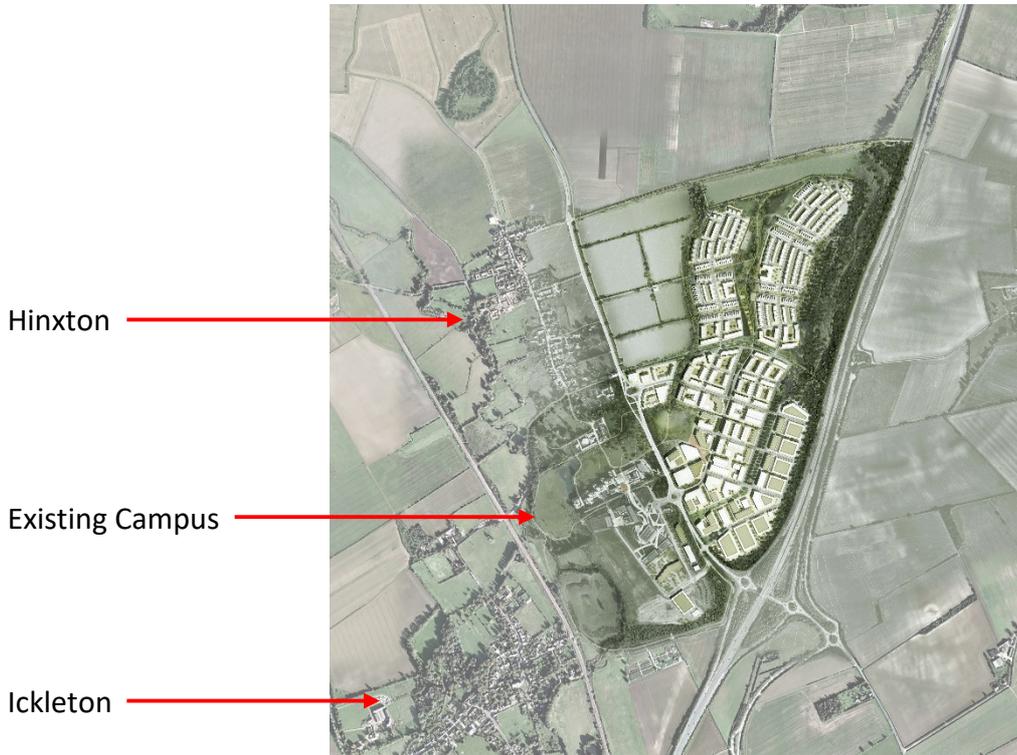


From the Ickleton Society

Wellcome Trust Genome Campus Expansion Planning Application



The Masterplan

Wellcome Trust’s full application is on South Cambs District Council website under reference S/4329/18/OL. Comments to the District Council should be submitted by **Monday 4 February 2019**, always quoting the reference.

How to respond to South Cambridgeshire District Council

- Online at <http://plan.scambs.gov.uk/swiftlg/apas/run/wphmakerep.displayURL?ApnID=S/4329/18/OL>
- By email to planning@scambs.gov.uk sending your comments as an attachment to the email
- By post to Planning Service, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

Please see the information overleaf. The Ickleton Society will be objecting to the application. If you share our concerns please write and object, setting out, in your own words, the issues that concern you and explain your reasons why the expansion should not go ahead as proposed.

Please check www.ickleton.org.uk and our Facebook page at [/www.facebook.com/TheIckletonSociety](https://www.facebook.com/TheIckletonSociety) for updates as more information may emerge before the deadline.



Artist impression of A1301 through Campus

Land Use Plan

- | | |
|------------------------|---|
| Research & Translation | ■ |
| Hotel | ■ |
| Connecting Science | ■ |
| Social Infrastructure | ■ |
| Parking & Utilities | ■ |
| Residential | ■ |



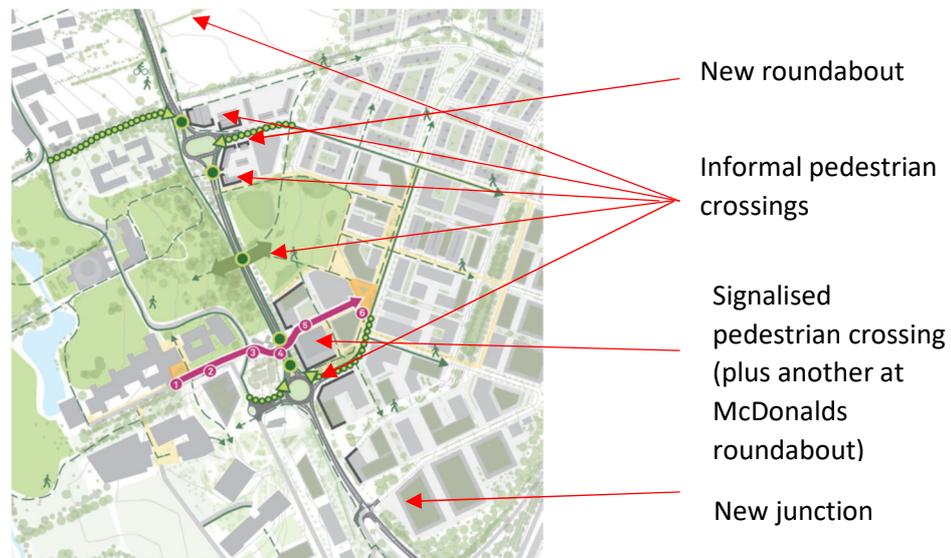
Key points made by Wellcome are:

- Campus must expand to maintain its international lead in genome and biodata research activity.
- Expansion will provide more space on the site for its own work and for commercial partnerships with start-up companies and established businesses engaged in genome-related work.
- A substantial number of buildings with flexible space to be leased for research and development and other commercial purposes would be built on fields across the A1301 road from present Campus.
- A further 4300 jobs would be added to the present 2500 jobs on site.
- Up to 1500 homes to be built at the North end of the new site ranging from studio flats to 4 bedroom homes.
- These dwellings would be rented or sold at market prices, but would be restricted to Campus linked workers.
- A conference centre and a 175 room hotel, primarily for Campus conference-related business are included.
- Access to the site would be from the existing roundabout, a new roundabout to the north and a southern junction.
- The A1301 through the enlarged Campus would be calmed, narrowed, limited to 30mph and have street lights. Buildings would be close to the road to allow glimpses of ground floor use. A “multi-modal street”.
- There would be a signalised pedestrian crossing and 5 informal pedestrian crossings.
- Wider traffic problems would be addressed by traffic lights at a modified McDonalds roundabout and at a modified Junction 10 roundabout with the M11.
- Building heights would be restricted to 11m (3 storey) in the northern housing area, rising to 16m and in a few places 20m (5 storey) in the commercial area.
- Most car parking would be in multi-storey car parks on the SE boundary by the A11.
- Shops, cafes etc would serve the everyday needs of those working and living on the Campus and nearby.
- Nursery provision would be expanded. Space would be allocated for a primary school when needed, for specialist technical training for 14 to 19 year olds and visitor attractions.
- Areas of farmland would be retained adjacent to the village and woodlands would be enhanced beside the A11. Village residents would have full access to foot and cycle paths around the extended Campus.
- There site would have ample spaces for recreation, wildlife, protection of aquifers and flood prevention.
- Construction would be over an 11 year period.
- There would be a community liaison group involving local villages and the new community.

Our View – the core work of the Campus is held in high regard. This proposal is for a very big expansion which goes far beyond that core work. You may feel there should be no expansion, expansion limited to the current site, limited to core scientific research, a big expansion as planned or something in between. We believe there are significant issues and problems with what is currently planned since it is at the expense of the landscape and the local community. It will have very adverse impacts on Ickleton, mainly in terms of traffic. What follows are the main issues we have identified (you may think of others) and around some of which you might want to base your response to the planners.

Issues and Problems

1. **Local Plan** – the land to the east of the A1301 is not designated in the South Cambridgeshire Local Plan as an area for housing or as an established employment area. The Plan states that expansion of an existing business in the countryside is only allowed if the proposal is:
 - a) Of a scale appropriate to the location;
 - b) There is no unacceptable adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land;
 - c) The proposed development would not (by itself or cumulatively) have a significant adverse impact in terms of the amount or nature of traffic generated.
2. **Traffic**



- a) Traffic calming of the A1301 as proposed seems a very strange thing to do given that it is a major road linking Cambridge with Saffron Walden and an HCV route.
- b) The traffic analysis totally ignores the impact of these traffic calming measures on drivers travelling between North Uttlesford and Junction 10 of the M11. If Sat Navs show the journey takes longer via the A1301, as a result of a reduced speed limit, roundabouts and traffic lights, than the parallel unclassified road through Ickleton and Duxford, drivers will use that rat run. Even without Sat Nav data, if they think their journey may take longer via the A1301, drivers will rat run.
- c) The analysis takes no account of planned expansions at Chesterford Research Park and Babraham Research Campus. Planners have advised that Wellcome need not take account of the North Uttlesford Garden Community or Smithson Hill Agri-Tech Park both of which could be approved in due course. Surely all scenarios should be considered.
- d) It is acknowledged that traffic lights at the McDonalds roundabout would result in longer queues eastbound. The knock-on effect would be longer queues back to the M11 at peak times, longer queues on the M11 exit slip road and more traffic deciding to leave the A505 at the Hunts Road roundabout to rat run through Duxford and Ickleton.
- e) The traffic analysis appears to conclude there is no problem with queuing on the A1301 going on to the McDonalds roundabout at peak times, contrary to local experience on a daily basis.
- f) The Campus has tried hard to reduce travel to work by car. Overall, 55% of current Campus staff drive to work. This has been the percentage for some time and is still higher than target. Wellcome use 42.5% in their traffic predictions allowing for 1500 workers living on site and an enhanced travel plan. This seems very optimistic and is still an increase of 1515 journeys in each direction without counting deliveries, visitors, traffic generated by conferences, social facilities etc.

- g) The estimate of outward journeys by partners of workers living on Campus is extremely low and based on the National Traffic Survey and looking at other developments which are suburban and edge of town areas. Many of these residents will be young, so the proportion commuting at peak times will be higher than the national average. This Campus is in the countryside so a higher proportion of journeys are likely to be by car.
- h) How will they ensure the commercial businesses buy into the travel plan to reduce car use?
- i) We believe the traffic analysis underestimates the additional congestion and delays to the local road network that will result from this expansion. This would also affect workers at the Campus.

3. Housing

- a) The application assumes a possible population of 3020 people in 1500 'units'. This is about the same size as Hinxtton, Ickleton and Duxford put together and is totally out of scale with the location, just across the road from Hinxtton (about 150 houses).
- b) How strong are the sales and lettings restrictions which tie the properties to Campus linked workers? The application documents refer to 'new' homes being subject to restrictions and to homes being 'prioritised' for Campus linked workers. What happens if a worker ceases to be employed on Campus but does not want to leave their home? What happens if a worker wants to sell their bought home but no Campus worker wants to buy it or a Campus worker makes a very low offer? Will they be allowed to sell or let to non-Campus workers?
- c) Many of the homes are expected to be in 3 storey blocks of flats and maisonettes. This is totally out of keeping with the surrounding settlements.
- d) Wellcome's survey of a small sample of 438 staff showed that only 32% would consider living on Campus. A large number of employees are young people on contracts of 1-4 years. Surveys of the nearby research parks undertaken during the 2008 Stop Hanley Grange campaign revealed that most of these young people preferred to live close to Cambridge. Cambridge University PhD students working on Campus are required to live in Cambridge. The number currently bussed to and from Cambridge shows where they want to live.

4. Change of use of land, landscape and environmental damage

- a) A significant part of the site is Grade 2 and 3a agricultural land, which the Local Plan seeks to protect unless it can be shown that the case for development is so strong as to override this.
- b) We have already mentioned the heights of the residential buildings. The industrial buildings will be even higher, many higher than existing Campus buildings. The extension is far more densely built than the present Campus. Given the rising ground, the buildings will be highly visible. The proposal is also to have buildings close to the A1301 and open up views of the existing Campus buildings. Together with street lighting and the proposed traffic features on the A1301, this is urbanisation of the countryside on a significant scale.

5. Commercial businesses and start-ups

- a) The tie requiring firms or organisations to be linked to genomics and bio-data would only be for 10 years from the date permission was granted. The build will take 11 years, so at that point, much of the commercial lettings could be to unrelated businesses.
- b) Do the businesses that Wellcome wants to attract need to be located here? There are or will be spaces at nearby research parks such as Chesterford, Babraham, Granta Park and Unity Campus.
- j) **Commercial venture** – there are pointers to this being essentially a commercial venture to generate income, eg, to attract businesses to the site, lack of a permanent tie to genomics for other businesses, lack of detail on long term ties to Campus for residents, a hotel 'primarily' for conference and Campus visitors but other bookings may not be ruled out.