

# **Wellcome Genome Campus Hinxton Outline Planning**

## **Application by Wellcome (S/4329/18/OL)**

### **County Council Comments**

*Outline planning permission with all matters reserved for a phased, mixed use development comprised of up to 150,000 square metres of Gross External Area (GEA) of flexible employment uses including research and development, office and workspace and associated uses falling within Use Classes B1 (office, laboratories, light industry), B2 (general industrial) and B8 (Storage) uses; up to 1,500 residential dwellings (Use Class C3); supporting community uses and social infrastructure including a nursery (Use Classes D1); conference facility (Use Class D1) and associated hotel (Use Class C1); retail uses including shops (Use Class A1), restaurants and cafes (Use Class A3) and bars (Use Class A4); leisure uses (Use Class D2); landscape and public realm, including areas for sustainable urban drainage and biodiversity enhancements; energy centre and utilities; site access (vehicular, cyclist and pedestrian), car and cycle parking and highways improvements; early landscape and enabling works; and associated works.*

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#### **1. SUMMARY OF RESPONSE**

- 1.1 This note sets out the County Council officer comments on the above outline planning application in response to a consultation by South Cambridgeshire District Council. Whilst County Members have been made aware of the consultation, this response does not include their comments or considerations. The County Council Environment and Economy Committee will consider the response and S106 agreement draft Heads of Terms, before any agreement is signed. The committee is scheduled to consider this planning application at its meeting in March 2019.
- 1.2 Officers broadly SUPPORT the principle of mixed use development as an expansion to the Wellcome Genome Campus (WGC), however support for this planning application is subject to appropriate and necessary planning conditions and obligations to ensure that the impacts are adequately mitigated.
- 1.3 Set out below are the detailed officer comments from County Council service teams, identifying those issues to be addressed by the applicant and mitigation measures necessary to make the development acceptable in planning terms. Such measures will be demonstrated to be compliant with the relevant planning tests:
  - Necessary to make the development acceptable in planning terms
  - Directly related to the development
  - Fairly and reasonable related in scale and kind to the development

## **2. EDUCATION**

- 2.1 These comments are provided on behalf of Cambridgeshire County Council (in its role as the Local Children's Services Authority) by the 0-19 Place Planning and Organisation Team within the Education Directorate. These comments are informed by the most recent information and data available at the time of the response.

### **Environmental Impact Assessment: Chapter 18 Socio-economics**

- 2.2 Within the Environmental Impact Assessment (EIA) for assessing the baseline position against which the impact of the development is measured, the applicant has identified a number of providers to be included. Whilst the overall approach of this methodology, which is commonly used, is accepted, the Council does have a number of concerns around the application in this instance. These are outlined below.

### **Child Yield Multipliers**

- 2.3 Within the Environmental Impact Assessment (EIA), the relevant policy and guidance has been referenced at a national and local level. Within the latter, Cambridgeshire County Council (CCC) Child Yield Multipliers for New Developments, 2015 is listed.
- 2.4 **The Council would, therefore, request that the information provided in section 2.3 is amended to reflect the revision of those multipliers made by Children and Young Peoples Committee, 14th Nov 2017. The revised general multiplier estimates the number of primary aged children in the range from 30 to 40 per 100 dwellings. The Committee also confirmed that the County Council's initial assumption for the purpose of place planning is developments will yield children at the top end of that range.**
- 2.5 The County Council's Research Service has developed an evidence base using information on child yield from all types of development that have occurred across Cambridgeshire and in surrounding local authorities. From this, the above general multipliers have been derived, and would be used to forecast the expected child yield arising from new developments where there is no fixed dwelling mix.
- 2.6 In this instance, however, the County Council recognises that due to the unique nature of the development, these general multipliers would not produce the most likely forecast. It is also acknowledged that there is likely to be changes in the occupancy of the housing with some workers on short or fixed-term contracts which

will also have an impact upon the demographics. For this reason, the County Council has agreed to draw a comparison with the Eddington site in Cambridge being developed by Cambridge University. On this site, the initial development of flats for university staff yielded low numbers of children with similar outcomes anticipated from this development.

### **The distance of the schools included within the assessment**

- 2.7 The EIA assumes a radius of 5km of the proposed development site as part of identifying the schools to be included within the assessment process. The Home to School Travel Guidance (2014) outlines the statutory duty of local authorities to provide home to school transport where the distance travelled exceeds 3.2km/2 miles for children below the age of 8 and beyond 4.8 km/3 miles for children aged between 8 and 16.
- 2.8 **The Council would, therefore, expect tables 18.9 and 18.10 to be revised to reflect these distances and amend the findings in respect of this.**
- 2.9 Table 18.2 of the document shows the housing mix ranges anticipated for the development. At present, the percentage of homes proposed for each housing mix varies quite considerably. For example, between 0% and 20% of 4-bed homes are proposed for within the housing mix, which at the highest percentage could produce 300 homes. It is also indicated that the actual housing mix will be determined based on take up as the scheme is delivered.

### **Early Years Provision**

- 2.10 The County Council agree with the three early years facilities which are listed in section 4.35 as being within 2.5km of the site. It should also be acknowledged though, that those listed provide different types of childcare and therefore not directly comparable with their local offer.
- 2.11 The Crocus Early Years Centre provides Full Day Care where as Duxford Pre-school and The Chesterfords Pre-School provide sessional child care. Both pre-schools also only operate during term time.
- 2.12 All three early years settings identified in section 4.35 have differing approaches to free childcare places with the Crocus Early Years Centre offering the universal entitlement (15 hours) to three and four year olds only, Duxford Pre-School offering

the universal entitlement to two year olds and the extended entitlement to three and four year olds (30 hours) and The Chesterfords Pre-School offering the universal entitlement to two, three and four year olds and only a limited amount of additional hours from the extended entitlement (an additional 6 hours).

- 2.13 Applying Cambridgeshire County Council's child yield multipliers for new developments against the development indicative housing mix, the completed development would be forecast to produce a child yield of 126 children aged 0-4. This would be likely to generate approximately 72 children eligible for free child care. Of those, 51 would be forecast to be eligible for the universal entitlement (15 hours) and 21 would be forecast to be eligible for the extended entitlement (30 hours).
- 2.14 Applying the North West Cambridgeshire Key Worker Model multipliers to the indicative housing mix, the completed development would be forecast to produce a child yield of 260 children aged 0-4. This would be likely to generate approximately 148 children eligible for free child care. Of those, 104 would be forecast to be eligible for the universal entitlement (15 hours) and 44 would be forecast to be eligible for the extended entitlement (30 hours). The Childcare Act (2016) places a statutory duty on local authorities to secure sufficient child care for working parents and to ensure that there are enough places for 2, 3 and 4 year olds who qualify for free childcare.
- 2.15 **The County Council would therefore be keen to ensure that early years provision on site offers the full range of entitlements, including the universal entitlement (15 hours), the extended entitlement (30 hours) as well as funded places for two year olds who qualify.**
- 2.16 It is not clear from the documentation when the Early Years Centre is intended to open. All three providers listed above are currently full, or close to their capacity.
- 2.17 **The County Council would take the view that this setting would need to be open for the earliest occupations to ensure appropriate provision is in place to respond to demand and meet basic need for the early residents of the development.**

### **Primary Provision**

- 2.18 Applying Cambridgeshire County Council's child yield multipliers for new developments against the development indicative housing mix, the completed development would be forecast to produce a child yield of 133 primary aged children.

- 2.19 Applying the North West Cambridgeshire Key Worker Model multipliers to the indicative housing mix, the completed development would be forecast to produce a child yield of 259 primary aged children.
- 2.20 Cambridgeshire County Council's long-held policy preference is to build new schools with a minimum of 2 forms of entry to ensure financial sustainability. This would equate to 420 places.
- 2.21 **The County Council would object to a new school on site as, at present, a low pupil yield means there is not a justified need. It is also essential that any new school is financially viable and does not have a detrimental impact upon existing schools. It is agreed that there would be significant impact without mitigation.**
- 2.22 As outlined previously, children in the lower key stage of primary school are not expected to walk more than 2 miles to attend their local school. The only primary school within this radius is Duxford Church of England Primary School. This is the catchment school for children from Hinxton.
- 2.23 Whilst the school is the catchment school for children from Hinxton, there is not an available walking route. The County Council would therefore provide home to school transport.
- 2.24 If we consider the Annual Schools Census Data (2018) and published admissions numbers (PANs) of this school, the surplus capacity is 7.5% or 17 places. A certain level of surplus places is necessary in order to deal with fluctuations in population. Local authorities have to allow for the effect of demographic change and therefore the National Audit Guidance recommends a surplus of 5%. When this is considered, there is a minor difference of 2.5% surplus capacity.
- 2.25 There is reference in section 4.43 to Cambridgeshire County Council's 0-19 Education Organisation Plan 2017-2018 and the expansions at both Icknield Primary school and Bellbird Primary School. Whilst in excess of the 3.2km/2 mile radius, it is also important to note that the increased capacity at these schools (120 places) is a result of other emerging developments and these places will not therefore be surplus but instead used to meet basic need which has been identified through primary forecasts.

- 2.26 **It is the intention of the County Council to expand the existing Duxford primary school by one form entry to make a two form entry primary school with 420 places. There is adequate space on the site of the school to accommodate the expansion. An appropriate contribution from the WGC towards this expansion will be necessary.**

### **Secondary Provision**

- 2.27 The EIA has assessed secondary provision at a District Wide level (covering South Cambridgeshire, Cambridge and Uttlesford Districts). Whilst the County Council recognises that parental preference can mean that some parents choose to travel further afield, it is the view of the Council that these numbers would be in the minority. Schools have a defined catchment area and often forge close links with the primary schools that they serve to ensure that there is an effective transition. It is also important to recognise that if children could not be provided with a place at their catchment school and the distance travelled exceeded 4.8km/3 miles, this would incur a cost for home to school transport to be provided.
- 2.28 Within a 4.8km/3 mile radius, there are two schools; Sawston Village College and Linton Village College. Sawston Village College is the catchment school for children from Hinxton but an increase in birth rates in the area has led to larger cohorts and it is already operating close to capacity.
- 2.29 Sawston Village College has a PAN of 210 and an overall capacity of 1050. The Annual Schools Census Data (2018) shows that the total number of children of roll is 1033. This means the school currently has 17 places which is below the recommendation of 5% surplus included in the National Audit Guidance. Also future projections suggest an increase in the number of secondary-aged children which exceeds the current school PAN.
- 2.30 Whilst not the catchment school, Linton Village College is next closest in terms of distance. It is already operating above capacity. The school has a PAN of 165 and an overall capacity of 825. The Annual Schools Census Data (2018) shows that the total number of children of roll is 851 and would therefore not be in a position to accommodate the secondary aged children generated from this development. It is also important to be aware of the wider impacts that this could have if considered. Additional home to school transport would need to be provided with children from the

area then split between two school sites; Sawston Village College and Linton Village College. This has cost implications as well as impacting upon the traffic within the area. In addition to this, splitting the secondary population between two schools could have a detrimental impact on its residents by dividing the community of Hinxton.

- 2.31 Applying Cambridgeshire County Council's child yield multipliers for new developments against the development indicative housing mix, the completed development would be forecast to produce a child yield of 99 secondary aged children.
- 2.32 Applying the North West Cambridgeshire Key Worker Model multipliers to the indicative housing mix, the completed development would be forecast to produce a child yield of 97 secondary aged children.
- 2.33 **The County Council support the view that there is not a basic need for a new secondary school on site. However, proportionate contributions towards a one form entry expansion to Sawston Village College would be required to mitigate the impact of this development.**
- 2.34 Whilst a number of the schools listed in table 18.10 are no longer justifiable as a result of their distance to the development, it is important to be aware that there may be wider pressures within other counties and Cambridgeshire County Council does not have sufficient data or resources to identify these.

#### **Post-16 Provision**

- 2.35 There is some concern over the viability of post-16 provision with the closure of existing provision in recent years.
- 2.36 **The County Council would be fully supportive of the campus working alongside existing providers to offer specialist educational provision.**

### **3. TRANSPORT**

- 3.1 See Annex 1.

#### **4. MINERAL AND WASTE**

- 4.1 Further to our comments on S/2209/18/E2 the County, Planning Minerals and Waste Team have the following comments.
- 4.2 Consideration of waste management during construction and occupation of the development throughout the documentation is welcomed. The contents of the Environmental Statement Chapter 6: Construction; Appendix 6.1 Outline CEMP; Chapter 17: Waste and Appendix 17.1 Outline Waste Management Strategy (December 2018) are, in particular, noted and welcomed.
- 4.3 It is noted that the submission states that the Outline CEMP and Outline Waste Management Strategy are to be developed as the scheme progresses. It is therefore requested that the condition below be imposed to ensure that this undertaking is fulfilled.

##### *“Detailed Waste Management and Minimisation Plan*

*Prior to the commencement of development or any reserved matters approval, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:*

- i) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;*
- ii) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;*
- iii) Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;*
- iv) Any other steps to ensure the minimisation of waste during construction;*
- v) The location and timing of provision of facilities pursuant to criteria i) to iv);*
- vi) Proposed monitoring and timing of submission of monitoring reports;*
- vii) The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;*
- viii) A RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;*
- ix) Proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles*



*The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details.*

*Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.”*

## **5. ARCHAEOLOGY**

### **Environmental Statement chapter 8 Cultural Heritage, Part B**

- 5.1 Considerable pre-submission work was carried out to scope and agree a suitable archaeological evaluation of the WGC expansion site and it is regrettable that the full results of this evaluation are not included in the planning application: an interim summary is all that has been provided. Consequently, the absence of evaluation evidence means that the attribution of linear features described in section 8.9.12 as having low sensitivity is now challengeable (see sections on the linear features below). At present only this office benefits from the evaluation evidence, having sought it in relation to this response. Other respondents will be unable to validate or challenge the statements made in this chapter.
- 5.2 Section 8.10.1 of Chapter 8 indicates: “Finalisation of the archaeological design and mitigation strategy will, by necessity, need to be confirmed once the location of any areas of archaeological sensitivity have been defined by the archaeological field evaluation (currently underway).” This was completed in November 2018 but the submission deposited in December 2018 prior to incorporation of the data. Generic measures are given as a list that now requires considerable expansion.
- 5.3 We register an **objection** to the generic mitigation strategy for archaeology.
- 5.4 Consultation with this office prior to a submission would have resulted in a far more informative strategy by which the archaeological significance of the site could be conserved through appropriate Masterplan work and by devising a series of excavations to be conducted in advance of construction. Instead, the strategy outlined is simplistic in character: to investigate and record archaeological remains that would be affected by the Development (8.11.16).

- 5.5 While there is a need to conduct excavations here, and to publish the results of such endeavours, we recommend that some design input to the Masterplan is needed to incorporate and preserve the long distance prehistoric, Roman and Medieval trackways that characterise the archaeology of this area. Utilisation of these routes in the principal thoroughfares within the site has been overlooked.
- 5.6 Therefore, we register an **objection** to the Masterplan as it has been developed without regard to the historic environment assets discovered at the site.
- 5.7 We welcome and support the intention to provide a long-term display/public presentation of the results of the archaeological fieldwork (8.12.3) and advise that such displays also incorporate the excavated multi-period settlement evidence from the current Wellcome Trust Campus Land.

### **The Linear features of the development area**

#### The Icknield Way

- 5.8 The A11 Roman Road bounding the site to the east is clearly marked on a series of historic and modern Ordnance Survey maps, including those contained in the planning submission documents.
- 5.9 Ivan Margary catalogued the roads of Roman Britain in his seminal work *The Roman Roads of Britain* (1955) where it is listed as Road number 21b. This road is part of a longer route between Roman forts at Braughing and Caistor and in this section heads north from Great Chesterford Roman town, 1km to the south. Cyril Fox (1923) had previously noted it as part of the 'Icknield Way', the long distance prehistoric route following the chalk between Norfolk and Wiltshire, where it is known as The Ridgeway. The prehistoric route was the focus of burial mounds and ceremonial sites, such as henges. The course of the prehistoric route is thought to have deflected to the south-east broadly in this area where it is more closely followed in the modern landscape by the course of the A505. In Cambridgeshire, the route of the A11 uses the route of the Roman road, which is likely to have been a Romanised upgrade of a prehistoric route and continues in a south-south-east direction from Stump Cross. This reuse of older routes and trackways in Roman times is not unusual and has been demonstrated through excavation as common practice on many of the principal roads that persisted into the Medieval period and present day (e.g. A1 / A1198 : Ermine Street from London to York, Margary no 2).

Refs:

- Fox, C. 1923. The Archaeology of the Cambridge Region. Cambridge University Press.
- Malim, T. , Penn, K., Robinson, B. and K. Welsh. 1996. New Evidence on the Cambridgeshire Dykes and Worsted Street, Roman Road. Proceedings of Cambridge Antiquarian Society 85: 27-122.
- Margary, I. 1955. The Roman Roads of Britain. Phoenix House.
- Rippon, S. 2018. Kingdom, Civitas, and County: The Evolution of Territorial Identity in the English Landscape. Oxford: Oxford University Press: 324-5

The East-West Boundary or Trackway

- 5.10 Located at 1km north of the Roman fort and town of Great Chesterford, paired E-W ditches were found to traverse Field 5 over 400m in the southern apex of the proposed development area of the WGC expansion site. The principal ditch measured 2 to 4m wide and up to 1.5m deep (from the stripped substrate surface) and can be followed overall for 1.2km from the River Cam to the A1301 through excavations at the WGC, through the trenches and on the geophysical survey plot in the current application area and through aerial photographic evidence (especially clear on the illustrative Masterplan superimposed on an air photo background prepared by ARUP and included in the planning submission (WGC-ARP-XX-XX-DR-AX-10, dated 15/11/18)), where it clearly extends beyond the A11 into Uttlesford District, Essex. Though not included in the planning application, Figure 16 of the Evaluation Report prepared by Oxford Archaeology East (report 2266, January 2019) indicates the evidence for this long distance ditch alignment well. The definition of the relationship and date of the trackway will be an essential part of the mitigation strategy, along with its relationship to all periods of prehistoric activity known in the locality, including the Bronze Age burial mounds and cemetery found in the newly constructed Uttlesford Crematorium.
- 5.11 Considered as an off shoot or a version of the Icknield Way risks confusing it with the long distance NW-SE route of the A11/Roman Road and its present status and name is better considered as unknown. It is possible that a Romanised off-shoot followed the prehistoric route that veered south eastwards and crossed the Cam between the Wellcome Campus site and Ickleton. Chronological control of this long distance boundary marker (district/territory/military) is vital to an understanding of its origins and development, its presence in contemporary land uses and of population identity should it be considered to have served as a Late pre-Roman Iron Age tribal boundary.

- 5.12 South of this boundary, ditches and pits of late prehistoric and Early Roman date were present.

#### *Recommendation*

- 5.13 The E-W trackway/boundary and its relationship to contemporary field divisions should be examined in a series of detailed excavations as an objective of the mitigation strategy that needs to be developed for this scheme.
- 5.14 In terms of master planning, we would expect that the significant long distance E-W boundary be replicated in some form within the new landscape that will emerge should the scheme gain consent. Interpretation of the boundary should also occur in an appropriate location.

#### The North-South Trackway

- 5.15 This sinuous trackway spans the entirety of the WGC expansion site (c.1.5km in length) and northwards by another 500m towards Hinxton Grange, beyond which it is not clear. Later than the E-W trackway of Field 5, it is likely to have served as a route to Great Chesterford and formed one of many routes that converged at Stump Cross, a complicated junction of routes in the medieval period and later a turnpike road junction. The dating of this route is uncertain and it is not yet known if it gave access to the manors at Hinxton and Pampisford and what its relationship it had with other key landscape divisions (e.g. the Anglo-Saxon Brent Ditch, 1.8km to the north, Scheduled Monument reference 1006929). It retained cart-rut features in the base of some excavated sections and as a hollow-way in parts of its length.

#### *Recommendation*

- 5.16 The dating and articulation of this feature within the field system found in the evaluation can be examined as an objective of the archaeological mitigation strategy that should be devised in support of the planning application.

#### Dispersed Archaeological Evidence

- 5.17 Ditches of fragmentary field systems were present, but in the low level evaluation of the site their dates and alignments were not established in relation to the principal landscape features (N-S and E-W trackways). Bronze Age, later Iron Age and Roman pottery was present, consistent with the date range of occupation evidence found in the Wellcome Genome Campus to the west. Earlier activity of Palaeolithic to

Mesolithic date was evinced only by ploughed-up occupation soils containing worked flint flakes and occasional tools, or in periglacial features. The possibility of clearer evidence of at least Neolithic date cannot be ruled out, though none was found in the evaluation trenches.

- 5.18 One human cremation burial was present, though remains undated. More can be expected.
- 5.19 It is probable that the archaeological features of this landscape area demonstrate that it represents an agricultural hinterland to settlements along the River Cam to the west and at Great Chesterford to the south. The Essex data for settlement evidence east of the A11 (Roman Icknield Way) is not known to this office.

### **Recommendation**

- 5.20 The applicant/agent is advised to seek to extend the planning consideration period in order to devise and present a suitable mitigation strategy that should be included as a requirement of the Environmental Statement. Contact with this office is advised. As the site is close to the Essex border, contact with the Essex Historic Environment Team is also advised.

## **6. PUBLIC RIGHTS OF WAY**

- 6.1 Public Byway No. 3 and Public Footpath No. 2 Hinxton runs within the red line boundary of the site. To view the location of the Public Right of Way please view our interactive mapping online which can be found at:  
<http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>
- 6.2 Whilst the Definitive Map Team has no objection to this proposal, the applicant should be aware of the presence of the Public Rights of Way, their legal alignment and width as well as the County Council guidance on development. Further guidance for planners and developers is available on our website at:  
[www.cambridgeshire.gov.uk/definitivemap](http://www.cambridgeshire.gov.uk/definitivemap)
- 6.3 The applicant should also be aware that the Public Rights of Way should remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it. It is an offence under s 137 of the Highways Act 1980 to obstruct a public highway.

## **Informatives**

6.4 Should you be minded to grant planning permission then we would also be grateful that the following informatives are included:

- Public Byway No. 3 and Public Footpath No. 2 Hinxton must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
- Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).
- The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

## **7. LOCAL LEAD FLOOD AUTHORITY**

7.1 As Lead Local Flood Authority (LLFA) we have no objection in principle to the proposed development. The application demonstrates that surface water from the proposed development can be managed by conveying surface water runoff to bioretention and attenuation areas around the development before infiltrating into the surrounding ground. We request the following conditions are imposed.

### Condition 1

*Prior to submission of the first reserved matters application involving buildings, roads or other impermeable surfaces, a strategic surface water drainage strategy for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the parameters set out in the Appendix 15.2 Foul and Surface Water Drainage Strategy or any subsequent, revised version that has first been approved in writing by the Local Planning Authority.*

*The scheme shall include phasing arrangements, details of primary infrastructure for each phase and plans for drainage asset operation, maintenance and contingency. The scheme shall set out what information, design parameters and design details will need to be submitted at the Reserved Matters stage for each phase of the development. The development shall subsequently be implemented in accordance with the approved scheme.*

*Reason: To ensure a satisfactory method of surface water drainage and to prevent an increased risk of flooding on or off site. This condition is pre-commencement because commencing development prior to agreeing this scheme could jeopardise the delivery of a strategic site-wide solution.*

### Condition 2

*Any reserved matters application shall include a detailed surface water strategy pursuant to the reserved matters site for which approval is sought. The strategy shall*

*demonstrate how the management of water within the reserved matters application site for which approval is sought accords with the approved details of the strategic site wide surface water strategy. The strategy shall be based upon a SuDS hierarchy, as espoused by the publication 'The SuDS Manual CIRIA C753'. The strategy shall maximise the use of measures to control water at source as far as practicable to limit the rate and quantity of run-off and improve the quality of any run-off before it leaves the site or joins any water body.*

*The strategy shall include details of all flow control system and the design, location and capacity of all strategic SuDS features and shall include ownership, long-term adoption, management and maintenance schemes and monitoring arrangements/responsibilities. The strategy should also demonstrate that the exceedance of the designed system has been considered through the provision of overland flow routes.*

*The development shall be carried out in full accordance with the approved details and no building pursuant to that particular reserved matters site for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures have been fully completed in accordance with the approved details.*

*Reason: In order to reduce the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and rate of water leaving the site.*

### Condition 3

*Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.*

*Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.*

### Informatives

*The infiltration features should be sized by the minimum rate obtained from the infiltration testing. The current proposals are based on the average from the testing. The designated infiltration areas across the site should have infiltration testing within the area they will be placed. This is due to the large-scale nature of the development and the variance of infiltration rates can be quite different over short distances with local geological changes.*

*Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act*

1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/flood-and-water/watercourse-management/>

*Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas. Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.*

*All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).*

*Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.*

## **8. SUPPORTING NEW COMMUNITIES**

### **The financial challenge for supporting new communities**

8.1 Overall new communities and growth sites will enhance the economy of the county but this does not necessarily mean any financial easing for the local authority. In fact, growth sites are known to have a higher cost per population head than the norm. Until established, which can be in the region of a 15 year period, a new community places increase financial pressure on Cambridgeshire County Council and other public sector authorities, this pressure is caused by a number of factors:

- Significantly larger proportion of younger families than is present in the overall Cambridgeshire population;
- Higher proportions of affordable housing whilst this is also a positive aspect of a new community and one that should not be compromised, this impacts in two ways. Firstly through the links with need and low income and secondly in terms of low revenue generation via council tax;

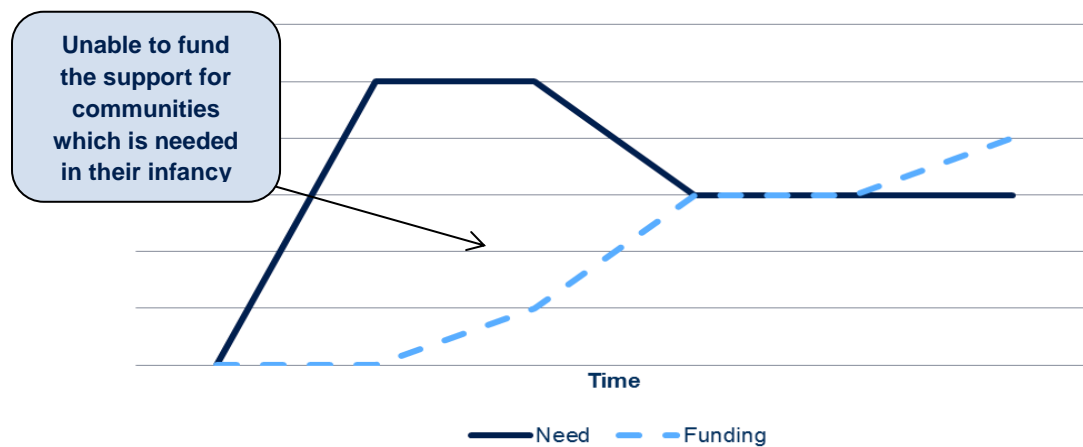


- Low community cohesion resulting in the communities being less self-supporting and higher incidences of isolation and poor wellbeing increasing the reliance on public services;
- Delay in revenue generation created a funding time lag or 'funding gap'. Although public authorities will receive Council Tax funding as soon as new homes are occupied, there will be a delay before business rates can be realised as business take time to move in to a community;
- Grant funding from central government is not linked to population growth, but is instead based on a needs formula first derived in 2012-13. The main grant for Local Authorities, the Revenue Support Grant, is due to be zero for Cambridgeshire in 2019-20.

8.2 In 2012-13 analysis was done on the overall impact of the growth in new communities on the County Council budget by comparing the costs of services provided with the income received by the Council. For example, between 1999 and 2012 income gained from council tax in Cambourne did not match the cost of the new community to the Council's budget. The County Council's Strategic Framework, part of the overall Business Plan, supports the economic growth of the county and the need for more homes. However, as the Revenue Support Grant is not directly linked to how quickly the County's population increases, the amount of funding a local authority receives does not increase at the same rate, if at all. Therefore the only income gained from new developments is based on Council Tax, New Homes Bonus and business rates received. The calculation for New Homes Bonus has now been revised, calculated over 4 years rather than 6. This has released funding for Central Government to redistribute for social care pressures but it means funding received for new homes has reduced substantially. In addition to this, there is little to no income generated by business rates in the early years of development so CCC, like many other public sector authorities, is unlikely to receive sufficient income to cover the cost of servicing a new community as it forms. Schools within new communities present a financial challenge for the Dedicated Schools Grant (DSG) as they are subsidised until the places are filled, at a time when the available DSG resource is reducing. When these are aligned with the continuing austerity measures placed on local authorities it has become critical that funding is sought through section 106

planning obligations in order for public sector to support the new community, especially for support related services.

Figure 1- Illustration of funding gap in new communities



- 8.3 Where funding is requested through S106 it is generally for short term funding to enable authorities to bridge the funding gap. The focus is placed on early intervention and preventative services in order to support people quickly back into independence and reduce reliance on public services. As new residents will be joining the community over a long timescale the view will be to support the community to become resilient so early residents will be able to positively support future members of the community. Failure to secure funding during the early phases of a new communities build out will mean this work cannot be achieved. Based on experiences across the country and internationally this will result in a displaced community with high levels of need, antisocial problems and will cost the public purse considerably more to rectify.

### **Why New Communities Need Support**

- 8.4 The residents of the WGC development will expect their new homes to be a new chapter in their lives, often they are starting a new job, newly married, expecting or just had a child, newly divorced or may be just looking for a new start. There will be certain expectations for the community; a place where they get on with their neighbours, have access to the best new facilities and services on their door step and to live in a safe community to be proud of. Often these high expectations are not met, especially for the first people to move into the development. Instead they are surrounded by a building site without local facilities and no social network to offer a

shoulder of support as they adapt to their new home, new circumstance and new lifestyle.

- 8.5 For these reasons new communities (new towns and urban expansions) tend to have higher needs which will escalate quicker than in more established communities<sup>1</sup> placing significant pressure on intensive public sector services. Much of the research into new communities have established clear links between loneliness, poor mental health and antisocial behaviours with a lack of community cohesion and social networks. Moving to WGC will isolate many people from their normal support networks, leaving them more vulnerable to everyday stresses and strains – which will be more prevalent as people get use to their new surroundings. In addition, within small isolated social groups as you would see early on in WGC , social behaviours can quickly become entrenched and are easily passed on to newcomers, once established these negative behaviours will be difficult to change. This happened in Cambourne where there were wide report of ‘Crime-Bourne’ in the newspapers and incredible pressures placed on the police service as well as social services – it took considerable investment from the County Council along with support from other public services and the faith sector to rectify these problems. However, applying learning from other new communities and by placing a co-ordinated focus across agencies on supporting a new community to form will help to avoid some of these challenges occurring in WGC.
- 8.6 Supporting the whole community regardless of whether they are considered a high need group or not, is important when looking at new community trends. Services in WGC must take a whole community approach firstly to prevent people from becoming in need but also because it will take the whole community to truly become self-supporting. This places a clear emphasis on the need for early and preventative support which goes beyond the day to day targeted support provided by the local authority in established communities. S106 Funding therefore is required to mitigate the impact of the new community on the public purse.

### **A Multiagency approach to Support WTGC**

- 8.7 A variety of Professionals based on the ground will work within the new community to offer the support required to avoid a crisis being reached; traditional community

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<sup>1</sup> Data collected from Southern fringe and loves farm suggest referral rate for CSC and locality referrals is twice as high than the expected level in that locality. CFA New Communities Team 2015

development workers cannot do this alone nor can any one agency. Therefore a co-production model is proposed when agencies pool expertise to support communities, creating a multiagency team to support WGC. Depending on need this could be through the work of family workers, school liaison officers, adult learning course, public health campaigns and commissioned services, community development workers, housing association support, faith provision, community led-support groups GP services & workplace support. These various professionals and organisations (including voluntary and community) will help the community create a mechanism to build social capital which in turn will lead to better mental and physical health, higher educational attainment, better chances of employment and lower crime (JSNA New Communities).

- 8.8 A contribution to a co-ordination role is requested as part of the S106 request (Multiagency co-ordination - Table 1). This role will include co-ordinating the multiagency involvement to provide early intervention and prevention support services for families identified by the team as needing additional support and help families back into independence. The co-ordinator will ensure the multiagency team jointly plans provision across the new community and helps provide a seamless transition between services, including working in collaboration with the Health Service. This post will also allow locally based support and advice to promote the formation of community groups in WGC.

#### Community Development & Mental Health Training

- 8.9 Community development work, with a prominence on recognising the early signs of a family or individual who may not be coping, will support the WGC residents to form community groups, create social networks and signpost to more specific support from across a range of sectors. It is envisaged that 0.5fte Specialist Community Development Worker (SCDW) will be employed to support the place making and community development offer put forward by South Cambridgeshire District Council. This 0.5fte SCDW will specialise in supporting more vulnerable residents of the development who often struggle to engage in more general community development work. The SCDW will work as part of the Multi-agency team. It is not critical which organisation hosts and provides direct line management for this post, simply that they are committed to working as part of the Multi-agency team taking some direction from the Team co-ordinator.

- 8.10 Additional funding is requested to provide Mental Health training to all the members of the Multiagency team to ensure all are equipped to recognise any member of the community who may be struggling and provided early intervention. Funding is also requested to provide additional counselling for children moving to the development who are struggling to make the transition to a new school, making new friends and adjusting to a new family situation. This support will be reserved for those who are presenting with poor mental health as an intervention rather than a prevention.

#### Specialist Support

- 8.11 Funding is requested to provide additional capacity for the specialist support required by the new community. Additional family workers (locality Staff) are requested as part of the multiagency team to bring experience of working across partner agencies to support vulnerable children, young people and families early enough to prevent their needs escalating. Support to increase the capacity of family workers in the area will be on a short term basis to enable the work with a greater intensity in the early stages of the development when need for the service will be at its highest and prevention will provide the biggest positive impact on the community.
- 8.12 In addition to the family workers, WGC could become a Child and Family zone meaning child & family activities (also known as Sure Start or Children centre activities) will be delivered as outreach in the development. Child & family zones are a fantastic way to ensure families are adapting to the new communities and they play an active role in forming the support networks that enable people to thrive. Funding is therefore requested to contribute to a Child & family worker and some equipment to enable activities. This additional capacity ensures activities can be delivered from the development earlier than would normally be viable and before the population size would justify normal service levels.
- 8.13 For larger developments short term funding is requested for Independent Domestic Abuse Advisor (IDVA) or similar to join the Multi-agency team and combat the anticipated increase on service demand created by a new development. An IDVA is a named professional case worker for domestic abuse victims whose primary purpose is to support the safety of 'high risk' victims and their children. They are also able to support the community with issues concerning domestic abuse and sexual violence. In the case of WGC it should be possible to use existing IDVAS working in

the area however a small amount of funding is requested to help them to run activities in the WGC development as required.

#### Kickstart and Activity funding

- 8.14 Funding is requested to support the Multi-agency team to run, promote activities, support and events to support residents of WGC. This may be in the form of self-esteem courses, fund specific adult learning courses, parenting classes or simply to bring together group. In addition to events and activities, Kickstart Funding is also requested to support the establishment of community groups and to support initial activities.
- 8.15 Kickstart funding will be targeted at community-led groups which support:
- Those with physical disability, learning disability and their carers;
  - Integrating and supporting older people into the community;
  - Supporting families and young people to thrive;
  - Early intervention and prevention of mental ill health.
- 8.16 Kickstart funding could be administered through a 3rd sector organisation such as Cambridgeshire Community Foundation <http://www.cambscf.org.uk/home.html> or by the Multi-agency team themselves.
- 8.17 It is envisaged that the Kickstart funding will sit alongside and compliment the Community Chest operated by South Cambridgeshire District Council which is much less prescriptive and encourages the community to shape what it is used for. The Kickstart funding provides a resource for the multiagency team to use to incentivise community-led action.

#### Healthy New Towns Legacy

- 8.18 Cambridgeshire County Council has been fortunate to work with the Health New Towns Initiative promoted by NHS England. As part of a demonstrator town the Cambridgeshire Healthy New Towns project team has had access to detailed research and experience of all the other projects along with the work that it has done with Northstowe. A level of funding is requested to deliver the most impactful elements of that project to WGC this is in the form of 0.5fte project worker and some activity funding.

## The mitigation request for supporting the new community

- 8.19 All the requests put forward in this document are required in order to make the development acceptable as detailed above. The resources requested would only be used for the benefit of this development and would in no way be used to support neighbouring communities. Detailed calculations have been made to ensure the request is in keeping and reasonable for the scale of the development.

Table 1 Phased funding requirements

Cost Summary	Phase 1
Total kickstart funding	£15,683
Mental health training (level 2)	£10,200
Mental health counselling services	£2,400
Locality staff (2 years)	£112,500
Children centre staff (2 years)	£41,432
Children centre equipment/activities	£18,750
Domestic abuse kickstart funding (if Level 2)	£2,700
Specialist community development worker (2 years) if level 2 or 3	£37,500
Multiagency coordination if level 2 or 3	£23,750
Healthy New Towns initiative legacy (project workers)	£18,750
Healthy New Towns initiative legacy (kickstart funding)	£8,400
<b>Total</b>	<b>£292,065</b>

### Triggers

- 8.20 Planning and preparing services for WGC presents a challenge to all organisations involved as it is difficult to predict the needs of a community before it forms. Although new communities tend to have a young age structure, the desirability of sites in Cambridgeshire and ease of new housing is drawing people from out of county and a wider demographic. There is also a transient nature to new communities, due to high levels of private renting, higher levels of social housing and different population characteristics to the surrounding area. This along with inevitable changes to service delivery models and a significant delay in income generated by the increased population adds to the difficulty in planning and ensuring appropriate levels of services are available.

- 8.21 It is therefore proposed that funding for supporting the WGC community is kept more flexible than standard S106 requests. If the anticipated need of the community does not transpire within 10 years of the first occupancy many elements of the funding outlined in table 2 will not be required and therefore should not be drawn down. This approach will require some form of governance to oversee the use of this funding, it is anticipated that any decision on funding would need the agreement of the planning authority, the developer and the county council, however the details of how this governance will work will be determined by the legal negotiations.
- 8.22 There are some elements of the funding set out in table 1 that cannot be triggered by “need”, these elements focus on prevention and so are required to be front loaded in order to negate a greater demand on support in the long term. [To clarify, the request for mitigating anticipated social need of the development would be significantly higher should the prevention activities not be funded.] Where it is not possible to trigger funding based on need the funding will be aligned with the phases of the developments build minimising the financial impact of the request on the developer.

#### Detailed triggers

<b>Cost Summary</b>	<b>Pre-occupation</b>	<b>100<sup>th</sup> occupation</b>	<b>24 Months</b>	<b>Subject to need</b>	<b>Guaranteed</b>	<b>Total</b>
Total kickstart funding	£6,500	£5,000	£4,183		£15,683	<b>£15,683</b>
Mental health training (level 2)	£5,100	£5,100			£10,200	<b>£10,200</b>
Mental health counselling services				£,2400		<b>£2,400</b>
Locality staff (2 years)		£56,250	£56,250		£112,500	<b>£112,500</b>
Children centre staff (2 years)		£20,716	£20,716		£41,432	<b>£41,432</b>
Children centre equipment/activities		£10,000	£8,750		£18,750	<b>£18,750</b>
Domestic abuse kickstart funding (if Level 2)				£2,700		<b>£2,700</b>
Specialist community development worker (2 years) if level 2 or 3	£10,000	£10,000	£17,500		£37,500	<b>£37,500</b>
Multiagency coordination if level 2 or 3	£10,000	£10,000	£3,750		£23,750	<b>£23,750</b>
Healthy New Towns initiative legacy (project workers)		£8,750	£10,000		£18,750	<b>£18,750</b>
Healthy New Towns initiative legacy (kickstart funding)		£4,200	£4,200		£8,400	<b>£8,400</b>
<b>Total</b>						<b>£292,065</b>



## **Other Considerations**

### Community Facilities

- 8.23 The Community facilities in WGC should be a destination building available to the whole community from early to late, designed to adapt and flex to the needs of the community as it evolves. A community hub provides a focus in the development placing community values at the core.
- 8.24 Although supporting new communities is not limited to infrastructure provision, formal and informal meeting places and accessible, quality cultural and sports provision are recognised as critical. Community buildings are integral to the creation of sustainable communities as they contribute much of the glue that holds communities together, providing services and facilities that meet the needs of residents, promote social interaction and enhance the overall quality of life within a community (British Property Foundation, 2010). Within the National Planning Policy Framework the importance of early community buildings is emphasised and is now generally planned into every new community. However, community buildings need to be more than meeting spaces and traditional unmanned village halls, they should provide a safe neutral and trusted place in the community and an opportunity for the community to connect with support and services. Co-location allows organisations and the community to achieve the benefits of a locally based presence and provide an opportunity to take the partnership approach to service delivery to the next level through sharing of facilities. Furthermore, in a time of reducing budgets and building portfolios, co-location allows for the sharing the asset burden across partners and the community more generally.
- 8.25 The Community Hub in WGC should provide facilities for the delivery of health, child and family, adult learning and library services. These neutral services will act as anchors, familiar and non-threatening services that will attract initial use by the full community. Once in the Hub visitors would be met by a large welcoming foyer with informal meeting spaces such as a community owned and run café where friendships and networks can form. The Foyer provides flexible space that could be used to exhibit local art, to publicise events, information or simply to engage with the community. A universal reception area provides a font of information on activities and events in the building but also offering that first point of contact to access more specific services and support.

- 8.26 Lines will be merged between each of the services specific areas, for example fold away book shelves allow the more traditional library space to be transformed into a drop in parent and toddler group run by the local Child & family Centre or a parent run group. Activity and meeting rooms will be flexible allowing formal meetings to use the same space as a yoga class, antenatal clinic or self-esteem workshop, child & family centre stay & play session. The Hub activity space can be adjusted in size to suit the functions for example it will provide space for the amateur dramatic club and the youth drama club to present and perform, run volunteer and job fair events, have a craft market, and even to have a birthday party. More private areas in the Hub will provide spaces for professionals to work closely with families, local businesses to hold meetings, or running an art class. Touchdown office space will enable cross sector staff working in the community (the multi-agency team) to have a presence in WGC developing their professional network for the benefit of the whole community.
- 8.27 An outline specification of community space can be provided on request.

Sports provision – Active New Communities Project

- 8.28 Sport plays a critical role in the creation and development of new communities. High quality sport and leisure facilities are one of the features of a new settlement that attract people to move there in the first instance, but they are also integral to building a community. The sports facilities will complement the wider community facilities by providing a further reason for people to come together and build relationships. These facilities need to be maintained to a good standard to ensure that they continue to be well used.
- 8.29 Once a community is established it becomes easier for people to set up teams and enter leagues. New communities need extra support to develop teams, help write constitutions for new clubs and raise funds for equipment, for example. The sports development worker (assumed to be requested by the District Council) will also work in tandem with the Multiagency team to identify and support specific groups of people who would benefit from participating in sport for social or health reasons (physical or mental) as well as those who self-identify. The sport development worker will benefit from the learning of the Active new communities project which is currently in operation (more details available on request).

## **9. LIBRARIES**

### Introduction

- 9.1 The new community development at WGC is a phased, mixed use development comprised of flexible employment uses, and up to 1,500 residential dwellings and community, retail and leisure uses. There will be approximately 4,200 new residents plus people working in office, laboratories, light industry, hospitality, retail and restaurants and cafes that would make use of library services.
- 9.2 Contribution levels will be determined by whether the new development is within (or an extension of) an existing population that has access to an existing mobile, is within the catchment/ 2 miles from a nearby static library and dependent on the size of the existing library.
- 9.3 Contributions towards library service provision are based on the principles that additional resources and facilities (books, public access computers and the furniture, fittings and equipment to house them) will be necessary on a one-off basis in all cases to meet the information, learning and reading needs of the new residents, because current levels of provision are linked to existing population levels and demographics of the catchment areas.
- 9.4 The modification or extension of existing accommodation or the provision of new accommodation needed to make those additional resources and facilities available will be determined by the positioning and scale of the new development in relation to the size / physical capacity and the location of existing library accommodation.

### Vision

- 9.5 The vision is for a modern library facility located in a shared building with partner services. This is in line with Cambridgeshire County Council's policy for the 21st Century Library Service which recognises the importance of developing community hubs where library services are provided in shared buildings in partnership with other service providers. Other service providers may include information and advice services, health services, adult learning services and Children's Centres.
- 9.6 This community hub model provides the opportunity to deliver a wide range of complementary services and facilities, including community meeting spaces to meet the needs of a growing community. Libraries play a key role in building the networks of relationships among people who live and work in the new community, enabling

that community to function effectively. Libraries provide access to information, IT and reading for an individual's health and well-being. Working in partnership with other services within the community hub the library will attract families, children, students, older people, vulnerable and disabled people, and those wishing to seek employment or build their skills.

- 9.7 Libraries offer help and support to those who need it, connect groups and people with a range of service providers, promote free access to information, reading and IT, and provide safe, neutral and trusted places for all in the community.

#### Existing provision and contribution level

- 9.8 WGC is approximately four miles from the nearest static library at Sawston. There is an existing mobile library service which currently stops at the Genome Campus on a monthly rota.
- 9.9 On this basis we would ask for a contribution of £97 per head for new static library provision within the community hub. This contribution would be used towards the following library services.

#### Library services and accommodation within the community hub

- 9.10 **Overview of accommodation:** It is important that the library area is designed as a flexible space to accommodate a range of services comprising:
- Adult lending space providing books; space for book promotion and display;
  - Children's and teenage area providing story books, information books for homework and study, ICT facilities and space for displays and children's story-times and events;
  - Chairs and casual seating for relaxing and browsing and study area with computer facilities for information access, open learning, e-mail and Internet access;
  - Wi Fi for customers to use with mobile devices;
  - Use of Display facilities for exhibitions;
  - Work space store for stock in transit, supplies of leaflets and staff facilities including staff toilets (could be shared with building partners).

- 9.11 **Entrance:** A single customer reception counter to act as both main reception for all the services in the building and as the library service customer help point.
- 9.12 **Open Access and Self-service:** Access to library facilities by library card during unstaffed hours using open access technology.
- 9.13 An area near the entrance for display units for quick pick popular / high use books and a self-service machine with card payment capability for customers to use to issue/return library stock and manage their library account. These services allow visitors to the building to use library resources outside normal library opening hours.

Shared community spaces to include

- Performance space – a flexible space with seating and standing configurations to allow for a range of theatre, music and other performances;
- Meeting rooms and activity spaces - for events, meetings, information and advice surgeries and library promotional activities such as author visits, seminars, lectures, story times and class visits;
- Toilet facilities;
- Kitchen facilities;
- Café.

Indicative estimate of costs

Library Services Cost Summary	Phase 1 WTGC development
Library stock based on level 2 library provision	£120,000
Library design, shelving and furniture	£30,000
Open access provision	£30,000
Self-service kiosk with card payment x 2	£10,000
Staffing 1 FTE to cover minimum 27 hours library opening plus reception duties for first 2 years	£44,000
Running cost based on typical level 2 running costs for first 2 years	£84,000
PCs x 4, Projector & TV to facilitate access to electronic resources and for events	£3,000
<b>Total</b>	<b>£321,000</b>

## **10. PUBLIC HEALTH**

10.1 The application, in particular the Health Impact Assessment, has been evaluated against the New Housing Developments and the Built Environment Joint Strategic Needs Assessment (JSNA) for Cambridgeshire<sup>2</sup>.

10.2 The JSNA contains an evidence review of the built environment's impact on health and has distilled the evidence into the following themes:

- Generic evidence supporting the built environment's impact on health.
- Green space.
- Developing sustainable communities.
- Community design (to prevent injuries, crime, and to accommodate people with disabilities).
- Connectivity and land use mix.
- Communities that support healthy ageing.
- House design and space.
- Access to unhealthy/"Fast Food".
- Health inequality and the built environment.

The application has therefore been reviewed against these themes to ensure the application and assessments have identified relevant impacts on health and contains specific mitigation measures to address the impact the development can have on human health. The HIA references other documents which should have been submitted with the application, where possible these have also been reviewed.

10.3 Overall the Health Impact Assessment is thorough and has adequately identified the possible health impacts that could be associated with the development. For ease of reference the comments on the HIA reflect the chapter headings and structure of the HIA.

2 – Introduction

4 – Methodology

5 – Health Profile

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<sup>2</sup> <http://cambridgeshireinsight.org.uk/joint-strategic-needs-assessment/current-jsna-reports/new-housing-developments-and-built-environment>

6 – Wider Determinants of Health

8 – Assessment, mitigation and monitoring

## **Introduction**

- 10.4 The HIA outlined the main national HIA policy documents and associated toolkits, and represent a thorough understanding of the role of HIA in planning applications.

## **Methodology**

- 10.5 The methodology is sound and follows the guidance set out in the South Cambridgeshire District Council SPD on Health Impact Assessment. The Joint Strategic Needs Assessment which has been quoted as being used in the HIA is only one of a suite of JSNA's reference should also have been made to the "Transport and Health JSNA" and the "New Housing Developments and the Built Environment JSNA". The use of the HUDU checklist is appropriate and together with the "People Proofing Principles" (from the SCDC HIA SPD) establishes a sound framework for the HIA.
- 10.6 The qualification of the limitations and uncertainties of the baseline data is welcomed. The chapter concludes that as the "application is submitted in outline, ... many detailed aspects of the Development, which could have implication for health, will be determined at the reserved matters stage" a mechanism for this has not been suggested", therefore should the application be granted consent a condition should be imposed requiring that:

*"A Statement of Compliance shall be submitted for approval with each reserved matters application, pursuant to this outline permission, to show that the Mitigation, Recommendations and Monitoring put forward within the Health Impact Assessment have been implemented and addressed."*

*Reason: To ensure that the development and associated mitigation and recommendation measures takes place in accordance with the principles, parameters and assessment contained within the Health Impact Assessment, Application Documentation, and Environmental Statement."*

## **Health Profile**

- 10.7 The Health Impact Assessment has provided a "health profile" of the local area and the district as a whole, however the population likely to be moving to the development

will be substantially different to the surrounding area, i.e. younger, in full time employment at the main campus and therefore the health profile is likely to be unrepresentative of the likely population.

- 10.8 Although online surveys were carried out with existing staff the response rate (20%) is low and the data obtained (age) is limited, a detailed demographic of the staff would have been a useful supplement to the population data within the HIA.
- 10.9 Whilst the Health Profile has used data from the Cambridgeshire JSNA Summary report it would have benefitted from a more in depth analysis using the themed JSNAs, in particular the New Housing Developments and Built Environment JSNA and the Transport and Health JSNA.

### **Wider Determinants of Health**

#### Housing

- 10.10 The HIA has identified the main links between poor housing and poor health outcomes, and has linked this to the baseline health profile. Although the Joint Strategic Needs Assessment has been used and quoted it would be helpful to fully reference which JSNA was used as there a number of relevant JSNA which could have been used, for example the “Housing JSNA” could have be used to supplement the data. This section could have made reference to the changing needs of housing over a lifetime.

#### Community Infrastructure

- 10.11 The HIA has identified the main links between community infrastructure and building strong, sustainable and cohesive communities and has referenced appropriate JSNAs.
- 10.12 The assessment on Health Care provision will need to be checked with Cambridgeshire and Peterborough Clinical Commissioning Group as the data used (1 GP per 1800 patients (HUDU model)) may not reflect the current model of health care commissioning locally.

#### Social Cohesion and Social Capital

- 10.13 The HIA has identified the main links between community infrastructure and poor health outcomes, including the need to deliver community infrastructure early within



the development as identified within the New Housing and the built environment JSNA.

#### Physical Activity and Access to Open Space

- 10.14 The HIA has identified the main links between Physical Activity and Access to Open Space and poor health outcomes. The HIA has not used a health based model to determine distance to open space, it is recommended that the provision of open space is compared to the ANGSt standard. The Health impact assessment needs to consider each area of open space in relation to proximity and access to/from residential areas to ascertain the potential health impacts.
- 10.15 The HIA has not identified the health impacts “phasing” will/may have on health outcomes and the need to provide open space at an early stage.
- 10.16 The HIA could have used tools such as the Sport England Active Design Principles to ensure physical activity becomes part of everyday living in the development.

#### Access to Employment

- 10.17 The HIA has identified the main links between Access to Employment and poor health outcomes.

#### Air Quality and Noise

- 10.18 The HIA has identified the main links between air quality/Noise and poor health outcomes.

#### Transport

- 10.19 The HIA has identified the main links between transport and poor health outcomes, and has used local data from the Transport and Health JSNA. The prioritisation of walking and cycling is supported.

#### Crime and Community Safety

- 10.20 The HIA has identified the main links between Crime and Community Safety and poor health outcomes. The HIA states that no additional mitigation or monitoring is proposed therefore as above any consent should contain a condition requiring:

*“A Statement of Compliance shall be submitted for approval with each reserved matters application, pursuant to this outline permission, to show that the Mitigation,*

*Recommendations and Monitoring put forward within the Health Impact Assessment have been implemented and addressed.”*

#### Healthy Food

- 10.21 The HIA has considered options for growing fruit and Vegetables and the provision of healthy food through local food outlets but has not considered the availability of fast food outlets in the vicinity of the site or options to limits A5 uses within the development site. The consideration of healthy options for on-site catering for construction workers has not been considered. I would therefore recommend that the recommendations and findings of the Town and Country Planning Association (TCPA) guidance on “Planning Healthy Weight Environments” are carried forward and are included within any design code produced for the site.

#### **Assessment, Mitigation and Monitoring**

##### Housing Quality and Design

- 10.22 The mitigation measures proposed are supported.

##### Access to Healthcare Services and other Social Infrastructure

- 10.23 The mitigation measures proposed are supported, however there appears to be no mitigation measure for community development workers i.e. the application should provide, as part of the Section 106 agreement, Community Development Workers or equivalent, and such workers should be available prior to first occupation.

##### Access to Open Space and Nature

- 10.24 The mitigation measures proposed are supported. In addition at the Reserved Matters stage the design of open space should take into account the findings of the “New Housing Developments and Built Environment JSNA” and therefore should be fed into any Design Codes for the site.

##### Air Quality, Noise and Neighbourhood Amenity

- 10.25 The mitigation measures proposed are supported.

##### Accessibility and Transport

- 10.26 The mitigation measures proposed are supported. In addition the travel plan should make use of the latest evidence on active travel and modal shift, such evidence

should be used in the preparation of any design code for the site, in addition the Reserved Matters application should also include Electric Vehicle Charging points and these should be carried forward within any design code.

#### Crime Reduction and Community Safety

- 10.27 The mitigation measures proposed are supported and should be used in the preparation of any design code for the site.

#### Access to Healthy Food

- 10.28 The mitigation measures proposed are supported, however the applicant should consider healthy options for on-site catering for construction workers. The proposal to control A5 units on site is welcomed and supported in addition the recommendations and findings of the Town and Country Planning Association (TCPA) guidance on “Planning Healthy Weight Environments” should be included within any design code for the site.

#### Access to Work and Training

- 10.29 The lack of mitigation measures proposed are supported due to the nature of the application as the application is for onsite housing for the wider workforce working on the campus.

#### Social Cohesion and Lifetime Neighbourhoods

- 10.30 The mitigation measures proposed are supported, however the commitment to deliver some of these is vague. It is recommended that the applicant confirms that the mitigation measures WILL be adopted rather than “could” and the lack of a commitment to provide a community development worker/resource needs to be addressed.

#### Minimising the use of resources

- 10.31 The mitigation measures proposed are supported, however the commitment to deliver some of these is vague. It is recommended that the applicant confirms that the mitigation measures will be adopted through the reserved matters applications and any design code.

#### Climate Change

- 10.32 The mitigation measures proposed are supported, however the commitment to deliver some of these is vague. It is recommended that the applicant confirms that

the mitigation measures will be adopted through the reserved matters applications and any design code.

Areas not addressed within the Application

- 10.33 The HIA has not assessed the role of and opportunities for the local community in decision making/governance and management of the place where they live. The HIA mentions the hope to “open up” the development to existing residents but is unclear on how this will be achieved.

**Summary of Public Health Comments**

- 10.34 The HIA is a thorough assessment of the potential health impacts associated with the development. It is evidence based and has used local data appropriately. The mitigation measures proposed are in the main part acceptable however the level of commitment to some the measures is vague.
- 10.35 Most of the mitigation measures will need to be agreed at the Reserved Matters stage and design coding. In order to have confidence that the mitigation measures contained in the Health Impact Assessment are implemented a “Statement of Compliance” should be submitted with each Reserved Matters Application.

## Annex 1: Transport Assessment Comments

### Wellcome Genome Development, Hinxton

(S/4329/18/OL)

**PREPARED BY:** Transport Assessment Team

**AUTHOR:** Emily Burnet

**CHECKED:** David Allatt

**DATE:** 23rd January 2019

**Response:** 1

## Headline

### Holding objection:

A holding objection is recommended at this stage due to:

- There being are a number of issues identified in the below response primarily concerning the development mix, trip generation, internalisation of trips, accident data and mode share, which will require further information and/or clarification to be provided in order for the Transport Assessment and associated appendices to be reviewed in full.
- There are a number of outstanding issues concerning the site strategy, off-site improvements and parameter plans which need to be addressed, including the provision of a Stage One Road Safety Audit for each of the proposed improvements to the highway network.

**Baseline Conditions and Planning History**

**Accident Assessment**

**Traffic surveys**

**Policy section**

**Development proposals**

**Site Strategy and offsite improvements**

**Sustainable Transport Strategy**

**Trip Generation and Assignment**

**Distribution and Assignment**

**Paramics modelling**

**Development Impacts**

<b>Mitigation</b>	
<b>Travel Plan</b>	

Pre-application discussions were held between the Vectos, the Wellcome Genome Campus, City Council and County Council concerning the proposals. Discussion with Vectos and the Wellcome Genome Campus concerning the Transport Assessment.

This document provides a review of the Transport Assessment and Appendix I: Trip Generation and Distribution Note dated December 2018. These documents were produced by the applicant for the proposed expansion of Wellcome Genome Campus in Hinxton.

It should be noted that the below review does not cover all elements of the Transport Assessment, and therefore if an element of the assessment is not explicitly referred to it does not mean that the County Council are in agreement with it. The remaining sections of the Transport Assessment will be reviewed once the information requested in the below response has been received.

Note that the Greater Cambridge Partnership (GCP) shall provide a separate response to the planning consultation. To ensure a joined up approach, it will be important to coordinate transport discussions regarding the proposals with the County, GCP and CA.

#### **Transport Assessment - December 2018**

<b>Technical Note paragraph</b>	<b>Comment</b>	<b>Action Required</b>
2.14	It is noted that there is 1,185sqm of unimplemented floorspace from the 2009 planning application. How is this being considered as part of the current assessment and planning application?	Details should be provided of how this unimplemented floorspace has been considered in the current assessment.
Figure 4	The footpath to the west of the A1301 is not clear of the plan, nor is the location of the byway discussed in paragraph 2.27.	Figure 4 should be revisited as not all the facilities described in paragraph 2.24 to 2.28 are clearly indicated.
Figure 5	The pedestrian isochrones should only be shown along routes that it is possible to walk or alternatively the sections where footpaths are lacking are indicated.	Figure 5 should be updated to only show isochrones along routes that it is possible to walk or to indicate where footpath facilities are lacking.
Figure 6	The cycle isochrones should only include those routes it is possible to cycle. Not all routes are suitable for all types of cyclist.	Figure 6 should only consider those routes that it is possible to cycle.

<b>Technical Note paragraph</b>	<b>Comment</b>	<b>Action Required</b>
2.42	Details should be provided concerning the existing capacity of the campus buses e.g. number of services on each route and number of seats.	Details should be provided concerning the capacity of the current campus bus services and the number that run during the AM and PM peaks.
2.52	Consideration should be given to the masterplan and Stage 2 report that is now available for Whittlesford parkway.	Details need to be provided concerning the Whittlesford Parkway proposals.
2.53	This should refer to Addenbrookes.	
Table 2.4	The survey results should be compared to the Travel for Cambridgeshire survey to understand how they compare.	Travel survey results should be compared to the Travel for Cambridgeshire survey results.
2.72	More recent accident data should be available and therefore this should be obtained and reviewed to ensure the most recent 60 months of data is considered.	The most recent 60 months of accident data should be obtained and reviewed as part of the Transport Assessment.
2.74	Consideration should be given to junctions that will be subject to additional trips as a result of the proposed development to understand whether there is an existing accident issue and whether the development will exacerbate the existing situation.	Consideration should be given to the accidents that have taken place at the A505/ A1301 and M11 junctions, and whether the development will exacerbate the existing situation.
2.89	With the exception of the February 2018 data, the remaining traffic surveys are considered acceptable for use in this assessment.	
2.103	It is noted that there is shown to be some rat running by those traveling to the Campus via Hinxton Road, although this is considered to be minimal.  It would be helpful to detail the total number of rat runners in addition to those travelling to and from the campus.	The total number of vehicles undertaking rat running should be detailed, not just those associated with the campus, to understand the extent of the existing issue.
4.3	Comments are provided concerning the parameter plans later in the response.	Refer to comments later in the response.

<b>Technical Note paragraph</b>	<b>Comment</b>	<b>Action Required</b>
Table 4.2	The housing mix assumption appear to not be fixed and do not refer to the specific split in housing and flat numbers that are referred to in the Trip generation note in Appendix I. Reassurance is therefore needed that the scenario that has been assessed reflects the housing mix that can come as a result of the planning application, and that it is not possible for a different housing mix to come forward that would result in a higher trip generation.	The inconsistency between the housing mix referred to in Table 4.2 and that presented in the Trip generation note needs to be clarified. The County Council requires reassurance that the housing mix is appropriate and the worst case in terms of residential trip generation has been assessed.
4.8	The dwellings that will be available on campus will be for campus linked workers which will be controlled by an obligation. The suggested condition also refers to key workers being able to occupy the dwellings which is of concern to the County Council as these would result in additional trips on the network have not have been considered in the Transport Assessment.	Reassurance is needed that the ownership of the properties will not result in additional trips on the network in the short and longer term.
4.9	It is noted that a planning condition will limit the uses on site to those from or organisations which can show a demonstrable link to the uses and activities on the site. Clarification is sought that this will be specified to B1 research and development and B1 office will only be present for ancillary purposes.	Clarification is sought concerning what the restriction will include/ involve.
4.11 – 4.15	The assumptions made concerning the trips associated with each of the uses on site are commented on in the Trip Generation and Distribution Scoping Report section of this response.	
	The site access strategy and off-site highway works are reviewed in later sections of this response	
	The base Paramics model is considered suitable for use in this assessment. The future model is yet to be agreed.	



Technical Note paragraph	Comment	Action Required
	The development impacts and Sustainable Strategy will be commented on once the trip generation, distribution, assignment and forecast year Paramics model has been signed off. It is recommended that the junction models be provided for review once these elements have been agreed.	

#### **Appendix I: Trip Generation & Distribution Scoping Report – November 2018 version 1**

Technical Note paragraph	Comment	Action Required
2.5	The conference area is not included as part of the vehicular trip generation which is acceptable to the County Council. However, the conference attendees are included when deriving the vehicle trip rate per person. Therefore, clarification is sought concerning this inconsistency.	Clarification is sought concerning this inconsistency.
2.5 pg 12	The County Council agree that the October 2018 traffic flows are considered appropriate for use in this assessment.	
2.7	The approach to exclude the conference facility users from the vehicle trip rate per 100 sqm resulting in a more robust trip generation will be dependent on the hours of operation of the conference facilities on the survey days.	The applicant needs to confirm what the operation hours of the conference facilities were on the days surveyed.
2.9	Applying the vehicle trips to the campus mode share is considered appropriate for the purposes of this assessment and the trips by mode identified in Table 2.6 and Table 2.7 are agreed.	This is agreed in principle subject to the surveyed mode share being compared to the Travel For Cambridgeshire survey mode share.
2.14	Was the conference facility operational during the peak e.g. when did people arrive/ depart?	Clarification is needed concerning the operation hours of the conference centre.

<b>Technical Note paragraph</b>	<b>Comment</b>	<b>Action Required</b>
	<p>It is not clear where the vehicle trip rate per person is applied in the trip generation note and therefore clarification is sought.</p> <p>Further discussion may be needed considering the use of this trip rate in the assessment.</p>	It is not clear where the vehicle trip per person trip rate is used in the assessment and whether this is appropriate, therefore clarification is sought.
3.2	Clarification is needed concerning the inclusion of flats in the planning application, and if the consent allows for conventional housing, if so this will need to be assessed as a worst case. Unless it can be confirmed that the housing mix will be secured through planning.	As mentioned previously reassurances are needed concerning the housing mix and the trip generation assessed.
3.3	It is considered appropriate to use person trip rates extracted from TRICS to predict trip generation for residential uses.	
Table 3.2	The person trips rates for houses are consistent with those agreed during pre-application process.	
Table 3.5	The person trip rates for flats are consistent with those agreed during pre-application process.	
Table 3.7	See point 3.2 above	See point 3.2 above
3.4	<p>It is acceptable to assume 1 employee is resident in each dwelling, subject to the ownership query identified earlier in the response being addressed.</p> <p>Those living on the campus will not be eligible for a car parking space in the Genome Campus car parks, this will need to be secured through condition.</p>	The restriction preventing those that are resident on the proposed site from bringing a car to the Genome campus needs to be secured through an appropriate planning obligation.
Table 3.8 and 3.9	The figures in this table are considered to overestimate the number of residential trips travelling to and from the campus due to one resident resulting in one trip to and from the campus. However, when applying this to	Further consideration needs to be made to the residential trips travelling to the campus given the need for an absenteeism factor.

<b>Technical Note paragraph</b>	<b>Comment</b>	<b>Action Required</b>
	the person trip generation an absenteeism factor (identified from traffic/ travel survey data) should be applied.	
Table 3.11	It is not clear from the information presented how the total person trips in this table have been derived, therefore further clarification is sought.	The applicant needs to confirm how the person trips in Table 3.11 have been derived.
Table 3.12	The use of National Travel Survey for identifying trip purpose for external residential trips was agreed during pre-application discussions	
Table 3.15 and 3.16	The methodology for identifying non-work related person movements by purpose for the residential use is agreed	
Table 3.17 & 3.18	The primary and secondary internalised proportion or trips accord with those agreed as part of the pre-application discussions.	
Table 3.17 & 3.18	Justification for the 80% internalisation for shopping and non-retail trips other than identifying these as convenience trips. Justification is needed.	The applicant needs to provide further justification concerning the internalisation proportion applied.
Table 3.17 & 3.18  Personal Business	Clarification is needed concerning the Health and Wellbeing Centre, and whether it will be a GP surgery. Attributing 80% of personal business trips to travel to this one facility requires further justification and evidence to provide reassurances that this is a reasonable assumption.	The applicant needs to provide further justification concerning the internalisation proportion applied.
Table 3.17 & 3.18 Recreation/ Social	Further evidence is needed to justify the proportion of internalised trips identified for the recreation/ social trips.	The applicant needs to provide further justification concerning the internalisation proportion applied.
Table 3.19 & 3.20	The comments in the above section concerning the need for additional evidence to support the proportional split between internal and external trips for each trip purposes need to be addressed, which may lead to a need to revisit these tables.	This has not been addressed from the pre-application process. The applicant needs to provide evidence for the assumptions posed in terms of internalisation proportions.

<b>Technical Note paragraph</b>	<b>Comment</b>	<b>Action Required</b>
Table 3.23	The OGV residential trip rates are agreed, subject to the housing mix being secured/ guaranteed.	
Table 4.1 Commercial	The TA refers to the employment uses that can come forward being restricted to similar uses to the current research and development use.	The mix of employment uses that can come forward on the site will need to be secured through planning obligation.
Table 4.3 and 4.4	The removal of residential person trips based on 1,500 employees needs to consider an absenteeism factor, it appears that the internalised trips are being over estimated at present.	As previously stated earlier an absenteeism factor needs to be applied to the trips taking place internally between the residential units and the campus.
4.12	It is not made clear what the justification is concerning the split between those that choose to cycle or walk to the campus from the proposed residential dwellings e.g. such as the percentage of the existing and proposed development that is within walking distance from residential dwellings.	The applicant needs to clarify of how the proportion of pedestrians and cyclists were derived.
5	The overview of the existing conference centre is helpful in understanding how such a facility might be used as part of the proposed development.	
5.17	The Hotel TRICS output provided in Appendix D only provides trip rates per 100 sqm not the per bedroom trip rate referred to in this section. Therefore, the County Council are unable to comment on the suitability of the trip rates at this stage.	Hotel TRICS output per Bedroom to be provided.
5.20	Further justification is required concerning the 80% of trips expected to be linked trips with the conference centre.	The applicant to provide further justification
5.23	The use of a first principles assessment of the conference facilities was agreed during pre-application discussions.	
5.24	Clarification is needed concerning the capacity of the conference facility proposed and the number of delegates assessed.	Clarification is needed concerning the capacity of the conference facility and the number of

Technical Note paragraph	Comment	Action Required
		delegates that have been assessed.
5.25	Further explanation is needed concerning the facilities reducing the impact on the peak travel periods.	Further explanation is needed concerning the facilities reducing the impact on the peak travel periods.
5.26	<p>The average number of delegates should be reviewed considering the total capacity of the facility may differ from what has been assessed.</p> <p>The staffing levels being 5% of capacity has been assumed although it is not clear where this figure has been derived.</p> <p>It is noted that only 23% of conferences start at 09:00 and finish at 17:00.</p> <p>The staff arrival and departure times occurring an hour before the conference is considered reasonable.</p> <p>50% of the trips are expected to be linked with the hotel and other uses. Justification should be provided to demonstrate the percentage of linked trips identified.</p> <p>The use of the Census 2011 Journey to Work mode share needs further justification given the local nature of some of the journey to work trips which may not be representative of delegates. Therefore, it is understood that there may be mode data collected by the campus on arrival to a conference, which would be more representative of delegates' mode of travel.</p> <p>The County Council require the assessment of the conference facilities to consider a full capacity scenario.</p>	<p>The average number of delegates given the total capacity of the conference facilities.</p> <p>It should be clarified what basis the 5% of capacity will indicate staff numbers.</p> <p>It should be indicated where the 50% of conference trips being linked has been derived from and evidence for this.</p> <p>Further justification is needed concerning the use of census journey to work data for delegate mode share. It would be advisable that the mode share be obtained from information collected from delegates at the campus for the existing facility.</p> <p>A scenario considering the full capacity of the conference facilities needs to be assessed.</p>

<b>Technical Note paragraph</b>	<b>Comment</b>	<b>Action Required</b>
Table 5.9	Further clarification is need concerning the assumptions made in deriving the conference centre trip generation.	Further details needed on the assumptions used to derive the conference centre trip rate and the relationship with the hotel.
Table 5.10	The Hotel TRICS output is required in order for CCC to comments on the OGV trip rate and trip generation.	The TRICS output for the hotel use should be provided.
6.1	The proposed opening hours of the Museum should be restricted by planning condition, otherwise the trip generation will need to be considered during the AM and PM Peaks	The opening hours should be restricted through planning condition if the assessment does not include for trips that are expected to take place in the peak periods.
Table 6.2	<p>The Genome Discovery Centre trip rates do not match the TRICS output provided in Appendix E, this needs to be addressed.</p> <p>Reassurances are needed concerning the trip generation for a building that is circa. 5000sqm. What is the capacity of the facility expected to be?</p>	<p>The trip rates need to be updated to reflect those presented in the Appendix or the correct TRICS outputs be provided.</p> <p>The capacity of the Discovery museum should be stated in order to understand the appropriateness of the trip generation identified.</p>
6.9	Justification is required concerning the internal and external split for the Genome Discovery centre and whether staff will have joint roles between the discovery centre and rest of the campus.	The applicant needs to provide justification for the internal/ external assumption.
6.12	Delivery and servicing will be commented on once the TRICS outputs has been provided.	See earlier comments requiring the TRICS output to be provided.
7.2	The inclusion of the Cultural Anchor in the Discovery Centre floor area is considered to be appropriate.	
7.3	The uses having a local catchment of the campus and local villages is considered to be reasonable given the land uses proposed.	
Table 7.2	The Sports and Leisure trip rates are considered to be reasonable and therefore	

<b>Technical Note paragraph</b>	<b>Comment</b>	<b>Action Required</b>
	acceptable for the purposes of this assessment.	
Table 7.9	The nursery trip rate is considered to be reasonable for the purposes of this assessment.	
Table 7.12	The trip rates for the community use appear to be quite low and therefore further consideration should be given to these trips.	
Table 7.11	The trip rates for the Centre for health and wellbeing are considered to be a bit low for the peak periods, although this would depend primarily on the opening hours of the facility.	Trip rates for the Centre for health and wellbeing are considered to be a bit low for the peak periods, although this would be dependent on expected opening times.
Table 7.13	The retail element has been identified as local shops, while a convenience store may result in higher trip generation. It is understood that a restriction will be placed on the retail element that prevents any store being provided that is greater than 500sqm. The local shop trip generation should include allowance for a convenience store being one of the shops provided and the trip generation should reflect this.	Further assessment is needed concerning the trip generation for the retail element to demonstrate a convenience store has been considered in the trip generation assumptions.  The restriction on retail floor area will need to be secured through condition.
7.20	Further justification is needed concerning the internalisation proposed for a number of uses detailed above.	Further justification is need concerning the internalisation applied for some of the uses as detailed above.
Table 8.1	The staff mode share derived from the 2017 staff survey should be compared to the Travel for Cambridgeshire mode share.  Clarification is sought how the car driver and other car passenger uses have been derived.	As stated earlier in the response the surveyed mode share for the campus needs to be compared to Travel for Cambridgeshire survey mode share.  Clarification is needed how the car driver and car passenger mode proportions were derived.
Table 8.2	The simplification of the car driver and passenger data will be commented on once the above clarification has been provided.	

<b>Technical Note paragraph</b>	<b>Comment</b>	<b>Action Required</b>
Table 8.5 residential mode share	The external residential mode share has been adjusted to reflect the transport strategy. The Transport Strategy will be commented on once the impact assessment has been agreed.	The assessment should consider the development impact with and without the target mode share.
Table 8.5 commercial	<p>The commercial mode share has been adjusted to reflect the transport strategy. The Transport Strategy will be commented on once the impact assessment has been agreed.</p> <p>It is proposed that the commercial mode share will be used for the ancillary uses, although it should be noted that not all the modes listed will be suitable for this purpose e.g. rail/ train. Although it is recognised this is unlikely to have a significant impact on the assessment findings.</p>	<p>A review of the Transport Strategy will follow once the development impact has been agreed.</p> <p>Consideration should be given to what modes are appropriate for the ancillary uses.</p>
8.13	Further evidence is needed concerning the use of the census mode share for the hotel and conference facilities, as the conference delegates and hotel guest would be expected to travel further than the average journey to work trips and therefore their mode choice may be different.	Further consideration is needed concerning the hotel and conference centre mode shares.
9.3	The use of South Cambridgeshire MSOA 017 for residential trips travelling external to the site is considered reasonable.	
9.4	As the sample size is not detailed it is recommended that the routings are sense checked as the TomTom routing may be based on a small sample size which may not be representative.	Reassurance is needed concerning the routings applied.
Figure 1 and Figure 2	<p>Although most of the routings appear logical the A505 (East) MSOA appears to be directly north of the Genome site via the A1301, therefore clarification is needed in this instance.</p> <p>The trips within the A505 (west) MSOA should be distributed to key employment sites and therefore are likely to be split</p>	Clarification is needed concerning the A505 (east) and A505 (west) routings given the concerns detailed.



Technical Note paragraph	Comment	Action Required
	across the MSOA in both east and west directions rather than primarily via west A505.	
Figure 3 and 4	When routing of trips using the staff postcode data, what was the sample size of the dataset and were the staff postcodes used only those that drive to the campus?	Clarification as to the sample size of the dataset and whether travel by mode was considered in this analysis e.g. those traveling by modes other than the private car excluded.
Table 9.1 and 9.2	It would be recommended for the Residential and Commercial distributions be put side by side so the routing and the percentage of trips using that route can be compared.	A comparison of the residential and commercial distributions should be undertaken.
9.13	Further justification is needed concerning the commercial assignment being applied to the Hotel and Conference Centre, Genome Discovery and Ancillary land uses.	Further justification is needed concerning the application of the commercial assignment to the Hotel and Conference Centre, Genome Discovery and Ancillary land uses.
10	This section will be reviewed once the above queries raised concerning the trip generation, distribution and assignment have been addressed.	
10.4	The inclusion of a 5% contingency for vehicle trips provides some reassurance, however this does not negate the need for the above comments to be addressed.	The above comments will need to be addressed by the applicant to demonstrate that the assessment is sound.

### **Site Strategy, off-site improvements and parameter plans**

Reference	Comments
	1. No Stage One Road Safety Audit has been undertaken on the proposed alterations to the Roundabout at the junction of the A505 and the A1301 (locally known as the MacDonald Roundabout), or the proposed alterations to the slip roads from the A11 to the A1301 heading north. Until the Stage One Safety Audit has been completed and all/any problems have been identified have suitably addressed there is no guarantee that either of these schemes will not present risks

Reference	Comments
	<p>and hazards that fall outside the range of such elements that a user of the adopted public highway may reasonably expect to encounter.</p> <p>2. No Stage One Road Safety Audit has been undertaken on the proposed alterations to the A1301 to provide access to the new development. While the southern roundabout is of a standard design and therefore unlikely to present many unforeseeable problems the proposed northern access is more unusual. While the principle of this design, in so much as it blocks the view along the A1301 is supported by the Highway Authority this does not intrinsically mean that the design may not have any unacceptable risks and hazards. Therefore the design must be subject to the required road safety audit, to ensure that the scheme will not present risks and hazards that fall outside the range of such elements that a user of the adopted public highway may reasonably expect to encounter.</p> <p>3. The proposals for the modifications along the A1301 between the existing roundabout access to the Wellcome Site and the proposed northern roundabout include for a toucan crossing. While such an installation may function effectively once the whole site has been built out the present application does not provide any details of how the crossing will operate during the proposed eleven year construction programme. Under used controlled crossing points have the potential to create a phenomena known as 'red light blindness' where drivers fail to see the red light at the crossing as the signals are perceived as being 'always green'. This is of particular concern as the proposed crossing is situated close to the southern roundabout and vehicles will naturally be accelerating away from the exit. Unless it can be demonstrated that the proposed crossing can operate within acceptable limits its installation will be unacceptably hazardous. Encouraging pedestrians to cross the A1301 without a formal crossing would also unacceptable to the Highway Authority.</p> <p>4. The proposed shared use pedestrian/cycle route on the western side of the A1301 between New Road and North End Road represents an essential part of the proposals strategy to reduce dependence on the private motor car as the principal method of accessing the site. However, there appears to be insufficient space within the existing highway verge to provide this route and the designs as presented do not appear to take this into consideration. If this route is not provided many of the assumptions within the traffic modelling in terms of mode shared may be seriously undermined.</p> <p>The above request (3) may be overcome if the applicant provides details of the proposed shared use path showing its construction relative to the existing adopted public highway.</p> <p><b>Other Comments:</b></p> <p>The proposals for the modifications along the A1301 between the existing roundabout access to the Wellcome Site and the proposed northern roundabout include for a toucan crossing. In order to install a toucan crossing within the adopted public highway there is a requirement for a Traffic Regulation Order</p>

Reference	Comments
	<p>(TRO). The legally required advertisement process associated with the TRO, would enable any member of the public to object to the crossing if they so wished. If any objections were received these would have to be resolved by the Highway Authority's committee, which operates wholly independently of the planning process. If, and this seems highly likely, the schemes ability to 'safely' permit pedestrians and cyclists to cross the A1301 requires the crossing, the TRO process risks the Highway Authority becoming the final arbiter of a planning application, as the Highways and Community Infrastructure Committee could refuse to permit the installation of the crossing. This is a situation that neither the Highway Authority nor the Planning Authority finds acceptable.</p> <p>The parameter plans for the proposed works to the A1301 seem to provide for a very constrained outline for the works. While it is accepted that this is an attempt to control what can be brought forward an increase in the boundary of the parameter plan would be welcomed to provide more flexibility over what can be achieved.</p> <p>The parameter plans show a dedicated access to the proposed multi-storey car parks in the southern section of the development site. All points of access are points of conflict and at present the Applicant has not provided a suitable rational for this access. From the perspective of the Highway Authority it would be preferable if the southern roundabout were used as the main access to the site and therefore most potential conflicts between differing traffic modes be contained within the applicant's site and not within the adopted public highway.</p> <p>The parameter plans show that the proposed buildings are to be set back 10m from the edge of the adopted public highway. This means that including any shared use facility a motorist is likely to be 14m or so away from the building frontages. This distance may not be sufficient to provide a suitable level of enclosure, in particular if there is tree planning within this space as this may have the feel of replicating a field boundary, which in turn may not substantially affect driver behaviour.</p> <p>During the pre-application meetings held with the applicant the question of what will happen to the existing reception building and car park was raised as this will not be required when the more open campus policy is introduced. On the Master Plan this area is shown as being unchanged. The retention of a large volume of planting which efficiently screens the existing Campus is unlikely to engender any change in driver behaviour which is a key element in enabling pedestrians and cyclists to cross the A1301 at the proposed toucan crossing. Suitable alterations to this space to create a sense of enclosure should be shown on the Masterplan.</p> <p>The Design and Access Statement shows the use of a medium strip along the A1301. This is unacceptable to the Highway Authority and these illustrative plans should be removed from the document as should any reference to non-standard materials within the existing or proposed adopted public highway.</p>