



A Quod project sheet

Wellcome Genome Campus

Role

Quod provided advice to the Wellcome Trust on its plans to expand its South Cambridgeshire life sciences Campus, home to a cluster of world-class organisations leading pioneering genomic science research and development.

Expansion will allow Wellcome to grow research and commercial translation capabilities from this UK base – generating UK jobs, supply chain, intellectual capital and reputational benefits for the broader Cambridge and UK economy – and pursue its vision to make advances in tackling the world's most urgent human health challenges.

Overview

Quod provided Planning, Socio-economic, Development Economics and Environmental Planning services to secure permission for a visionary masterplan including 150,000 sqm commercial space, 1,500 new homes ring-fenced for Campus workers, and supporting facilities and infrastructure. The proposals were granted planning permission by South Cambridgeshire in December 2020.

The Campus hosts the largest concentration of genomic and biodata expertise in the world. It currently employs 2,500 people from 83 countries and hosts an innovation centre and conference facilities.

Planning

Quod led the preparation of the outline planning application, including the planning strategy for the project, establishing the planning case for a development of national significance on an unallocated site greenfield site. Quod prepared the Development Specification, which set out the parameter-based approach for the project, along with the EIA, consultation and engagement strategy for the proposals. The team also led the determination stage, including negotiating the planning conditions and S106 agreement.

Description

Outline planning permission for 150,000sqm of research and translation uses, 1,500 homes and supporting uses, health, education and infrastructure.

Client

Wellcome Trust

Planning Authority

South Cambridgeshire District Council

Expertise

Planning	✓
CIL	
Environmental Planning	✓
Development Economics	✓
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	



Development Economics

Quod's Development Economics team provided planning viability advice for the housing component of the scheme, securing 30% 'Campus Affordable housing, comprising 10% sharer units, 10% discount market rent and 10% discount market sale. The team also established the unique housing case that ensured that the site was considered suitable for housing development, including a housing cascade that seeks to promote the homes for Campus related workers.

Socio-economics

Quod worked with Wellcome to articulate the Case for Growth to local and national stakeholders, including the Secretary of State for Business, Energy and Industrial Strategy. The case set out and quantified the benefits of expansion to the UK economy and world health, and communicated the urgency of the opportunity that required the site to come forward outside the Local Plan process.

The case for expansion is underpinned by the overlapping needs of the Campus and the UK economy to draw international investment, and to attract, train and retain world-leading scientists. Focus groups were carried out with existing Campus employees on housing options and supported the economic benefits case for housing on site as part of the masterplan.

New commercial space for innovation, research and commercial partnerships will include start-up and grow-on space, and expansion of the current institutions on site. Flexibility built into the consent will allow the Campus to respond quickly and proactively to interest from international businesses and develop bespoke buildings. Stewarded by Wellcome these new uses, including homes for workers, will grow the existing cluster, delivering economic and scientific benefits beyond the sum of their parts.

In total an additional 4,300 jobs are expected on site, and up to 11,800 nationally through supply chains.

Environmental Planning

Within a multi-disciplinary team, Quod's Environmental Planning team provided advice on environmental sensitivities which helped shape the masterplan and minimise consenting risks. The team were also responsible for co-ordination of the EIA process, providing a robust Environmental Statement which withstood scrutiny by decision makers.