

25 Jun 2024

**Re : Wellcome Expansion Site, Hinxton, Cambs - Planning Application  
24/02106/REM (Parcel A)**

*Reserved Matters Approval of access, appearance, landscaping, layout and scale of Parcel A (as defined in the approved Wellcome Genome Campus Strategic Design Guide) for the development of 83 residential units and associated and ancillary floorspace, including plant, consisting of 4,744 sqm. (GEA) mixed use floor space including a health and leisure facility (4,164 sqm. (GEA)) Use Class E, a cafe (580 sqm. (GEA)) Use Class E and ancillary floorspace including plant, courtyard garden, details of landscaping for part of the A1301 terraces, details of the continuation and eastern landing of the northern bridge, architectural marker, lighting, hard and soft landscaping works, pedestrian and cycle access, servicing access, drainage infrastructure, roof mounted solar array, associated engineering and ground remodelling works, and part discharge of Condition 17.*

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

**BACKGROUND**

This is the first development parcel subject to an RMA within DA1 and is being promoted by U&C as a key gateway building for the expansion project. A total of 83 residential apartments will be provided, as well as a health and leisure facility below podium level and a café, which will include space for community activities and engagement. Key pedestrian and cycle access will be via the proposed A1301 northern bridge, and the building will be adjacent to the undercroft car park. According to the sitewide Car and Cycle Parking Strategy, a total of a total of 131 spaces will be provided for Parcel A within the undercroft car park, at least in the early years (83 for the residential and 48 for the community, leisure and café).

## ISSUES OF CONCERN TO HPC

### **Submission and Approval of the Sales and Lettings System**

As this is the first RMA containing residential uses, it triggers the requirement for the submission and approval of a **Sales and Lettings System ('SLS')** in accordance with Paragraph 4.1 of Schedule 4 of the s.106 agreement. The SLS will govern the approach to the sale and rental of the residential units within the WGC Expansion development, including those brought forward as part of the development of Parcel A.

The Planning and Conformity Statement states (para 4.9) that the SLS "will be submitted in accordance with the S106 **alongside the Parcel A RMA**". However, we have not seen this and would please **request a copy and the chance to comment upon it before the application is determined.**

The SLS is a key document for HPC because it controls the process by which the cascade principles can ultimately allow homeowners to market their properties on the open market. As has been emphasised in other planning responses by HPC, we are concerned about the potential increased pressure on Hinxton village resulting from a 'real-world' under provision of residential parking on the campus.

The proposal for Parcel A is of particular concern because it one of the parcels closest to the village.

### **Proposed Car Parking Arrangements**

We note that parking for the proposed 83 apartments will be accommodated in the Central Green undercroft.

The Condition 64 Site Wide Parking Strategy (S/4329/18/COND64 - upon which we commented in May 2024) states that the undercroft parking for Parcel A is not likely to be a permanent arrangement : Para 5.12 of the Strategy states: "the future focus on this car park will be for community, leisure, retail and some R&T uses and to support the conference centre, rather than accommodating residential parking".

The Parking Strategy identifies the potential role of the expansion land Multi-Storey Car Parks (MSCPs) for residential provision and suggests that there may be

capacity in the MSCP area to allow some residential parking “if it is apparent that there remains considerable demand for additional residential parking”. (Para 5.18). It also goes on to state that the MSCP area “would provide parking that is less convenient in terms of accessibility to homes but yet would provide an alternative parking solution ahead of any parking potentially being displaced off campus”

The statements at Para 5.18 of the Parking Strategy are a **clear admission** by U&C of the material risk of residential parking being displaced off-campus. This is a particular concern in relation to Parcel A because no on-plot provision is made for car parking. In the event of the final stage of the cascade being triggered, **there is therefore a real danger that residents (or their visitors) may seek to park on streets in Hinxtton village.**

**We therefore re-iterate** our previous calls for SCDC and CCC to explore the potential implementation of additional on-street restrictions and / or a residents’ permit scheme for Hinxtton to discourage such overflow parking from the campus. We consider it would be legitimate for the costs of establishing and running such a regime to be borne by U&C.

### **Health and Leisure Facility**

This will be located at ‘below podium level’, and arranged around the courtyard garden. An operator has not yet been selected and details of the layout of the health and leisure facility are therefore not included in the submission (albeit that the size and position of the swimming pool are fixed now).

The application states that the facility will be provided on a commercial basis, and accessible to campus users, employees, residents and the wider general public on this basis, i.e., through a membership with the operator.

In selecting an operator, **will U&C give any consideration to the imposition of conditions in the commercial agreement requiring them to offer subsidised membership to existing Hinxtton residents ?**

This would be seen as a welcome gesture providing some compensation to the village for the disruption that it will endure over many years as Parcel A and the wider development are built out and we would welcome the Authority’s support to enable this to happen.

## **Café / Community Space**

The Café will have a mezzanine space, which it is intended will have the flexibility to accommodate community activities in the short term prior to new formal community facilities being provided as part of the wider campus expansion. We have therefore reviewed the Community Access and Management Statement submitted by U&C to meet the requirements of Paragraph 6.1 of Schedule 8 of the s.106 Agreement.

Schedule 8 states (in the Definitions) that such Statements “shall include details of management and maintenance, access arrangements, fees, facilities development and community development support”. However some aspects of the information provided in Appendix A9.0 of the Planning and Conformity Statement appear to fall well short of these requirements, eg there is no information on fees, facilities development and community development support.

**We request that this missing information be provided by U&C and that HPC is be given the chance to comment upon it before the application is determined.**

Whilst ‘Access Arrangements’ are covered, they focus only on the physical arrangements. In our view, ‘access’ should be interpreted more widely so that it provides clarity as to which sections of the community the temporary facility will be available for. **We would therefore request that further information also be provided on this aspect.**

### **SUMMARY**

Please provide a copy of the Sales and Lettings System and the chance for HPC to comment upon this key document before the application is determined ;

We remain concerned at the material risk of residential parking being displaced off-campus, and particularly so in relation to Parcel A because there is no on-plot car parking provision;

We therefore re-iterate our previous calls for SCDC and CCC to explore the potential implementation of additional on-street restrictions and / or a residents’

permit scheme for Hinxton to discourage such overflow parking from the campus ;

Regarding the health and leisure facility, we request that U&C gives consideration to the provision of subsidised membership to existing Hinxton residents ;

In relation to the Community Access and Management Statement, the required information on fees, facilities development and community development support has apparently not been provided. This needs to be done in order to to meet the requirements of Paragraph 6.1 of Schedule 8 of the s.106 Agreement ;

We also request that 'access arrangements' should be interpreted more widely to clarify which sections of the community the temporary facility will be available for.

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