

Wellcome Genome Campus, Hinxton Development Guide

June 2021



Development Guide



The Wellcome Genome Campus at Hinxton is one of the world's leading genetic research centres for genomics and biodata research, emanating from the Wellcome Sanger Institute and EMBL - European Bioinformatics Institute. From creating the first draft of the human genome to identifying and tracking the spread of COVID-19 virus variants, Campus researchers make and apply genomic discoveries that improve human health and benefit society.

The companies, research institutes and global collaborations based at the Campus use cutting-edge biological, computational and imaging techniques to investigate health and disease at a scale and depth few can match. Ambitious projects such as the Human Cell Atlas, Deciphering Developmental

Disorders, and Mutational Signatures of Cancer are revealing the roots of complex diseases and offering new treatment options. In addition, Campus scientists are guiding conservation efforts through initiatives to read the genomes of every complex species in the UK and to understand the delicate ecology of coral reefs.

The Campus shares its knowledge with the world through open access to its data and its tools. The Connecting Science programme runs courses and conferences around the world to train the next generation of researchers and clinicians, while the Campus' Public Engagement team employ innovative events, tours and educational materials to help everyone understand and explore the technology and implications of genomic research.

Introduction

In October 2019 South Cambridgeshire District Council Planning Committee considered the special case for expansion of the Campus and resolved to grant planning permission, subject to resolution of the planning conditions and a Section 106 Agreement.

In December 2020 Outline Planning Permission (the OPP) was issued, granting consent for:

-  150,000 square metres of employment uses
-  up to 1,500 residential dwellings
-  supporting community uses and social infrastructure including a nursery, conference facility and associated hotel, retail uses, restaurants and cafes, bars and leisure uses
-  landscape and public realm including areas for sustainable urban drainage and biodiversity
-  energy centre, utilities and site access
-  car and cycle parking

The OPP triggers the beginning of the delivery process. Co-ordinating implementation of such a significant proposal over a number of years (the outline application assumed a ten year delivery period) will involve further stages of design, scheme development and planning.

The Genome Campus and the associated expansion land is owned by the Wellcome Trust. Urban&Civic (a development company owned by the Wellcome Trust) specialises in the delivery of large-scale development projects, adopting a 'master developer' approach. Urban&Civic (U&C) will manage the delivery process for the Wellcome Trust.

While some site surveys and preparatory works can now be undertaken, construction cannot commence until further planning approvals have been secured. The OPP (in the form of approved plans and documents, the planning conditions set out in the decision notice, and the Section 106 Agreement) provides a high-level framework for delivery. The special nature of the proposed development is reflected in tailored requirements and restrictions captured within the consent.

This Guide describes each stage in the post outline planning process and signposts how and where the decision makers, consultees, stakeholders and the wider community can find relevant information and understand and influence the further proposals as they emerge.

Beginning Implementation



The Role of the Master Developer

U&C, as master developer, will take responsibility for:

- » Engaging with local authorities, consultees, stakeholders, existing Campus occupiers and the local community to progress delivery, alongside the Wellcome team based at the Campus.
- » Preparing the site and undertaking all enabling works including archaeological investigations, earthworks, provision of access junctions and haul roads.
- » Securing detailed consents/approvals for, and implementing, the primary shared infrastructure. Each phase of development will commence with a reserved matters approval application for the early 'Green, Grey and Blue' components (the public open spaces, habitats, tree planting, play space, drainage components and the roads/pedestrian/cycle and equestrian routes). These elements will define and service the development parcels that will then stand ready for built development as need arises.

Next Steps

A design and delivery team is now being assembled to progress the next stages of implementation. The Senior Development Manager will be Caroline Foster, from U&C, who can be contacted at: caroline.foster@urbanandcivic.com.

U&C are preparing an engagement strategy which will incorporate a range of opportunities to stay informed and get involved, including; a dedicated website, social media, newsletters, drop-in sessions, consultation events and stakeholder group activities. Ambition to begin construction of a first new building, under the OPP, within the boundary of the existing Campus next year, will mean the team will be consulting on detailed proposals later this year.



A Living, Working and Welcoming Science Community



The development components are not intended to meet general needs, but to sustain and augment the existing Campus as one of the largest genomics and bio-data focussed communities in the world. The opportunity for growth is unique to the location and the OPP introduces specific controls to reflect this special circumstance.

Employment Uses – ‘Gateway’ Controls

Condition 8 of the OPP, in tandem with a ‘Gateway Policy’ detailed in the Section 106 Agreement, limits the scope of employment uses on the site to those associated with genomics and bioinformatics. Criteria set out in the Section 106 will guide an appointed Gateway Director in determining whether potential occupiers represent an appropriate use which will also be subject to the approval of South Cambridgeshire District Council. The Section 106 Agreement stipulates (through imposition of linked working population/floorspace thresholds) that the provision of new employment floorspace will be proportionate to the expansion of the working population on Campus.

Supporting Uses – Limited in Scale

The scale of supporting uses, to be delivered alongside the new employment floorspace and new homes is limited, by condition, to ensure that in scale they remain proportionate and appropriate to the primary function of the Campus.

Residential Uses – For Campus Workers

The construction, for the first time, of new private homes within the campus is to support the retention of talent and sustain/enrich the community. The OPP, through Section 106 Obligations, establishes strict controls over the housing provision to support the primary Campus function. A detailed sales and letting plan will be prepared and approved alongside detailed proposals for the first homes, adopting the tenure mix and disposal principles (specified in the Section 106) below.

An Integrated Community

As the Genome Campus expands, efforts to engage with the wider community, promote scientific activity and to educate will accelerate. Wellcome are committed to this endeavour and the OPP obligates the owners to make the Campus publicly accessible and enhance community development initiatives. While the specialist and focused nature of the scientific activity will mean the Campus will always have a distinct function, the OPP provides for the evolution into a more rounded community, with scope for needs (education, childcare, retail, community space, leisure) to be met. A mixed-use community will help to internalise trips. In addition, the OPP supports a range of measures to encourage sustainable travel, facilitated by a Travel Plan Co-ordinator.

Outline Planning Permission

The OPP establishes the first part of the planning framework to determine the form of development. Planning conditions and Section 106 Obligations require preparation, submission and approval of Site-Wide Strategies which will ensure that subsequent phases can be shaped to deliver a coordinated, coherent whole.

Phased Development

Demand for the floorspace and homes will be market driven, but regulated in relation to the primary purpose of the Campus. A phased approach to delivery will mean that development sites can be defined and then released when demand arises and then progress rapidly through detailed design and final stage planning.

The OPP establishes three broad phases of development. A first **Early Delivery Phase** (shown as Area 2 on the Parameter Plans), within the boundary of the existing Campus, can be progressed, subject to further pre-commencement requirements.

The two, more substantial, **Expansion Phases** are subject to additional approval of Phase level documents, to establish a level of detail on design and implementation between the high-level outline and reserved matters applications. This approach will introduce a greater level of prescription to expedite the subsequent reserved matters approvals, but retains flexibility to introduce detail at the time when it is relevant and certain. For each phase, key documents will be submitted for the approval of the South Cambridgeshire District Council via the discharge of condition process. Where subsequent development comes forward the detailed design must conform with the approved OPP (except where details have been superseded by subsequent approved details) and the approved Phase documents.



The Sequence of Planning Approvals



Documents to be Approved Through Further Stages of Planning

Site-Wide Framework Target Submission Q4 2021

Prior to Commencement (including enabling works):

- * Construction Management Plans (For Environment, Transport and Waste)
- * Scheme for Archaeological Investigation

Prior to or with first RMAs:

- * Site Wide Lighting Strategy
- * Site Wide Climate Resilience Strategy
- * Side Wide Restorative Sustainability & Soil Health Strategy
- * Strategic Surface Water Drainage Strategy
- * Community Development and Support Strategy

Prior to occupation of built development:

- * Site Wide Circular Economy Strategy
- * Site Wide Travel Plan
- * ANPR Monitoring Scheme
- * Public and Private Transport Service Strategy
- * Car Club Scheme

Prior to commencement in Expansion Phases:

- * Strategic Foul Water Scheme

Early Delivery Phase

- * Design Statement

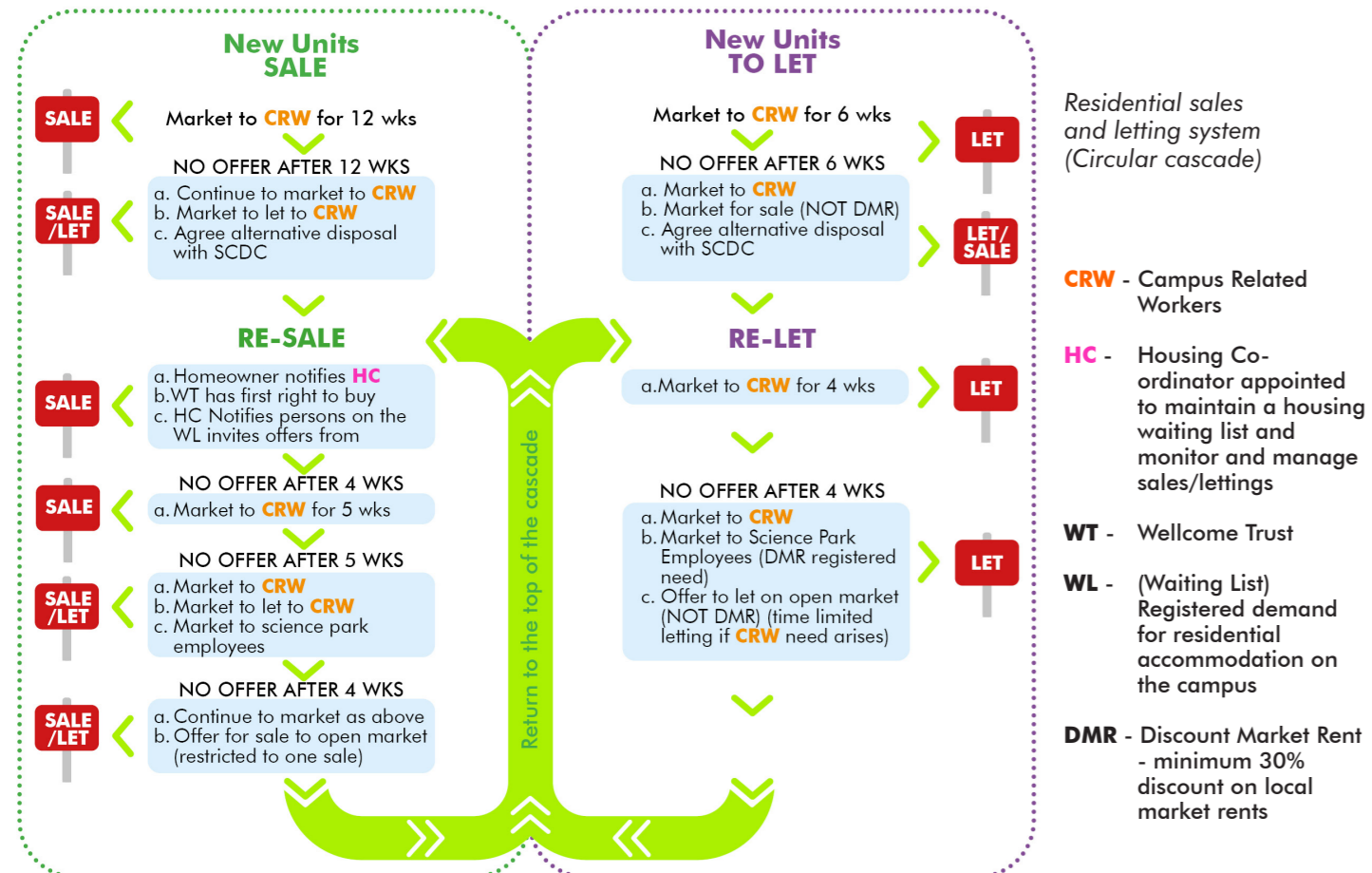
Expansion Phases (Development Areas 1 & 3)

- * Development Area Phasing Plan
- * Design Guide
- * Development Area Brief including:
 - * Topographical Plan
 - * Landscape and Ecological Management Plan
 - * Renewable Energy Statement
 - * Site Wide Car and Cycle Parking Strategy
 - * Early Landscape Works Specification

Approval of Details

Approval of details for each development component (i.e. built development, landscape or infrastructure)

Some components are also subject to other consent regimes (such as for works within the designated highway, or licences to carry out works which affect some natural habitats/species). Some components of the development are also subject to specific planning conditions or Section 106 Agreement obligations under the OPP.



Allocation and Tenure Mix

100% to Campus Related Workers				
10% Discounted Market Sale	10% Affordable Sharer	10% Discounted Market Rent	20% Housing to let	50% Housing for sale or Housing to let (subject to needs at the time)
30% Campus Affordable Housing				
	40% Housing to let			

