

Greater Cambridge Shared Planning Policy Team,
South Cambridgeshire District Council,
South Cambridgeshire Hall,
Cambourne Business Park,
Cambourne, Cambridge
CB23 6EA

30 January 2026

Dear Sir/Madam

WEL/JAF

**RE: Greater Cambridge Local Plan Consultation: Reg 18
Consultation**

Please find attached a representation in respect of the above,
submitted on behalf of **Wellcome Genome Campus Ltd (WGCL)**.

WGCL would welcome opportunity to engage in dialogue and to
assist in progressing towards a Policy for Hinxton Genome Campus
that can be supported at the next state of consultation and which,
more importantly, will deliver shared ambition for this important
location within the overall development strategy for Cambridge.

Yours faithfully,



JULIA FOSTER
MANAGING PARTNER

Email: 

cc: Robert Evans, Collette O'Shea - WGCL

Encl: Representation

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Representations – Development Strategy and Policy S/WGC

1. Introduction

- 1.1 These representations are made on behalf of Wellcome Genome Campus Limited (WGCL). WGCL is the Wellcome owner-developer-operator entity charged with leading the Wellcome Genome Campus and delivering its on-going transformation and expansion as a globally significant **science ecosystem and community**. This ambition is intrinsic to both the substantial scale of development now underway on the 'expansion land' to the east of the A1301 and in the priority WGCL is now directed towards modernising the existing Campus, west of the A1301. WGCL's vision is to bring these areas together as an open, diverse and connected place, that puts people first, supports collaboration and innovation using digital technology and delivers a shift to active travel. WGCL is evolving the Campus from a closed, gated workplace into a place and destination. Increasingly, the Campus will have the characteristics of a small town, one with a clear purpose derived from its science mission. The Local Plan represents an opportunity to guide this change and secure wide benefits.
- 1.2 WGCL want to assert the important role of the expanding Campus and the part it can play in the growth and success of Cambridge. as a location for life sciences of national and global significance. [Appendix A](#) sets out a summary of information to support this understanding.
- 1.3 WGCL is now working hard to:
- externalise and promote the activity which underpins the work undertaken at the Campus and ensure this vital activity can be sustained;
 - accelerate the benefits arising amongst common interests within the Southern Cluster; and
 - open-up the Campus to the wider community.
- 1.4 The enormous investment that has underpinned the operation of the Campus to date, and that which is planned, could yield far greater economic and social benefit while furthering the science mission, with Policy support.
- 1.5 In parts, the emerging Local Plan evidence base remains a little behind the curve on the importance of the Campus within the Southern Cluster. For example, Figure 3.3 in the Infrastructure Delivery Plan, which identifies growth locations does not include Hinxton.
- 1.6 To help better understand, bring up to date and articulate the potential opportunity at Hinxton, WGCL has commissioned a science and technology advisory group, with an external chair and members, to work with it (and major occupiers at the Campus) on a forward-looking '**Science Strategy**' which will be shared with stakeholders over the coming months and in advance of the Regulation 19 Consultation.
- 1.7 WGCL is greatly encouraged by the recent response of officers and members to it's 'One-Campus' agenda and commitment to this being reflected in the Local Plan. The new Plan provides a vital driver for the further success of the Campus. WGCL want to underline, in the strongest possible terms, that this

could and should go far beyond validating the expansion proposals that already have planning permission. Successful outcomes, on the back of effective outline planning, are far from determined or certain. Any sense that the Campus can simply grow into a larger version of the existing offer is both misguided and a failure to grasp a very significant opportunity. Scale demands diversification, introduces complexity and places an onus on all stakeholders to play a part in creating the conditions to secure investment. Investors, existing institutes and new life science occupiers will look to the Plan to support this shared ambition.

- 1.8 In the remainder of this representation, '**The Campus**' refers to the full extent of the allocated area, including both the existing Genome Campus, associated parkland and wetlands, and the expansion land to the east of the A1301.

2. Comment of the Regulation 18 Consultation Draft Policies

- 2.1 Within the broader Development Strategy contained within Regulation 18 Consultation Plan, there is positive recognition of the longer-term objectives for the Campus.

2.2 WGCL fully support:

- The identification and recognition of the Southern Cluster on Page 20/21 of the Plan, along with the clear statement of intent with regard to the Campus. The Plan supports expansion of the Campus and "**opportunities to explore improvements to the original campus.**" The stated intent is to see "**the employment park evolve into a place that will in time fit within a network of towns and villages to the south of Cambridge**" This strategy commitment is welcomed.
- The recognition given to the breadth of the science which happens at the Campus. The Draft Plan notes (Page 21) that the Wellcome Trust Genome Campus is home to world leading organisations in genomics, biodata, health data and data science, using machine learning and AI, which is being augmented by wide-ranging mixed-use expansion proposals. This provides helpful context for considering the widening of the science ecosystem (which already includes world leading institutes, organisations and experts in all the areas identified above) to discover new science. The Government's new Health Data Research Service (HDRS) joins the Campus in 2026.
- The commentary on the Development Strategy recognises the potential for the evolved Campus to function as a place with homes, jobs and services, that might underpin classification in the settlement hierarchy in the future (as stated in the commentary under Policy S/SH). As stated above, the Campus will increasingly have the characteristics of a small town and WGCL are formulating a compelling Vision for this further evolution
- There is also recognition within the HELAA that there is capacity on the strategic road network for development at Hinxton, as long as suitable mitigation is secured.

- 2.3 The Plan needs to be permissive towards the growth and change that would deliver the evolution described and recognise that it goes beyond the planned new development on the expansion land. In this context the extent of the allocation is supported.
- 2.4 The Draft Policy for Wellcome Genome Campus, Hinxton (Policy S/WGC) is rather less helpful and taken at face value (mindful of the way investors and potential occupiers undertake their due diligence) may deter rather than facilitate the necessary investment.
- 2.5 WGCL are mindful and will be fiercely protective of the very special nature of the science endeavour that makes the Campus what it is today, and which will ensure its continued success. But to succeed, opportunities should not be too narrowly defined and must be adaptable to the rapidly evolving and intertwined spheres of life science and digital technology. The Campus also needs to evolve to offer the well-rounded and functional services and facilities that meet the needs of all of its occupiers and visitors and to ensure these are viable. The Campus is growing, changing and diversifying because of and to enhance its primary function; it can, with Plan support, become a complete **Science Community**.

Main Issues with the Emerging Policy S/WGC

Issue 1

- 2.6 The first fundamental issue with the Draft Policy is one of clarity. There is no clear explanation of the relationship between the long-established components of the Campus; the more recent and completed development (for example the remodelling of the A1301 and the Thornton building) delivered under the extant, or alongside, the extant planning permissions for expansion; anticipated development, consented but not yet delivered (e.g. bridges, first phase infrastructure); and scope for additional or different development, beyond that consented which also might involve intensification or change of use. Elements that need to be addressed include:
- The proposed allocation of 127,500 metres of employment uses, which is the quantum already consented, solely on the expansion land. The proposed allocation takes no account of the fact that some of this quantum has already been delivered and more may be deliverable within and/or outwith the extant OPP area, including the developed area of the existing Campus. The extant OPP will lead to low development densities, and some increases may be acceptable and indeed desirable from a place-making and ecosystem perspective. Some recognition of this potential would be beneficial. This potential can be examined and through the later production of a Framework Plan for the Allocated Area.
 - A very confused presentation of the geography of the 'the site' presumed to be the allocated area (Policy point 9/10): the A1301 runs north to south through the middle of the allocation; the River is to the west of the allocation; Hinxton Hall is within the allocated area; Hinxton Conservation area is not to the east of the 'site'.
 - The Policy requires an LVI Assessment, Heritage Impact Assessment and Archaeological Assessment but does not state in what

circumstances these are required. This is only a partial position on assessments that would need to accompany any new proposals for development.

- A master plan is called for (Policy point 13). It would be helpful to clarify how this relates to the Strategic Design Guide already approved and how this requirement is to be satisfied.

These matters must be addressed if the Policy is to be found sound.

Issue 2

2.7 The second fundamental issue is the way in which Outline Planning Permission S/4329/18/OL (the extant OPP) is adopted as the allocation, even though the policy relates to the whole Campus, not just the expansion land. This leads to some assertions which are incorrect, or oversimplify or misrepresent the extant OPP, to the detriment of the opportunity. Consequently, the Policy fails to guide transformation that may differ from that which is consented or might be in addition to that which is consented. Of particular concern is:

- Policy point 6 which states that residential properties must be restricted to Campus Workers. As stated, without any clarification or caveat, is a blanket restriction which is far more restrictive than the controls enshrined within the extant OPP (which themselves are already problematic) and severely limits scope for new investment.
- Policy point 6 also refers to the Sales and Letting System which is approved under the extant OPP. It has no status in Policy terms and relates only to the extant OPP area and the extant OPP. It would not bind on any other new or different application proposals.
- Policy point 7 refers to temporary and meanwhile community uses from 'early occupation'. This does not make sense in the context of an existing occupied Campus. It is relevant to implementation of the extant OPP, but is a Section 106 matter.
- Points 15 and 16 relate directly and only to the consented development – across the allocation as a whole, mixed use already occurs widely: and the Green in this context is only one focus. The landscape bund is the mitigation that arises from the positioning of homes within the extant OPP proposals and is already secured, in that context. A different scheme/layout might require different mitigation. Mitigation is specific to application proposals and should not be retro-fitted into Policy when specific to one proposal.
- The 'Public Space' requirements just adopt the consented scheme, in detail. There is no basis for Policy to require what has been consented (down to a 'water feature' on the Green). A different scheme, for example one without a water feature, could be equally appropriate in planning terms. More significantly, additional development beyond the extant OPP or changes of use on the existing Campus would necessitate additional/different public space/open space provision. The critical requirement is that the impact of any/all proposals are tested and associated policy

requirements for open space, sports provision, habitats etc are tested and defined at the planning application stage.

- Provision for an ambient loop is again one solution being explored in the context of the extant OPP. It is not appropriate to make this a Policy requirement as it is not the only possible energy generation or distribution solution, or one that can be regarded as a fixed requirement on this allocation.

Issue 3

- 2.8 Some of the policy statements directly conflict with the positive intention outlined in the Development Strategy (referred to above). Policy point 5 states that any occupants of the employment use permitted ... "must relate to genomics and bio-informatics". AS stated, this is a very definitive, blanket restriction, which may not reflect intention. It is a far narrower definition of the science scope than outlined under the Development Strategy within the Draft Plan and far narrower than the Campus today, let alone the Science Strategy that will emerge. It is also far narrower than the scope enshrined within the extant OPP and accompanying S106 Agreement (which is already very constraining). If maintained in Policy this severely limits scope for new investment.

3. A Revised Policy

- 3.1 WGCL suggest that the extant planning permissions should help inform a new Policy and help to set a baseline position for expansion but should be set aside in defining the Policy itself, which must be relevant to a range of potential development scenarios across the whole area of the allocation and across the lifetime of the Plan, in the context of Government and Mayoral ambitions for Greater Cambridge and its growth.
- 3.2 For this reason, WGCL suggest the Policy is framed in a different way.
- 3.3 WGCL do not expect the Local Planning Authority to commit to opportunity that is not yet certain or cannot be defined in detail. WGCL are not therefore making the case for substantial or definitive 'new' allocations but want a Policy that facilitates consideration of a wide range of opportunities within a flexible framework for change. Such a policy would:
- Be set in the broader context of Government ambition for the Oxford-Cambridge Growth Corridor and the emerging spatial strategy of the Cambridge Growth Company.
 - Be set in the broader context of the CPCA Growth Plan which aims to significantly enhance the economic landscape of Cambridgeshire and Peterborough, targeting a tripling of the local economy by 2050.
 - Be set in the broader context for the Southern Cluster and better strategic connectivity. This must relate to the Transport Strategy now in preparation.
 - Set a defined boundary for the 'Hinxtton Campus' alongside the defined area of 'Hinxtton Village'.

- Recognise the widening role and function of Hinxton Campus, underpinned by development and diversification of that which is already in place and consented. The existing 'Genome' Campus will in time most likely be referred to simply as Hinxton.
 - Affirm and supports the scale of development and mix of uses secured by the extant planning permissions but also look beyond those.
 - Set out key design principles to secure a distinctive and unique urban character that creates the exceptional innovation environment within which world leading science, institutes and businesses wish to operate.
 - Require consolidation, renewal and intensification over time to secure wide ranging objectives including place making and community development objectives. The scope and capacity for change needs to be understood so that it can be carefully phased and mitigation of any associated impacts can be secured. This scope could be explored and defined through preparation of a Framework Plan for the allocated area.
- 3.4 WGCL acknowledges the need for the Campus to have special status at this point; this is not a general development location and there is no play to focus on accommodating general development needs. The priority is to support and enhance the primary life science mission, while recognising that the Campus must be commercially and functionally sustainable.
- 3.5 Based on the rationale set out above, WGCL proposes that the Policy is redrafted broadly along the following lines:

Vision

The Wellcome Genome Campus will evolve over the lifetime of the Plan into an enlarged **science community** and complex ecosystem of institutes, organisations and experts in genomics, biodata, health data and data science, increasingly using machine learning, AI and other appropriate technologies, which will emerge and evolve over the lifetime of the Local Plan. It will increasingly become a destination and place within the settlement hierarchy south of Cambridge, with a primary and dominant purpose, linked to the science mission. It will contribute to that hierarchy as a well-rounded, well-connected and welcoming place where the workforce, residents, the wider community and visitors will be able to enjoy new facilities and amenities within an animated, more bustling and less homogenous built environment. This will be set within a managed, generous and biodiverse parkland setting. It will be distinctive from science communities within urban, city locations and those which remain as 'edge' or isolated campus environments.

Outline Planning Permission S/4329/18/OL (the extant OPP) was granted for significant expansion of the Campus in 2020; implementation has begun and is progressing and will continue across the Local Plan period; it is a twenty-year consent with considerable headroom for new built development. This establishes the baseline for the evolution of the Campus, through its outward expansion, to deliver a diverse mix of uses, including new homes (1,500), leisure, sport, education, food and beverage uses, in addition to a substantial uplift in research and translation floorspace (150,000 sq m GEA). The extant

OPP, and detailed planning approvals that have followed and aligned with it, have also begun to tackle the knitting together of the existing Campus and expansion area to deliver '**One Campus**'. Significant remodelling of the A1301 has been completed to facilitate access and a separate planning permission for two bridges, that will span the A1301 and connect the two halves of the Campus, has also been granted. Delivery of these is a priority. This effort will continue through an open access strategy which looks beyond the expansion.

The work that was undertaken to test the impact of the OPP and related application proposals, has informed this policy. This represents the first step in a process of evolution towards an enlarged science community, a global destination and place within the Local Plan settlement hierarchy.

POLICY S/WGC

Strategically, there are five priorities to support the transformation of the area designated for development and change:

1. **Open Connectivity** – it is vital that the science community and place is served by a high quality and integrated movement and transport network that supports seamless, integrated accessibility for residents, workers, deliveries, local and international visitors. This network needs to function well across the growing Campus, across Cambridge and across the Southern Cluster, including improved connectivity to Whittlesford Parkway Station. The Campus must function as a place that is open and welcoming to the general public.
2. **Intensification** – the permitted expansion facilitates delivery of compact but relatively low-density, street-based built development. Improved transport connectivity could provide the stimulus for a greater intensity of development. Opportunities also exist to intensify the built form and better connect parts of the existing Campus environment, to accommodate new uses, support new and better services and deliver much stronger quality of place.
3. **Enrichment of the Science Ecosystem**– the conditions must exist to adapt, enrich and support the evolving life science ecosystem, rooted in genomics and biodata, but now extending into related areas and new technologies.
4. **Flexibility** – the very particular needs of research, translation and innovation occupiers have and will continue to evolve rapidly. The Campus is competing internationally for investment. Floorspace and supporting infrastructure, as well as design in response to environmental considerations (noise, air quality, vibration, storage and waste handling) will need to adapt to these changing needs and new technologies. Some buildings on the existing Campus, already decades old, will need to be modernised, replaced or repurposed to meet the need.
5. **Exceptional Environment & Experience** – this location is operating and competing for talent and investment on a world stage. It must enhance its existing qualities and offer the well-rounded workplace and amenity experience which will attract investment and talent and satisfy occupier expectations. This drives the need for leading sustainability standards, cutting edge technologies, shared indoor and outdoor spaces,

mixed use (particularly at ground floor) community infrastructure and exceptional place making.

Land Use

The Wellcome Genome Campus is to maintain and diversify to provide a mix of uses in accordance with the following requirements:

Research, translation and business uses

The principal research, translation and business uses on site will be supported by new and refurbished floorspace designed and delivered to support the progressive growth of the science ecosystem, to accommodate a more diverse mix of research and translation activities and related commercial occupiers. The precise nature of these uses will be driven by scientific innovation and business entrepreneurship and the Wellcome Science Strategy. Delivery will be curated, but not dictated within a broad spatial framework, providing for all needs from incubator space to headquarter operations, wet and dry science, machine learning, AI and other related technologies. A connection, through the ecosystem, to the core life science purpose will remain important for significant new floorspace/changes of use.

Other business uses which directly support the science function and/or growing community will also be appropriate at an application scale.

The extant OPP quantum for R&T uses represents the minimum sought across the Plan period (in addition to existing). If the ecosystem is as successful as planned, proposals for additional floorspace and scope for remodelling and intensification of older buildings may also be appropriate.

Conference Centre and Hinxton Hall

The existing Conference Centre incorporating Hinxton Hall plays an important part in the life of the Campus. The facility is however very underutilised and in need of a more sustainable business strategy. Proposals to increase use of the facility, to continue to welcome the science community, but also serve the wider community and attract visitors, will be appropriate, particularly if that gives rise to opportunity to protect and enhance the listed building and improve its setting.

Supporting Infrastructure

There is a need for supporting utilities and infrastructure to service the primary activities. This includes, but is not necessarily restricted to energy generation, data storage (sui generis) and processing (including machine learning and AI), transport infrastructure, and waste management and storage associated with laboratory functions. These uses will be appropriate.

Supporting Uses

A range of secondary uses are needed to support the primary functions: the extant OPP provides for some such uses, to underpin a given level of expansion. Sport, recreation, health, food and drink outlets and learning spaces will foster and further connections and integration; these are assets to the ecosystem (science thrives upon serendipitous encounters); important for the well-being of the community; and critical to activation of ground floor space. There may be demand for or benefit arising from additional floorspace or change of use, within some existing buildings for these sorts of activities. This will be appropriate, if those uses are of a scale proportionate to demand, as the community expands, and so long as the diversification does not undermine the primacy of the core uses identified above.

Residential

The introduction of a range of homes is vital to ensuring existing and target occupiers can attract and retain their workforce. Eligibility and priority for these homes will be focused on those working on the Campus and their families. Provision is not to be targeted at open market or general needs affordable housing, although some contingency provisions are appropriate to ensure homes are occupied when there is not demand from Campus workers. The OPP provides for 1500 residential units on this basis. These homes are subject to occupational restrictions and will be delivered across the Local Plan period, as an addition to the mainstream housing supply provided for in the Plan. Depending upon demand (need would have to be demonstrated at the application stage) and the pace of delivery, additional residential accommodation may be appropriate, especially in circumstances where the accommodation needs of the growing science community cannot be met nearby or by the 1,500 units provided for so far. The nature of those units (tenure/mix) and any occupational restrictions would be a matter for Section 106 obligations at the relevant time.

Strategic Movement and Access

Improved accessibility, including by public transport is an important prerequisite for delivery of the full potential of the Southern Cluster and the Campus. Strategic interventions to deliver direct and convenient rapid transit connectivity, between key locations across the cluster and integrated with existing rail and bus services, is a priority

Proposals for new development at the Campus should

[We hope this section of the Policy will be evolved at Regulation 19 stage to provide clear direction on transport solutions to be explored and support collaborative working on strategic transport improvements across the area. We note work is on-going on the Transport Strategy and would very much welcome further engagement in this process in advance of the Regulation 19 Consultation.]

Spatial Framework

The LPA and Wellcome have worked together to produce a movement and landscape-led Framework Plan for development across the expansion land under the extant OPP (the Strategic Design Guide). It is sufficiently flexible to adapt to the priorities outlined in this Policy. There is scope to augment this Framework to support the wider ambition for the full extent of the Campus.

A new Framework Plan that relates to and augments the Strategic Design Guide Framework Plan is required for the parts of the allocation not covered by that approved document. The new Framework Plan should be submitted for approval with the first significant development (change of use, demolition of existing buildings or new built development) in any part of the allocated area, outwith the extant OPP area. This Framework Plan should address the access, the spatial distribution of uses, movement, character and the protection of important assets, in a comprehensive manner and determine the scope new development and redevelopment within defined areas of change.

Built Form

Evolution from an environment where individual buildings are dotted through a campus landscape, to a cohesive, coherent, legible, and permeable place where there is a functional hierarchy of public domain, clear definition of curtilages, a mix of uses, permeable ground floors, areas of concentrated activity and social complexity is encouraged. Intensification of built form on the existing Campus to make best use of the land available, while protecting

amenity, heritage assets and biodiversity, is also encouraged. This will occur incrementally over the lifetime of the Local Plan, initiated with some early interventions to open-up the Campus to provide wider access and welcome visitors.

The Setting for Development

The exceptional qualities of the rural setting and landscape, particularly associated with Hinxton Hall, the River Cam and the wetlands will be protected and enhanced, and all new proposals must demonstrate alignment with and contribution to delivering a landscape led vision for the community and place as a whole. Amenity and rich bio-diversity, must remain a defining characteristic of the settlement as it is developed.

Sustainability

The OPP and subsequent related consents approvals demonstrate firm commitment to imbedding high sustainability and bio-diversity credentials, reflective of the scientific mission and occupier expectation. Ambition to deliver and stretch targets as delivery progresses must be reflected in all proposals for development across the growing Campus and its further evolution into a destination and place.

Appendix A - The Hinxton Wellcome Genome Campus

Wellcome founded the Hinxton Wellcome Genome Campus (WGC) in 1992, initially to accommodate the Sanger Institute. The Sanger Institute was responsible for sequencing one third of the human genome as part of the Human Genome Project, more than any other single contributor.

The Human Genome Project was one of the most significant scientific endeavours in history, fundamentally transforming our understanding of human biology. Completed in 2003, it accelerated scientific progress and laid the groundwork for future innovations in health and medicine. Wellcome's contribution helped ensure the UK is seen as the world leader for life sciences. Wellcome was also pivotal in ensuring that the complete human genome remained available and accessible to all researchers who needed it for their work. This commitment to open science ensured that the findings would fuel global research efforts, extending beyond the boundaries of the initial project.

Hinxton is now the leading genomic research campus in Europe and is home to the Wellcome Sanger Institute, the European Bioinformatics Institute of the European Molecular Biology Laboratory (EMBL-EBI) as well as spin-out and related companies. The Government's new Health Data Research Campus (HDRS) joins the Campus in 2026. On the existing Campus, some 3,000 people deliver cutting-edge science and innovation within 800,000 sqft of purpose built floorspace, adjoining the historic Hinxton Hall, which is part of a conference centre that welcomes science and other delegates and visitors from around the world.

WGC has grown and changed incrementally over more than 30 years. It is now a critical and integral part of the Cambridge life science ecosystem and specifically the southern science cluster. Some of its built assets are now nearing the end of their life. The Local Plan will facilitate and support its continued success in the national, regional and local interest and as a catalyst for further and deeper growth and agglomeration of research and translation and related technologies.

Since its inception in 1992, the campus has seen significant investment from the Wellcome Trust, in the order of £3bn. This investment has supported the development of key facilities for the Wellcome Sanger Institute and EMBL-EBI.

The Wellcome Trust is committed to further investment at WGC as advances in genomics and multi-omics, biodata, health data and data science drive and inform an ever-wider sphere of healthcare and life sciences. In 2020 outline planning permission was granted for a major expansion of the Campus, including significant new research and translation floorspace; new homes for campus related workers; new community uses and social infrastructure including a school and nursery; retail and leisure; food and beverage uses; landscaping and public realm; biodiversity enhancements; energy, transport and utilities infrastructure; and enabling works.

Over the next few years, as that permission is built out, the overall size of the Campus will grow from 125 acres to 440 acres and the number of people working on it is expected to increase from around 3,000 to between 7,000 and 9,000 or maybe more. The first phase of the expansion alone represents one of the largest contemporary investments into UK life science infrastructure. In Spring 2025 Wellcome and the

Government announced a partnership and up to £600 million of investment to establish the new HDRS, to be located at the Campus. The new service will simplify secure access to health data and speed up research to better understand ill health, opening opportunities to develop prevention, diagnosis and treatment tools for diseases.

This is world-recognised and established community of institutes, organisations and experts in genomics, biodata, health data and data science, increasingly using machine learning, AI and other 'tech' to discover new science. It is growing and expanding as a global destination for research organisations, innovative companies and scientific talent, a mixed-use place, well-integrated into its surroundings and a local destination for its parklands, wetlands, built facilities and services.

Managing this evolution requires a permissive and proactive commitment through both policy and collaboration across government, business, education and key service and infrastructure providers. To respond to opportunity and attract investment, the intensification, modernisation, redevelopment, opening-up, growth and expansion of WGC will be necessary over the lifetime of the Local Plan.