremely uncertain. The application is unusual not only in its massive scale, but in the complete absence of detail on its implementation, and in its intended vagueness on timing over a period of more than a decade. As a result, Hinxton is effectively denied the opportunity to make the statutorily required specific, let alone costed, requests for mitigating the adverse consequences of the increased pressures on the village that would arise from the proposed development. **We request assurance from SCDC that our statutory rights under the 'Section 106' provisions will not be forfeited as a consequence of these deliberate short-comings of the outline application.**

This letter is, as a consequence, and as you and I have discussed, a holding letter. It is submitted without prejudice to what might emerge to be necessary mitigation measures if and when the details and timing of the proposed development are revealed. **We request assurance from SCDC that such measures, and their funding, would be the subject of subsequent liaising between ourselves, yourselves, and the developers.**

In our formal objections to your Council concerning the application, dated 31st January 2019, we explained why we considered that many of the mitigation measures proposed in the application would prove to be inadequate. In what follows we take that as read. Dependent on the assurances requested above, we deal with our specific Section 106 mitigation requests under three headings: environmental mitigation; community facility mitigation; and traffic mitigation. The costings suggested are necessarily uninformed and speculative.

1. Environmental mitigation

The most irreversible consequence of the proposed development for Hinxton would be the degradation through building and other activity of the open countryside that surrounds it, much of which is owned by the Wellcome Trust.

One aspect of this arises from the vulnerability of the village and its watermill to flooding. The mitigation measures proposed in the application are largely confined to flood risk and aquifer recharge issues on the Expansion Land. The application makes no claim to improve aquifer recharge and is likely to diminish it substantially. Whatever the intermediating devices used to slow and absorb

water run-off from the proposed buildings and roads, and to manage sewage and grey water, what is not absorbed into the aquifers will still, some via the Great Chesterford sewage treatment works, end up in the River Cam, upstream from Hinxton. As a direct result, and amplified by expected consequences of climate change, peak flows and surges into the Cam would be substantially greater than from the present arable land. We consider it important to mitigate the adverse consequences of this for the village and its watermill.

- ❖ **A compound weir (and associated footways) should be constructed where the mill race leaves the original river bed in order to mitigate flood damage risk (as already proposed to Wellcome Trust). Possible cost - £100,000**

The application proposes to treble the workforce at the Campus and to increase the population of Hinxton village tenfold. This would greatly increase pressure on existing foot- and cycle-paths around the village. The application proposes substantially to improve pedestrian and cycling access to the site for its functional needs. We request the extension of this, including bridges over highways where necessary, to meet the recreational and access needs for the greatly increased village population.

- ❖ **Safe footpaths and safe cycle paths and associated bridges, in addition to those planned for the functioning of the site, should be provided, both for recreation and wider access, across Wellcome land towards Great Chesterford, Ickleton, Whittlesford Parkway, Duxford and Sawston. Possible cost - £250,000**

The Wellcome Trust owns most of the land around the village and many fields and open spaces within the village. Some, such as the plantation on the Ickleton Road by the Campus north gate, are bequeathed to the village under strict conditions, but maintained by the Campus. Other land, such as the Wetlands Reserve and pathways beside the Cam, is managed by the Campus but open to local residents for enjoyment. Most of the land, including fields within the Village perimeter, is leased for farming, both arable and live-stock, much of it adopting Higher-Tier Countryside Stewardship principles. All this land would come under added pressures should the village population increase tenfold.

- ❖ **The Wellcome Trust should be required to commit to improving and extending environmentally responsible management of all the farmed land it owns around and within Hinxton with a view of meeting World Wildlife Fund 'Living Landscape' standards within ten years. Possible cost - £100,000 per year for the first ten years**

2. Community facility mitigation

The Wellcome application is deliberately unclear as to what facilities it is committed to providing for new residents in its proposed housing and when they might be provided. For current residents in the village, the 'outline facilities access statement' (Vol 12 Planning Statement: Ch 9) does no more than specify rights of access for non-Campus people to facilities should such become available. The only assurance that Hinxton Parish Council has been given is '...that permanent community floorspace provision would be delivered before completion of 500 homes' (Written statement 14-01-19). From this we deduce that the residents of the proposed new housing will require access to the existing village facilities, such as the Village Hall, until its population has grown to two or three times that of the existing village. This, if it happens, may take several years. The village's present facilities currently barely meet the needs of what has long been a largely static population.

- ❖ **£250,000, delivered in phased payments over five years, administered by the Parish Council, to meet the needs of a rapidly growing village population in terms of, for example, adjustments to the Village Hall and improved car parking**

3. Traffic mitigation

The proposed development has very substantial implications for the increase of already damaging traffic congestion around the village. It also has serious implications for traffic safety within the village as a result of increased 'rat-running' between congested highways. The proposed mitigation measures in the application – essentially the widening and traffic-lighting of the roundabouts at Junction 10 on the M11 and the 'McDonalds' A505/A1301 junction – are inadequate. Necessary mitigations, such as adapting Junction 9 on the M11 to operate to and from the north, or making the A505 a dual carriageway through-out, are beyond our scope. The safety of pedestrians and cyclists in and around the village could, however, be improved in the face of increased traffic by traffic calming measures and highway and pavement rebuilding.

- ❖ **The addition of traffic calming measures to roads within Hinxton village and the building/rebuilding of pavements on the High Street, decided by agreement with the Parish Council. Possible cost - £250,000, phased over five years**

We trust South Cambridgeshire District Council will be able to provide the two assurances we seek at the start of this letter and give due consideration to the subsequent five mitigation measures.

Yours

William Brown

(Chair of and on behalf of Hinxton Parish Council)