

Campus Expansion Update

19 November 2025



Dear resident

We are preparing for the first phase of construction on the Wellcome Genome Campus expansion and wanted to let you know what to expect over the coming months as work progresses.

Site preparation is ongoing, including earthworks and the creation of internal site haul roads. In late November the site will be fenced off with hoardings alongside the A1301, ready for our contractors to set up compounds and begin construction in early 2026. Each construction partner will have their own offices, welfare, and parking facilities for staff and subcontractors.

Hours of work

Normal construction hours are 8am to 6pm Monday to Friday, and 8am to 1pm on Saturdays. No construction will take place on Sundays or Bank Holidays unless specifically required and with permission from South Cambridgeshire District Council.

Traffic and deliveries

All construction site traffic will use main roads, avoiding local roads and villages. A booking system and holding area will keep site traffic off the highway, with regular road sweeping and wheel washes to keep highways clear. Deliveries will be scheduled to avoid peak hours, with abnormal loads arriving by 7am when possible.

Highways

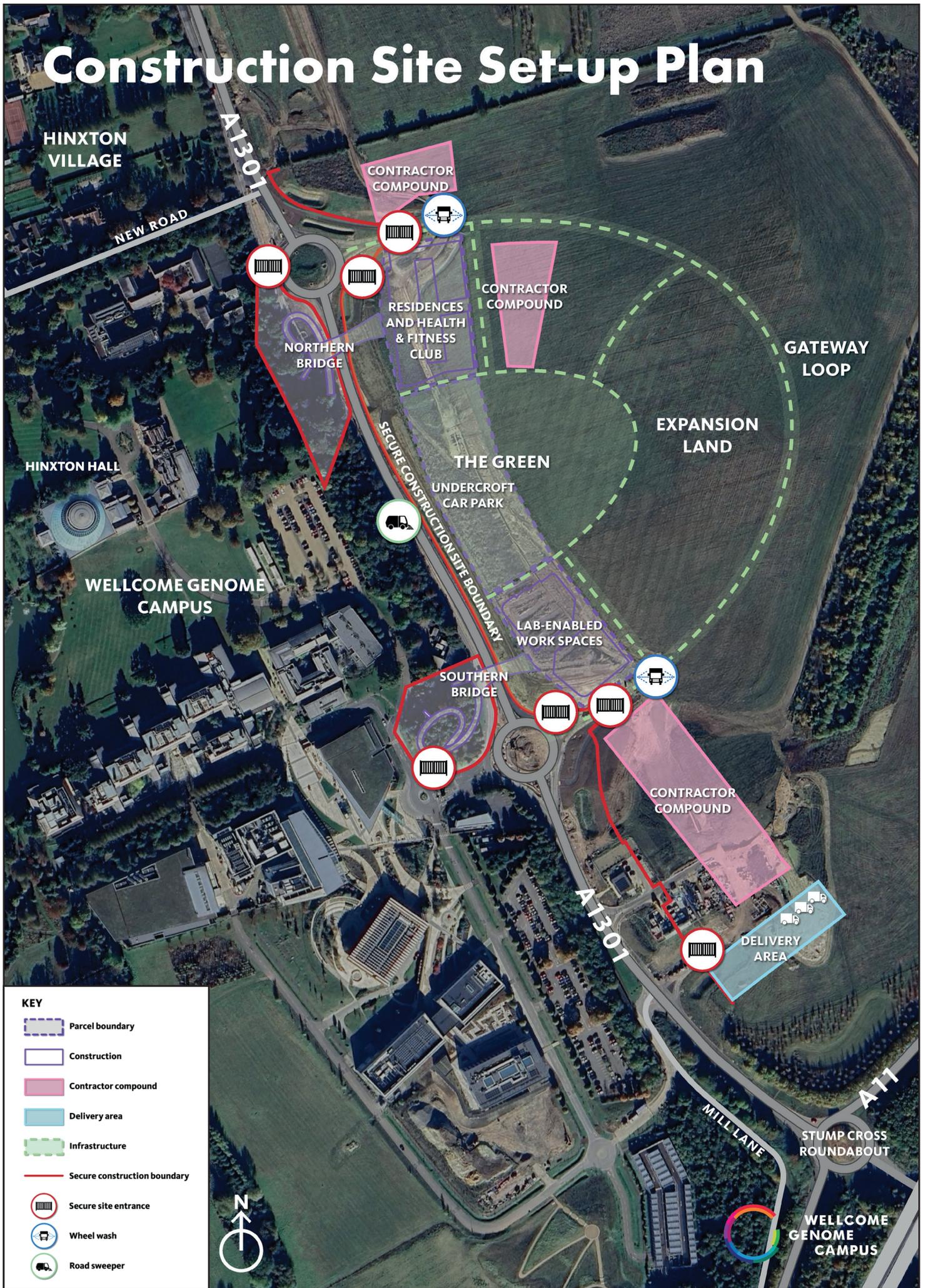
Some temporary changes to the A1301 and main Campus entrance are expected, as well as temporary changes to the shared pedestrian/cycle paths near the bridge works. Full details will be shared nearer the time following agreement with Cambridgeshire County Council.

Considerate construction

All our principal contractors will be registered with the national Considerate Constructors Scheme and are committed to continuous improvement and high standards of consideration to their workforce, the environment and our local communities.

We have worked closely with arboriculturists, ecologists, and tree surgeons to minimise the impact on wildlife, reflecting our commitment to nature and sustainability.

Construction Site Set-up Plan



KEY

-  Parcel boundary
-  Construction
-  Contractor compound
-  Delivery area
-  Infrastructure
-  Secure construction boundary
-  Secure site entrance
-  Wheel wash
-  Road sweeper

What are we building?

Research & Technology (R&T) buildings

Two state-of-the-art lab-enabled workspace buildings designed for flexibility and innovation. The new workspace can be configured and fitted out for wet and/or dry laboratories, other research and translation, technology or associated uses. Highly sustainable and adaptable, they offer a new home for companies of all sizes. The design includes incubator and accelerator spaces and facilities for start-ups and growing companies, along with end-of-trip cycle facilities and a ground floor hospitality outlet overlooking The Green.



New homes and health and fitness facilities

83 one- and two-bedroom apartments will be available for rent by Campus workers and their families, helping to create a unique residential community. Sustainable materials, energy, and water management are central to the design. The scheme also includes a health and fitness club with a swimming pool, gym, climbing wall, studio space, and café – with membership open to Campus and other users.



Landscaped bridges

Two bridges for pedestrians and cyclists will span the A1301, connecting both sides of the Campus and delivering on our ambition to create One Campus. Each bridge deck will feature planters with native and drought-tolerant species, supporting climate resilience and our biodiversity strategy.



Supporting infrastructure and energy

Alongside these developments, we are installing the infrastructure needed to support the first buildings and future growth. This includes an undercroft car park, roads and pathways, utilities, and The Green, plus landscaped terraces and a sustainable drainage system.

Advancing the Campus towards carbon net zero, a new microgrid power network and ambient loop heating and cooling system will serve the Campus. This will integrate photovoltaics, heat pumps, battery storage, EV charging and other technologies to provide resilient and cost-effective energy.

Timelines

Construction will start in early 2026, with the first commercial buildings ready for fitting out and occupation by Easter 2028, when the new homes will also be resident ready.

Minimising disruption

This is a significant and exciting project and we understand that, at times, the works may cause disruption. We've carefully considered how these changes might affect our neighbouring communities, those who work on and visit the Campus, and those travelling in the area. We've taken steps to minimise inconvenience and will give as much notice as we can about any changes that may impact your daily routine.

Thank you in advance for your patience and understanding.

If you have any questions or concerns, please get in touch - email the team on hello@wellcomegenomecampus.com or call us on **01799 934766**.

Best regards



Melanie Pankhurst
Head of Community Engagement