



Have your say about the future of the village hall



**Saturday
July 3rd
10am to 2pm**

**Hinxton
Village Hall**

Please follow current Covid restrictions in place at the time of the meeting. The meeting date is subject to change should Covid restrictions alter.

We are pleased to announce that the lifting of Covid restrictions mean that we can hold a face to face consultation about the future of the village hall and adjacent land.

Representatives from the District Council will explain the status of the Wellcome scheme and timescales especially with reference to the Section 106 agreement.

Representatives from the Parish Council will explain our options and listen to the views of the village residents.

The background

A document that sets out in detail the obligations of the Wellcome Trust (WT) to mitigate the impact of the £1.3bn Genome Campus extension was published by South Cambridgeshire District Council (SCDC) on 18/12/20. The document is a legal contract between the council and the developer, which outlines those obligations.

The S106 between SCDC and WT includes plans for road improvements, a cash sum for the extension and refurbishment of the village hall, employee travel plans, landscape mitigations etc as well as the timescale during which this is to happen. Hinxton will be significantly affected during and after the period of development, which runs for 20 years and aims to build 1500 homes on the east side of the A1307 opposite the current campus based on the west side. It would lead to more than doubling the current staff from 2,500 to 6,800.

HPC has consistently objected to the size and scale of the development since the application was made in December 2018. However, planning permission was granted 15 months ago because the national interest was deemed to outweigh the 'significant' harm caused by the development.

The Parish Council (HPC) then focused on the S106, a long and complex document, on which it was consulted but was not a signatory.

WT will not build any community infrastructure on their site until the 500th house is built. To offset the pressure on Hinxton's current facilities it has offered £567,000 towards enlarging the village hall and associated costs, more than twice what HPC originally sought. In addition, it has offered Hinxton residents the use of the WT site's community facilities (when built) and use of a 2.2-acre strip of land from the allotments down to the river for 20 years, or whenever their own communal facilities are ready.

However, there are concerns over the covenants, agreed by SCDC and Wellcome within the S106, which aimed to restrict housing to on-site workers and their families. The mechanism by which this 'housing lock' is managed appears weak which could have an impact on the village into the future, particularly in terms of local infrastructure and transport links.

The only way to have forced SCDC to reconsider its decisions would have been to apply for a judicial review (JR) of the way SCDC has managed the process. This was discussed at an HPC meeting on 11/1/21 where some villagers indicated that they strongly supported seeking a JR. Some of the PC were wary because the outcome of all legal actions is uncertain and the PC might have had to bear large costs if the council were to lose. However, costs would largely have been recoverable if such an action was successful. HPC decided to commit £1500 for a legal opinion on the likelihood of success of a JR. The legal advice was discussed at an extraordinary virtual meeting of HPC on 22/1/21, also attended by 19 residents, and HPC voted unanimously not to apply for a judicial review.

Now we as a village need to decide whether to accept the offers made under S106, and if so to agree on the details of the rebuild of the village hall. It has been extremely challenging during the pandemic but with restrictions relaxing the July meeting will be an opportunity to discuss the options face to face.

We can't change the fact that outline planning permission has been granted for the Wellcome development scheme but we can discuss what is best for the village now and in the future in light of the offer in the S106 agreement.