

Wellcome Genome Campus Expansion



Newsletter | **Winter 2024**



Urban&Civic



An update from **Urban&Civic**

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Caroline Foster
Development Director,
Urban&Civic



Melanie Pankhurst
Head of Social Value and
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It has been lovely to meet so many of you already and I'm looking forward to working with local groups and communities over the coming months. I was delighted to organise the team's Community Day in Hinxton and Ickleton and will continue to support these types of initiatives.

It is so important that the Campus expansion builds value for the community during the construction phases and into the longer term. This will include careers, training and education opportunities, wellbeing and biodiversity initiatives and access to Campus amenities.

If you have any queries, please get in touch by emailing:
hinxton@urbanandcivic.com

With best wishes for the year ahead.

Melanie

Firstly, and on behalf of the whole team, I would like to thank you for your patience and understanding during the A1301 highway works. These works are an important step in facilitating access for the Campus expansion, with the new road layout and shared pedestrian and cycle paths creating safer routes for those living and working in the area. The remaining resurfacing works and utilities installation will be completed in early 2025.

As we enter the New Year, our attention is turning to the infrastructure within the site as it progresses from design to delivery. This includes the development of new roads, active travel routes, utilities, sustainable drainage and beautiful green spaces. In parallel we are progressing the first homes for Campus workers, leisure facilities and world-class laboratories.

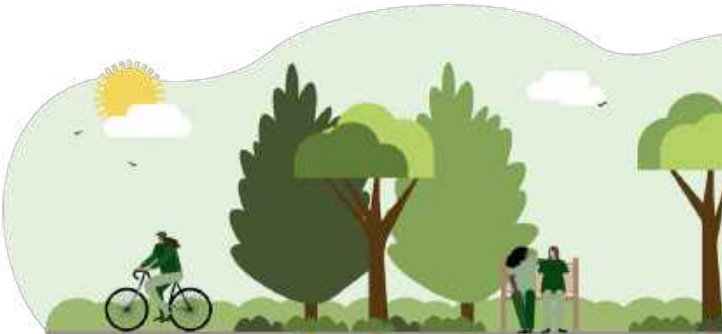
We very much appreciate the time and effort our stakeholders have given over the year, meeting with us regularly and providing feedback on our designs and delivery plans. Expanding the Campus brings exciting new opportunities for genomics and biodata research to be translated into real-world solutions for global health challenges. We are committed to delivering high-quality, sustainable amenities and beautiful landscape for those on Campus and in the surrounding community to enjoy.

We look forward to keeping you updated as the Campus expansion advances.

Wishing you a Very Merry Christmas and a Happy New Year.

Caroline

Best wishes, Caroline



The Story So Far...

The Wellcome Genome Campus is home to some of the world's foremost institutes and organisations in genomics and computational biology, committed to delivering life-changing science with the reach, scale, and imagination to solve some of humanity's greatest challenges.

Wellcome's ambition is to create an expanded science community, providing opportunity to live, work, learn and play in the most exceptional, stimulating and sustainable environment.

The expansion is intended to sustain and augment the existing Campus, as one of the most important locations in the world for genomics and biodata focussed research and development.

The enlarged Campus will be well-connected and welcoming, with residents, the wider community, the workforce and visitors able to enjoy new facilities and amenities set within extensive parkland and diverse habitats that support nature.



In December 2020, outline planning permission (OPP) was granted for the Campus expansion. Urban&Civic became a wholly owned subsidiary of Wellcome in 2021 and was appointed as Development Manager, responsible for delivering the expansion project to the exceptional standards set out in the vision and masterplan.

The provision of additional facilities will enhance the Campus' current offering and deliver opportunities for new activities, research and commercial endeavours. This will enrich the distinctive scientific community and build on the unique expertise, critical mass and vibrant ecosystem of the Wellcome Sanger Institute and EMBL-EBI (European Molecular Biology Laboratory's European Bioinformatics Institute).

- The Wellcome Sanger Institute is one of the premier hubs of genomic discovery and understanding in the world.
- EMBL-EBI is a champion of open data in the life sciences enabling scientists to realise the potential of big data in biology.

To learn more about the cutting-edge science on Campus and the organisations located there, visit the Wellcome Genome Campus website - www.wellcomegenomecampus.org.

The Year in Review

Over the past year, we have been working with our design, engineering, landscape and highways teams in bringing the vision to life. Below are some of the key activities from 2024, with further details throughout the newsletter.

- Planning consent was granted for the first phase of infrastructure, to deliver the utilities, streets, pathways, green spaces and sustainable drainage in readiness for the new buildings to come forward.
- Planning consent was granted for the first buildings, including homes for Campus workers, and a leisure facility with a swimming pool, fitness studios and a café which will also be for the use of local residents and visitors.
- Progressed the designs for the first laboratory buildings to create best-in-class science facilities, with exemplary sustainability standards to accommodate a range of occupiers at different stages in their lifecycle.
- Delivered a new A1301 road layout and progressed pedestrian/cycle pathways to serve the access needs of the current and expanded Campus, creating safer routes for those living and working in the area.
- Progressed the relocation and installation of underground utilities to support the Campus expansion.
- Landscaped an attractive green space on the existing Campus located close to EMBL-EBI's new Thornton Building, which was completed in the autumn.
- Throughout the year we have engaged with various stakeholders, local communities and Campus workers, responding to questions and sharing briefings on our progress.



Works underway

As elements of the campus expansion come forward, each is carefully designed, planned and delivered in line with the overall vision and site-wide strategies. This approach ensures a consistency in design and quality, and the delivery of a cohesive Campus.

EXISTING CAMPUS DEVELOPMENTS

Since last year, we have been delivering an early phase of the Campus expansion in the southern area of the existing Campus. Our teams have completed a decked car park and are creating a landscaped green space near EMBL-EBI's (European Molecular Biology Laboratory's European Bioinformatics Institute's) new laboratory building, which has also been completed.

The Thornton Building

The EMBL-EBI new sustainable, state-of-the-art facility has been delivered. It joins EMBL-EBI's other buildings on the existing Campus providing additional offices, meeting

rooms and collaboration space for over 200 staff. This is where bioinformatics teams will translate data management expertise into practical solutions to solve global challenges.

The building is named after Professor Dame Janet Thornton, one of the world's leading pioneers in structural bioinformatics, who retired from the Institute in summer 2023.

We will share more with you once the Thornton Building has been formally opened next year.



The Thornton Building, photo courtesy of Jeff Dowling/EMBL-EBI



Aerial photo of the landscaping near the decked car park and the Thornton Building.

Biodiverse green space

Alongside the new decked car park, an area is being transformed into a tranquil park for Campus workers, visitors and local residents. The landscaping will have pathways and rest areas set amidst specimen trees and blocks of newly planted woodland, offering views across to the wetlands. It is due to complete next summer.

The species of native woodland trees planted reflect those already established in the area. Larger trees will be balanced with smaller shrubs good for biodiversity, such as hawthorn and dog rose. A wildflower meadow mixture suitable for chalky soils will be sown across the site, except for a tiered lawn where a flowering lawn mix is proposed.



Double decker

A first storey decking was added to an existing Campus car park nestled in a wooded area near the Thornton Building. Amongst the sustainability features are a photovoltaic panel roof canopy, planted trellis screens and electric vehicle charging points.

HIGHWAY WORKS

During 2024, we have remodelled the A1301 to support access to the Campus and create safer shared pedestrian/cycle routes for those living and working in the area.

Multiple crossing points, carriageway realignment, new roundabouts and sustainable drainage have also been delivered. The works have enabled the relocation and installation of new utility connections which run alongside the A1301. The remaining highway works will be completed in early 2025.

The new road layout and the introduction of the new 40mph speed limit once the road layout has been finalised (as agreed with the County Council) will moderate traffic speeds and help prioritise safety. The shared pedestrian/cycle path that has been extended from the top of North End Road will link into the different Campus access points providing safer connections for active travel.

Highway works in 2025

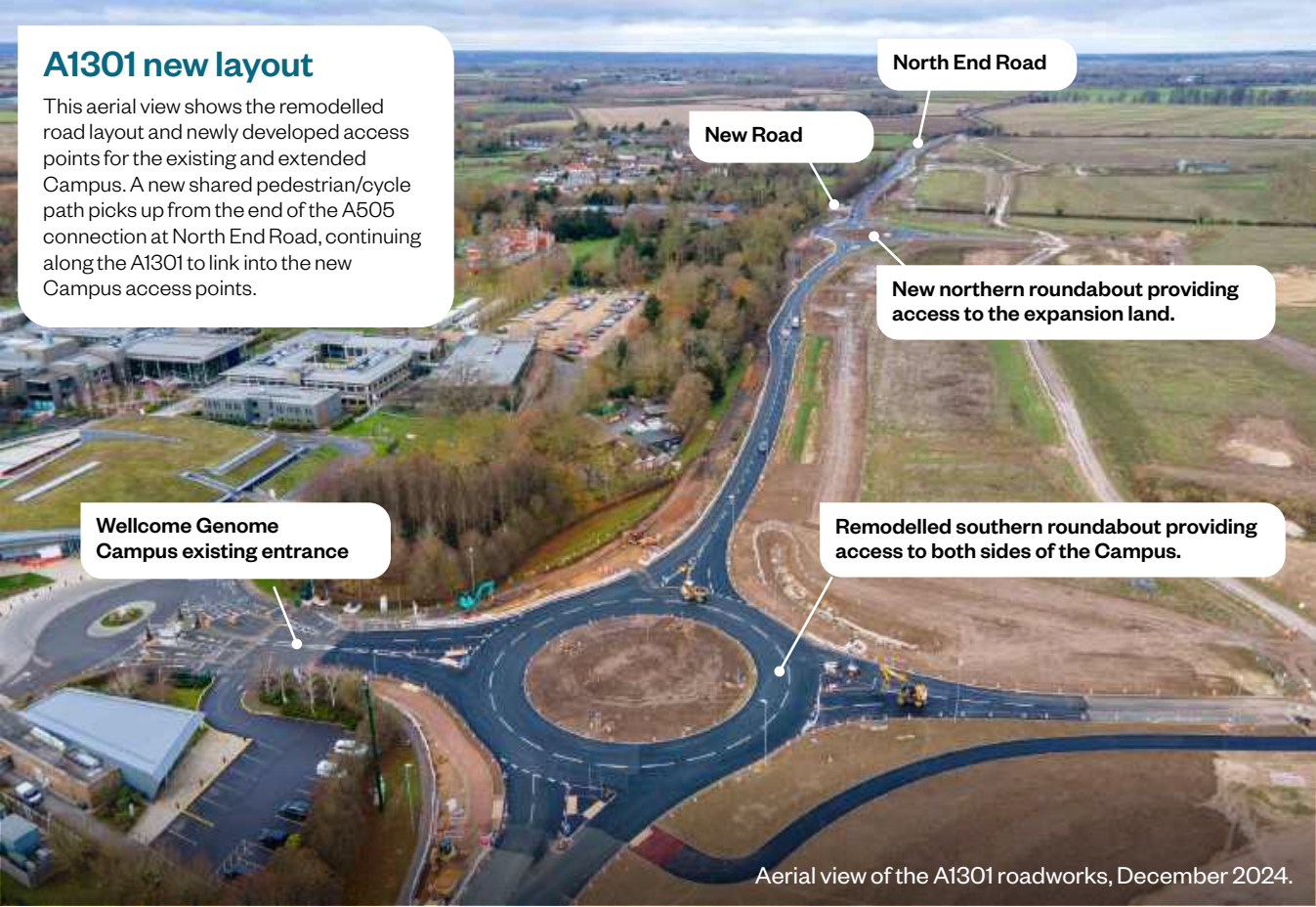
Work on the highway stopped at the beginning of December for the Christmas embargo and will resume on 6th January.

The final elements will be delivered early in 2025. This will include completing the pedestrian/cycle paths and resurfacing the carriageway between the Campus and Stump Cross roundabouts. Further work on utilities will also be carried out as well as the installation of street lighting and road signage to service the new road and path layouts.

We will do our best to minimise disruption and will provide traffic management plans nearer the time.

Road works speed limit

Please note that the 30mph speed limit will remain in place until the works are completed. This is for the safety of those working in close proximity to the carriageway as well as all road users.



HEALTHY TREES, HEALTHY SOIL

A specialist team is managing the aftercare of the 920 trees we translocated whilst their root systems establish, a process that could take up to five years.

The trees were moved two years ago and supplemented with 1,150 younger trees, creating a woodland screen designed to protect the views from homes overlooking the expansion land. A range of species make up this woodland belt including beech, birch, field maple, hawthorn, oak, rowan and willow.

The tree healthcare regime includes regular inspections to monitor the trees and ensure the watering systems are working in case of long dry spells. The trees also have a bespoke compost tea applied three times a year. This is a concentrated solution of beneficial soil microorganisms that accelerate improvements in soil structure, helping the trees to establish more quickly.

The tea also helps to establish the relationship between the roots and the soil food web, the community of organisms living in the soil, which underpins the health and resilience of all trees (and most plants). This further improves the soil structure, improving water percolation, nutrient uptake and increasing carbon storage capacity in the soil, as well as boosting biodiversity.

Translocating trees within the same site, instead of bringing them in from elsewhere, has also been of enormous benefit for the trees and enables early establishment of an effective landscape screen.



Works Coming Up

With 50% of the site dedicated to green space, the Campus expansion's landscape-led approach fosters a stimulating and nurturing environment that will welcome the wider community. Alongside the rich, biodiverse and generous landscape setting, the exceptional architecture and public realm will create a distinctive Campus with a strong sense of place.

LANDSCAPED BRIDGES

Two new landscaped pedestrian and cycle bridges will span the A1301, seamlessly connecting both sides of the Campus. These bridges reduce the reliance on at-grade crossings, offering safer routes for Campus workers and local residents to access the science facilities, community amenities and green spaces.

The appearance of the bridges from the highway, enhanced by trees and extensive planting, will contribute to the high-quality landscape along the A1301 green corridor leading to the Campus.

The bridge decks will feature soft landscaping, providing aesthetic appeal for those using them. Seating areas will offer rest stops and low-level lighting will illuminate the bridge decks, walkways and stairs to promote year-round use.

New connections

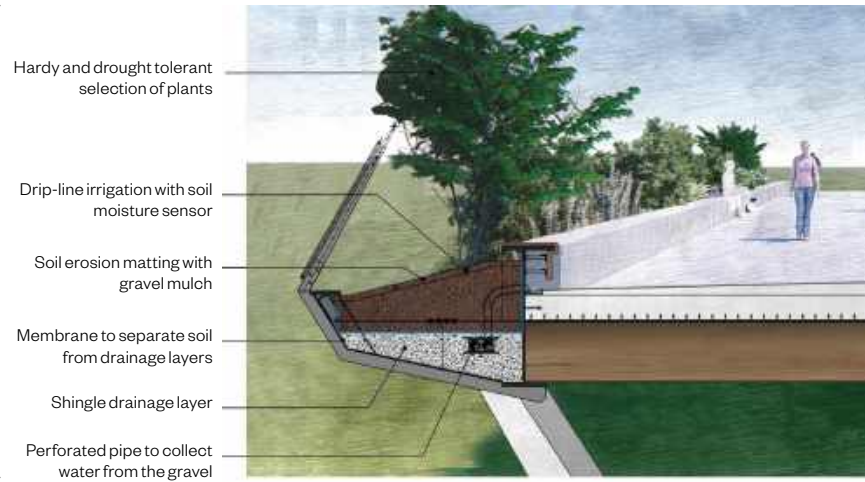
A new footpath through the existing Campus will connect Hinxton village with the northern bridge and across to the new residential units, amenities and The Green. The southern bridge, close to the Wellcome Genome Campus entrance, will connect to the first laboratory buildings on the expansion land.

Access to the bridges on the western side will be via ramp, stairs or lift with both bridges connecting to pedestrian and cycle routes within the Campus and beyond.

Since receiving planning approval, the bridges have been in detailed construction design. The bridge decks will be prefabricated offsite for installation in 2026, while work on the bridge supports will start by summer 2025.



Illustration of southern bridge at night, showing soft deck lighting.



SuDS for deck planters

As part of the site-wide sustainable drainage system (SuDS), the main bridge decks will be cambered to direct surface water to the deck planters. These will have special liners to help store water, used to sustain the plants during extended dry periods. This supports our target to manage 100% of surface water through SuDS.



Illustration of the northern bridge, with ramped access

Planting strategy

With the ever-changing climate we are introducing a more resilient and diverse landscaping scheme. This will include the planting of drought tolerant and hardy trees and shrubs in the bridge deck planters and across the expansion site, including Portuguese laurel, euonymus, and varieties of euphorbia, thyme, phlomis and ornamental grasses. This supports our target to achieve at least a 25% net gain in biodiversity.



Phlomis lanata 'Pygmy'

© cultivar413

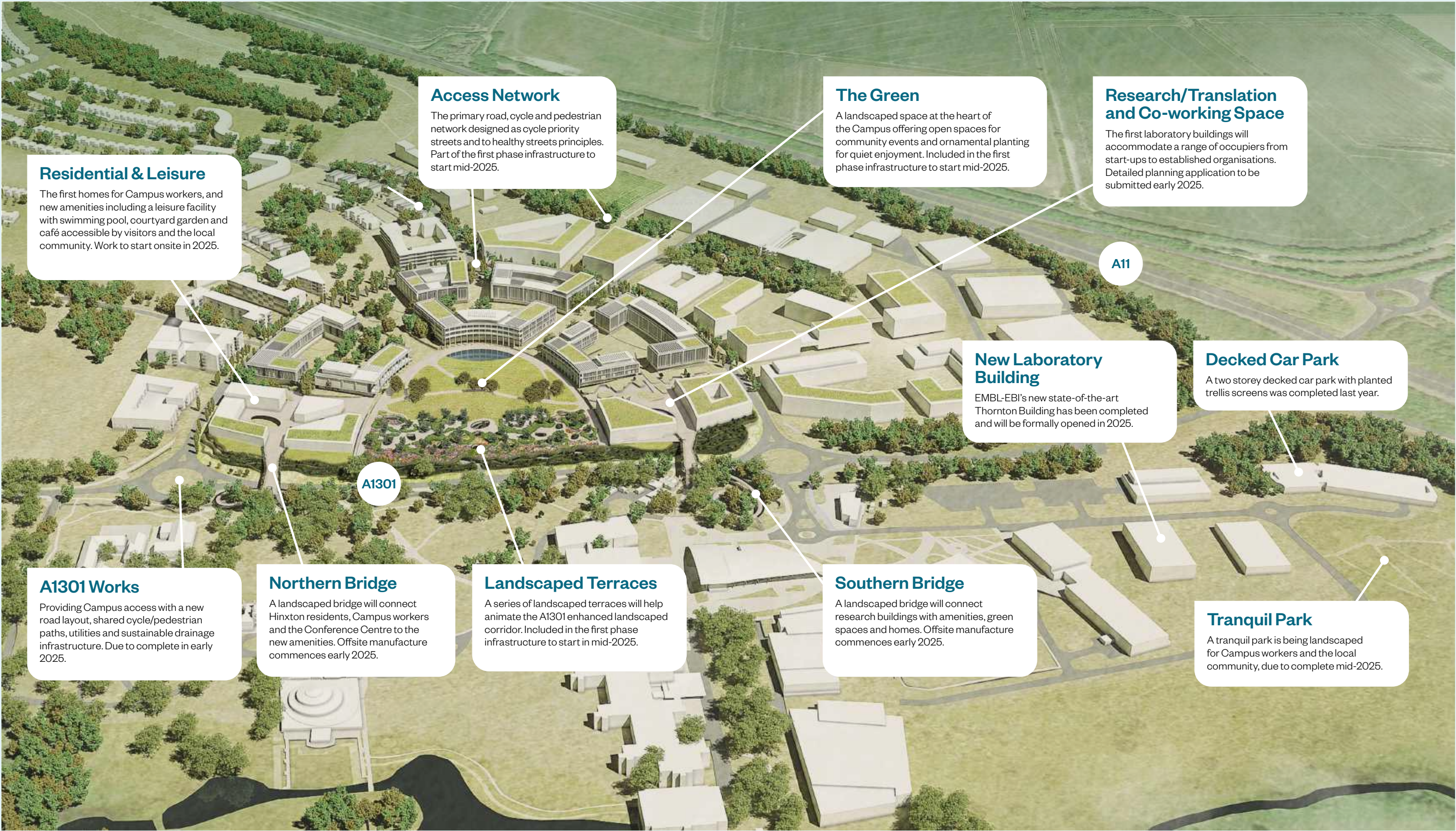


Thymus camphoratus

© linanjohn

An Evolving Campus

An illustration of how the expansion will evolve to become one thriving Campus with inclusive amenities, beautiful green spaces, active travel routes, and best-in-class life science buildings.



Residential & Leisure

The first homes for Campus workers, and new amenities including a leisure facility with swimming pool, courtyard garden and café accessible by visitors and the local community. Work to start onsite in 2025.

Access Network

The primary road, cycle and pedestrian network designed as cycle priority streets and to healthy streets principles. Part of the first phase infrastructure to start mid-2025.

The Green

A landscaped space at the heart of the Campus offering open spaces for community events and ornamental planting for quiet enjoyment. Included in the first phase infrastructure to start mid-2025.

Research/Translation and Co-working Space

The first laboratory buildings will accommodate a range of occupiers from start-ups to established organisations. Detailed planning application to be submitted early 2025.

A11

New Laboratory Building

EMBL-EBI's new state-of-the-art Thornton Building has been completed and will be formally opened in 2025.

Decked Car Park

A two storey decked car park with planted trellis screens was completed last year.

A1301

A1301 Works

Providing Campus access with a new road layout, shared cycle/pedestrian paths, utilities and sustainable drainage infrastructure. Due to complete in early 2025.

Northern Bridge

A landscaped bridge will connect Hinxton residents, Campus workers and the Conference Centre to the new amenities. Offsite manufacture commences early 2025.

Landscaped Terraces

A series of landscaped terraces will help animate the A1301 enhanced landscaped corridor. Included in the first phase infrastructure to start in mid-2025.

Southern Bridge

A landscaped bridge will connect research buildings with amenities, green spaces and homes. Offsite manufacture commences early 2025.

Tranquil Park

A tranquil park is being landscaped for Campus workers and the local community, due to complete mid-2025.



LAYING THE GROUNDWORK

We are preparing to start work on the first phase of infrastructure in readiness for the first buildings being constructed.

The infrastructure design covers a wide range of elements from the network of streets and pedestrian/cycle pathways to utilities, green spaces and all associated sustainable drainage systems (SUDs). The construction of an undercroft car park and the landscaped terraces along the A1301 are also included.

A consolidated and comprehensive approach to design and delivery of the infrastructure is essential. This will set the design standard for the wider development and establish a precedent for the quality of streets, public realm and green infrastructure.

Cycle priority streets

An active travel network through and around the Campus is fundamental to establishing a sustainable and accessible Campus community. The innovative design of the main streets is based around promoting active travel and embedding healthy streets principles, with cyclists and pedestrians prioritised over motorists.

Within a cycle priority street, cyclists are not pushed to the edge by traffic but occupy the carriageway on equal terms and dictate the speed of travel. The street network will still operate efficiently for public transport as well as for cars and vehicles that need access to the commercial buildings. Speed limits are set at 20mph and primary crossings with raised tables will encourage safer road behaviour.

Flexible zones lining both sides of the carriageway are to accommodate parking laybys, cycle parking and seating for people to rest, all at regular intervals. Tree planting has been laid out to provide shade, with a mix of native and non-native trees for biodiversity and climate change resilience.



Illustration of a cycle priority street.



Sustainable drainage

Water management and drainage to manage rainfall and reduce local flooding are integral components of the landscape and urban infrastructure. Our site-wide sustainable water strategy targets 100% of surface water to be managed on site through SuDS, including through floodable landscapes.

The Green is a soft and informal space at the heart of the expansion land; a focal area for Campus and community events, smaller scale meetings and get togethers, relaxation and chance encounters.

A central feature of The Green is an infiltration basin. This is sculpted in three levels so it can progressively flood in a safe and controlled way in response to storm events. The captured rainwater will then gradually soak back into the ground. This type of feature is often referred to as a floodable landscape. Alongside this is a permanent pond that will be topped up by rainwater harvested from adjacent plots.

The illustrations (right) show how The Green can manage progressively heavier rainfall.



Illustration of the landscaped terracing along the eastern side of the A1301.



Landscaped Terraces

In response to local feedback, one of the first changes Urban&Civic made to the outline masterplan was to push the building line back from the road. This freed up additional space for landscaping and planting. The revised design contributes to the enhanced landscape corridor of the A1301 between the northern and southern roundabouts which creates a sense of arrival and a gateway to the Campus.

The view along the A1301 also incorporates the two landscaped bridges, which will serve as primary connections to the elevated Green. A series of landscaped terraces along the eastern side will complete this exceptional setting, creating a feature of the distinctive levels between the road and The Green.

The curves and materials of the terraces' walls will echo the serpentine walls on the opposite side of the A1301 which will replace the existing Campus fencing. The terraces are to include woodland planting, extending the parkland landscape of the existing Campus.

HOMES AND AMENITIES

Construction on the first homes for Campus workers will commence in the coming year. Several amenities, including a leisure facility with swimming pool and a café, will also be part of the scheme and can be enjoyed by the local community and visitors to the Campus.

New residential community

The new homes will support the scientific community as a way to attract talent. There will be 83 apartments on three storeys, with a mix of one and two bedrooms. Eight of the apartments can be adapted to meet mobility needs of future occupiers.

The building sits within a carefully designed landscape with planting to protect privacy and provide connections with nature. Decking around the upper levels gives views over the courtyard, and residents will have access to multi-use spaces for socialising and fitness.



Shared amenities

The new amenities offer a leisure facility including a swimming pool, fitness studios and a cafe, arranged around a courtyard garden with a reflection pool and seating areas. These features will form a thriving hub and social focus for the first residents as well as for Campus workers and the local community.

Woodland planting for the courtyard garden has been selected for its biodiverse benefits, including habitat creation, and to provide a rich food source for wildlife such as birds, butterflies and other insects.

The leisure facilities are located in a prominent position at the landing of the southern bridge, easily accessible from Hinxton village and the existing Campus.



Illustration of the first residential units showing the landscape terracing and the connection with the northern bridge.



Illustration of the central courtyard with glimpses into the swimming pool.

Sustainable design

A range of sustainability features have been incorporated into the design, in keeping with the Campus expansion's high sustainability aspirations.

A circular icon containing a stylized brick wall and a downward arrow, representing materials.

Materials

A low carbon build strategy is being followed, with cross-laminated timber, prefabricated modular elements, and the reuse of salvaged materials and soil all under consideration.

A circular icon containing a stylized house with a leaf on top, representing energy.

Energy

The design brings energy efficiencies, such as dual-aspect windows for good internal light and cross ventilation, passive shading systems and air source heat pumps to moderate temperature year round, and roof mounted photovoltaics will provide renewable energy.

A circular icon containing a stylized water drop, representing water management.

Water management

Responsible water usage will be built into the homes and leisure facility with smart meters, leak detection monitoring systems, and rainwater harvesting for landscape irrigation and WC flushing.

FIRST LABORATORY BUILDINGS

The first Research and Translation laboratory buildings on the expansion land will accommodate a range of occupiers, from start-ups to established organisations, to grow and enhance the existing scientific ecosystem at the Campus.

Discover and innovate

Over 200,000 square feet of sustainable and flexible new life science buildings will provide high performance and high-quality laboratory space to support world-class research.

The buildings will be connected at lower ground level and will provide an environment that fosters discovery, learning and innovation in genomics and bioinformatics. The laboratory space will be arranged to provide opportunities for companies of all scales to undertake research, exchange ideas and grow their businesses.



Co-working, incubator and accelerator spaces will be available for start-ups, spin outs and expansion, and larger spaces will cater for more established companies. Importantly, the adaptability of the buildings will support the translation of ideas and research into real-world health applications and be able to respond to future demands and technological advancements.



Arriving at the pub/restaurant from The Green



Illustration of the science buildings with the southern bridge leading into the central plaza.

Social and community

As well as best-in-class laboratory facilities, the buildings will provide spaces where people can come together, meet and socialise. The buildings will include a pub/restaurant, a public plaza and a café, becoming a key destination for collaboration and exchange amongst Campus workers, visitors and the wider scientific community. Connected with the existing Campus and with easy access from Hinxton village, local residents have ample opportunity to walk between the buildings, see ‘science on display’ in the laboratories, make use of the community spaces and enjoy the distinctive architecture and surroundings.

Sustainable buildings

Sustainability will be integral to the building in design, construction and operation. These buildings will take advantage of low-carbon technologies, such as air source heat pumps. Efficient water usage, the promotion of biodiversity and careful landscaping are also integral to the scheme. We are currently in the detailed design and pre-application engagement stage, with a Reserved Matters Application (RMA) due to be submitted early next year.



The Campus will continue to be an integral part of the internationally competitive Cambridge life sciences ecosystem, as well as strengthening its existing position as a world leading genomics location.



ARCHAEOLOGICAL FINDS

The Wellcome Genome Campus in Hinxton has been the subject of nearly 30 years of archaeological investigation. In 2022-23, archaeologists from Oxford Archaeology's Cambridge office undertook excavations on the expansion land, ahead of development starting.

With evidence of human activity found, spanning from late prehistory (3.3 million years BC) to the Roman occupation of Britain (43AD to 410), their work helps to further the understanding of how people have lived in and travelled through this landscape over thousands of years.

The team made some exciting finds and through research have been learning more about them.

Blue bead discovered

This blue glass bead (left) was found in soil samples taken from around the skull of an adult male skeleton; one of several burials the team discovered in a Bronze Age barrow. The skeleton has since been radiocarbon dated to 3,500 years ago. Given the date of the burial, the pigment used within the glass is thought to hail from the Middle East or the Mediterranean. It is currently being analysed at the University of Nottingham and British Geological Society to determine its origins.

Horse skeleton unearthed

The skeleton of a young horse was found in a pit near what would have been a settlement track. It is thought the horse must have had some importance to the owner as it had been intentionally placed in the pit, signifying a proper burial. The bones have been radiocarbon dated at between 1453 to 1635 AD and the horse aged at three years old.



Roman coin found

Another interesting artefact discovered in the soil samples is this well-preserved Roman coin of Constantine, dating back to 330-331 AD. It is believed to be from the Trier mint in Germany.

You can read more about the OA team's activities and findings at www.oxfordarchaeology.com/blog



COMMUNITY DAY 2024

On a sunny October afternoon, the team at Urban&Civic's Hinxton office joined forces with our contractors, ECL and Whiting Landscapes, to tackle four local community projects.

The Community Day is an important event in our calendar. This is a dedicated day when Urban&Civic teams across the UK take on tasks to support the local communities in which they are based.

On 16th October, 20 volunteers divided into groups to work in Hinxton and Iokleton on the jobs that had been prioritised by their respective Parish Councils.

A big thank you to all those from the villages who kept us fed and watered throughout the day with teas, coffees and delicious homemade cakes and biscuits.



At Hinxton Village Hall, a team armed with buckets, brushes and cloths cleaned down the pirate ship, train and other playground equipment, bringing the colours back to life. ECL's road sweeper was used to jet wash the flooring.



At Hinxton's St Mary and St John Church, another team cleared intrusive vegetation, lopping unwanted branches and neatening up hedges in a general tidy up of the churchyard.



ECL's highways team upgraded St Mary and St John Church car park, neatening up the perimeter and giving it a new gravelled surface and a tarmac entrance.



At Iokleton, the recreation ground team, led by Whiting Landscapes, opened up views through the woodland, cleared a path and built wildlife habitats from the removed branches and undergrowth. The team also replenished bark in the playground.



PLANNING UPDATE

As we prepare each component of the Campus expansion for delivery, planning continues to form a significant part of our work.

Many of our planning submissions have addressed the Outline Planning Conditions that must be discharged before submitting reserved matters applications (RMAs) and starting development. RMAs are the detailed applications that follow after an outline planning permission has been granted. The table opposite provides a summary of the key conditions we have been working through.

Two RMAs have been approved this year: one for the first homes for Campus workers and a leisure facility, and the other for the first phase of infrastructure. An RMA for the first laboratory buildings is currently being prepared and consulted on, with submission expected early next year.

We will continue to work closely with key stakeholders and keep Campus workers and the local community updated as we progress the project.

Sustainability Guiding Principles

Sustainability is integral to every stage of the Campus expansion, from planning and design through to delivery and estate management.

The highest sustainability standards are embedded throughout the entire development. All site-wide and detailed planning applications, proposals and strategies are guided by twelve key sustainability principles which drive the design, construction and operation of the new development. These will be the success factors against which the sustainable performance of the project will be measured.

Sustainability will be at the heart of every RMA as individual elements come forward.

Restorative Sustainability	
<div>Local & Sustainable Foods</div> <div></div> <div>Community agriculture and agro-forestry space to promote sustainable food sourcing and consumption</div>	<div>Land & Nature</div> <div></div> <div>Significant improvement in biodiversity to achieve 25% biodiversity net gain onsite</div>
Future Ready	
<div>Climate Resilience</div> <div></div> <div>Climate change resilient and adaptable design for future proofed operations</div>	<div>Governance</div> <div></div> <div>Ensure alignment with industry best practice standards</div>
A Place to Thrive	
<div>Culture & Community</div> <div></div> <div>Shared amenities and leisure facilities, and benefiting the local community.</div>	<div>Equity & Local Economy</div> <div></div> <div>Creation of social and economic benefits for new and existing residents, employees, and communities</div>
<div>Travel & Transport</div> <div></div> <div>Highly accessible pedestrian and cycling paths for all buildings and facilities</div>	<div>Health & Wellbeing</div> <div></div> <div>Embed wellness design principles and provide access to nature for all</div>

Planning conditions

Below is a list of the main Outline Planning Conditions (not the full list) that we have to satisfy and the trigger by which we have to do this. Some of them must be discharged multiple times, in relation to several elements of the development.

	Not yet discharged (conditions not yet required but work is underway)
	Submitted to the Local Planning Authority (LPA) but not yet approved
	Discharged
	Discharged for some elements of the development

Condition number	Summary of condition requirement	Status
Prior to or concurrent with first reserved matters (overarching – applies to whole site)		
24	Site-wide lighting strategy to be submitted to and approved by the Local Planning Authority (LPA)	
38	Site-wide Climate Resilience Strategy to be submitted to and approved by the LPA	
45	Strategic Surface Water Drainage Strategy to be approved by the LPA	
Pre-Commencement (including enabling works)		
7	No enabling works or associated works shall commence until details of the works have been submitted to and approved by the LPA	
51	Outline CEMP*/Outline CTMP*/Outline CWMP* method statement, as necessary (for individual areas) to be submitted to and approved by the LPA	
52	Details of Community Liaison Group to be approved and group also established	
63	Programme of archaeology works to be undertaken in accordance with a Written Scheme of Investigation that has been submitted to and approved by the LPA – archaeology works will be undertaken on a phased basis and discharged in full once reporting and archiving is complete	
Prior to or concurrent with a Reserved Matters Application for Developable Areas 1 or 3		
17	Development Brief for the Development Area or Sub-area to be submitted to and approved by the LPA	
20	Development Area Phasing Plan to be submitted to and approved by the LPA	
21	Design Guide for Expansion Land, Development Area or Sub-Area to be submitted to and approved by the LPA	
29	Topographical Plan to be included with a Development Brief	
31	Landscape Ecological Management Plan to be included with a Development Brief	
38	Site Wide Climate Resilience Strategy to be submitted to and approved by the LPA	
41	Renewable Energy Statement included with a Development Brief	
64	Site-wide Car and Cycle Parking Strategy to be submitted to and approved by the LPA	
Pre-commencement within a Development Area or Reserved Matters Area (will be separately discharged for each RMA area, where relevant)		
49	Waste Recycling Collection Strategy for the RMA Area to be submitted to and approved by the LPA	
51	Detailed CEMP*/Dust Management Plan/Piling Method Statement for the RMA Area to be submitted to and approved by the LPA	
Pre-commencement within Developable Areas 1 or 3 (excluding enabling works)		
13	Details of the permanent access points to be submitted to and approved by the LPA	
28	Early landscape works to be submitted to and approved by the LPA	
30	Restorative Sustainability and Soil Health Strategy to be submitted to and approved by the LPA	
47	Strategic Foul Water Scheme to be submitted to and approved by the LPA	
Pre-occupation (overarching)		
37	Site-wide circular Economic Strategy or Development Area Circular Economic Strategy to be submitted to and approved by the LPA	
56	Delivery and Servicing Management Plan (DSMP) submitted to and approved by the LPA	
Pre-occupation (expansion land only)		
12	Provision of a strategy for the phased delivery of an open campus (existing and expanded)	
14	Provision of new shared cycle/pedestrian connection between existing campus and the existing cycle route on A1301	
15	Provision of a new pedestrian connection along New Road	
58	Completion of earth bund (pre-residential occupation on DA3)	
* CEMP: Construction Environmental Management Plan CTMP: Construction Traffic Management Plan CWMP: Construction Waste Management Plan		

Any questions

Please get in touch if you have any questions or would like to discuss any aspect of the Wellcome Genome Campus expansion.

You can contact the team by email on hinxton@urbanandcivic.com or by phoning 01799 934766.



Illustration of the first residential units for Campus workers.