

12 Jul 2024

Re : Wellcome Expansion Site, Hinxton, Cambs - Planning Application 21/05384/  
COND9

*Submission of details required by condition 9 (Travel Plan) of planning permission  
21/05384/REM*

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

**Please be aware that we are becoming increasingly concerned at the lack of synchronicity and transparency regarding some key submissions from the applicant such as the Sales and Letting System and the Site-Wide Travel Plan**

#### Summary of the Application

The Thornton building (formerly known as the Translational Office Space Project or 'TOSP') will provide 4,417 sq m GEA of new office space for research and translation uses together with supporting ancillary uses including conferencing facilities, a café and extensive collaboration areas to support EMBL's flexible approach to working.

This current application relates to the details of Condition 9 of the Reserved Matters Approval which states :

*"No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan should be linked to the Framework Travel Plan for the wider Campus site as well as the Car Park Management Plan and Cycle Parking Strategy. The Travel Plan shall specify: the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking how the provisions of the Plan will be monitored for compliance and confirmed with the local planning authority. The Travel Plan shall be implemented and monitored as approved upon the occupation of the development. Reason: In the interests of encouraging sustainable travel to and from the site in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018".*

As with other aspects of Wellcome's proposals, HPC is concerned about the potential impact of associated vehicles being attracted to park within Hinxton village rather than on the campus. It therefore wishes to see car movements for the development minimised, and the quantum of campus parking provision maximised to reflect real world demand as closely as possible.

HPC therefore broadly welcomes EMBL's objective of reducing car dependency, particularly single occupancy, as much as possible but emphasises that this objective must be achieved in a meaningful way by providing genuinely attractive alternative travel modes for all workers and visitors coming to the Thornton building.

### s106 Site Wide Travel Plan

We note that the condition requires the Travel Plan to be "*linked to the Framework Travel Plan for the wider Campus site*". Notwithstanding inclusion of the Campus Travel Plan 2021-2025 as part of the current submission (and which relates to the Campus in its existing form) we interpret the 'Framework Travel Plan' to be the Site Wide Travel Plan, required to be submitted under Clause 1.3 to Schedule 3 of the s.106 agreement dated 17th December 2020. However, as we understand it, the Site Wide Travel Plan has yet to be submitted to SCDC / CCC.

The Site Wide Travel Plan will provide the essential context for this current reserved matters submission, with obvious overlaps and interplays ; to give HPC the full picture, both documents need to be considered side-by-side.

**For the Site Wide Travel Plan not to be available as part of this submission is a significant omission ; we therefore request that this application is not determined until the Site Wide Travel Plan is provided and HPC has been given a full opportunity to review it.**

Worryingly, there are other instances recently where U&C have failed to provide other key documents essential to understanding the wider context of the proposal, eg :

- time lag between the April 2024 RMA for strategic infrastructure / undercroft car park (24/01226/REM) and the May 2024 Parcel A RMA submission (24/02106/REM) ;

- submission of details required by condition 64 (Parking Strategy) when our consideration in May 2024 also suffered because of the absence of the Site Wide Travel Plan ;
- no details provided regarding the Sales and Letting System in conjunction with Parcel A submission (24/02106/REM) despite this being a requirement of the s.106 agreement (Paragraph 4.1 of Schedule 4).

**These points have already been made in earlier responses, but we are becoming increasingly concerned that U&C's delivery timetable has not allowed due process to be followed. We hope SCDC and CCC share our anxieties and that formal decisions will not be taken until U&C provide, in each case, the full set of required information.**

### Security

We note that the submission states (p.5) that *"By 2025 it is planned that the removal of security restrictions, and the creation of a more open and accessible campus, will increase the permeability for pedestrians and cyclists"*.

We would welcome further details of this and would expect it to be covered in the s106 Site Wide Travel Plan.

[END]

Hinxton Parish Council - 12 Jul 24