The Wellcome Genome Campus at Hinxton is one of the world’s largest leading genomics research centres for genomics and bioinformatics, emanating from the Wellcome Sanger Institute and EMBL-EBI, European Bioinformatics Institute. From creating the first draft of the human genome to identifying and tracking the spread of COVID-19 virus variants, Campus research teams 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 opening new treatment options. In addition, Campus scientists are using cutting-edge research efforts to help nations and initiatives to catalogue the genomes of every complex species in the UK and to understand the delicate ecology of coral reefs.

The Campus shares its knowledge through open access to its data and in its tools. The Genome Campus programme runs 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.

The OPP (in the form of approved plans and documents, issued, granting consent for:
- 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 use and social infrastructure including a nursery, sports and leisure 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

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 sites are 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.

Beginning Implementation

Use 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 appraises 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.

Development Guide

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.

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The Genome Campus and the associated expansion sites are 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.
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 focused communities in the world. The opportunity for growth will build upon the function 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, links the scope of employment use on the site to those associated with genomics and bio-biotechnologies. Criteria set out in the Section 106 will only an appointed Gateway Director in determining whether potential occupiers can reproduce in the OPP are subject to the approval of South Cambridgeshire District Council. The Section 106 Agreement stipulates through imposition of limited development, footpath thresholds that the provision of new employment opportunities will be proportionate to the primary Campus function.

Residential Uses – For Campus Workers

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 ensure 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 on Area 2 on the Parameter Plan), within the boundary of the existing Campus, will be progressed, subject to further pre-commitment 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 approvals. This approach will allow for 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.

Approved Outline Planning Permission Document

Decription: Holisitic, December 2030

- Section 106 Agreement
- Key Master Plan
- Maximum Buildings Heights
- Green Infrastructure Parameter Plan
- Movement Network Parameter Plan
- Highways Improvements Parameter Plan
- Development Specification including Development Principles
- Site-Wide Sustainability Statement
- Site-Wide Energy Statement
- Flood and Surface Water Drainage Strategy
- Flood Risk Assessment and Surface Water Drainage Strategy
- Health Impact Assessment

Documents to be Approved Through Further Stages of Planning

- Health Impact Assessment
- Strategic Framework
- Section 106 Agreement
- Strategic Foul Water Scheme
- Strategic Water Scheme

Early Delivery Phase

- Design Statement

Expansion Phases (Development Areas 1 & 3)

- Development Area Phasing Plan
- Design Guide
- Development Area Brief including:
  - Strategic Framework
  - 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 (a full development, landscape or infrastructure)

Some components are also subject to other consent regimes (such as for works within the designated highway, landscape or infrastructure). Each phase of the OPP is subject to additional consents. Some components of the development also subject to reserved matters conditions which require the approval of South Cambridgeshire District Council via the discharge of condition process.