



Cambridge Biomedical Campus Supplementary Planning Document

Statement of Consultation – adoption stage

March 2025

Contents

1. Introduction.....	3
2. Background	3
3. Preparation of the draft Supplementary Planning Document.....	3
4. Public consultation on the draft Supplementary Planning Document	3
5. Consultation Methodology	5
6. Representations received.....	6
7. Summary of main issues raised during consultation and how they have been addressed	7
Chapter 1: Introduction and Purpose.....	7-19
Chapter 2:.....	19-30
Chapter 3: Site Context	30-52
Chapter 4: Cambridge Biomedical Campus Development Principles	52-85
Chapter 5: Obligations and Mitigation.....	84-92
Appendix 1: Adopted Local Plan Policies relevant to the Cambridge Biomedical Campus SPD	92
Equality Impact Assessment (EqIA): Draft Cambridge Biomedical Campus SPD	93
Sustainability Appraisal Screening Report: Draft Cambridge Biomedical Campus SPD	93
Habitats Regulation Assessment Screening Report: Draft Cambridge Biomedical Campus SPD	93
Consultation Statement: Draft Cambridge Biomedical Campus SPD	93
Appendix A: List of organisations consulted	97
Appendix B: Tracked changes version of the SPD	100

1. Introduction

- 1.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 requires a local planning authority to consult the public and stakeholders before adopting a Supplementary Planning Document (SPD). Regulation 12(a) requires a Statement to be prepared setting out who has been consulted while preparing the SPD; a summary of the main issues raised; and how these issues have been addressed in the final SPD. Regulation 12(b) requires that Statement to also be published as part of the formal consultation on the SPD.
- 1.2 This statement is a record of consultation undertaken prior to the adoption of the Cambridge Biomedical Campus SPD.

2. Background

- 2.1 The Greater Cambridge Biodiversity SPD has been prepared to assist with the implementation of policies within the adopted Local Plans covering the Greater Cambridge area, namely the South Cambridgeshire Local Plan (September 2018) and the Cambridge Local Plan (October 2018). The document expands and provides guidance on the application of policies specifically relating to the Cambridge Biomedical Campus.
- 2.2 The SPD is structured in five chapters and one appendix.

3. Preparation of the draft Supplementary Planning Document

- 3.1 In preparing the draft SPD, informal consultation was carried out with input from a range of officers from within the Greater Cambridge Shared Planning Service and other officers from Cambridge City Council and South Cambridgeshire District Council.
- 3.2 Once drafted, sections of the SPD were reviewed by relevant technical officers within the service, with suggested amendments incorporated into the draft document.

4. Public consultation on the draft Supplementary Planning Document

- 4.1 The draft SPD was approved for public consultation on Monday 4 November 2024 at Cambridge City Council Planning and Transport Scrutiny Committee and on Tuesday 5 November 2024 at South Cambridgeshire District Council Cabinet meeting.
- 4.2 The consultation on the draft SPD took place for eight weeks from **9am on Thursday 28 November 2024 and 5pm on Friday 24 January 2025**. The

consultation approach reflected the requirements of national regulations and the [Greater Cambridge Statement of Community Involvement](#) (2024).

4.3 During the consultation period, the draft SPD and associated supported documents were available to view on the Greater Cambridge Shared Planning website at: <https://www.greatercambridgeplanning.org/emerging-plans-and-guidance/supplementary-planning-documents/> The associated supporting documents made available to view with the draft SPD were:

- Cambridge Biomedical Campus Supplementary Planning Document Equality Impact Assessment
- Cambridge Biomedical Campus Supplementary Planning Document Sustainability Appraisal and Strategic Environmental Assessment Screening Report
- Cambridge Biomedical Campus Supplementary Planning Document Habitat Regulations Assessment Screening Report
- Cambridge Biomedical Campus Supplementary Planning Document Consultation Statement.

4.4 A range of specific and general consultation bodies and other relevant stakeholders were directly notified via email of the consultation arrangements for the draft SPD. A list of the organisations notified is attached at Appendix A. In summary the organisations and bodies contacted included, but were not limited to (as set out in the Statement of Community Involvement):

- Local Parish Councils
- Local Members
- Specific Consultation Bodies
- Cambridgeshire County Council
- Greater Cambridge Partnership
- Adjacent Local Authorities
- Cambridgeshire and Peterborough Combined Authority
- Delivery partners, including infrastructure and transport providers
- Community organisations
- General Consultation Bodies, including groups which represent the interests of different diversity groups.

4.5 In addition to statutory consultees and organisations, individuals who have expressed a wish to be kept informed of Planning Policy consultations via the Greater Cambridge Planning Service Consultation database were invited to comment on the consultation via email, or by post where no email address was available.

4.6 To engage more widely with the local community, businesses and stakeholders in the Greater Cambridge area, a range of methods of notification used were:

- The draft SPD and associated supporting documents were available to view on the Greater Cambridge Shared Planning [website](#)
- Posts on social media platforms including [Facebook](#), [X](#) and [LinkedIn](#)
- A public notice was published in the Cambridge Independent newspaper and on the [Public Notice Portal website](#) on 27 November 2024.
- An [article](#) was published in the Cambridge City Council's magazine for residents 'Cambridge Matters' in the Winter 2024 edition.

4.7 GCSP held in-person and online consultation events during the consultation period. The [online webinar](#) about all three of the draft SPDs that were being consulted on during the consultation period was held on Tuesday 10 December 2024 and the recording can be viewed on YouTube.

4.8 Our in-person drop-in event for all three of the draft SPDs was on Thursday 12 December 2024 from 10am to 2pm at the Clay Farm Centre (Hobson Square, Trumpington, Cambridge CB2 9FN).

5. Consultation Methodology

5.1 The consultation on the draft SPD took place for eight weeks from **9am on Thursday 28 November 2024 and 5pm on Friday 24 January 2025**.

5.2 The draft SPD and associated supporting documents were available to view on the Greater Cambridge Shared Planning [website](#) and comments could be submitted online, by email or by post. Respondents could also request a form to complete.

5.3 The draft SPD and supporting documents were also made available to view at the following locations:

- Cambridge City Council's Customer Service Centre (Mandela House, 4 Regent Street, Cambridge, CB2 1BY) between 9am and 5.15pm Wednesday to Friday
- Cambridge Central Library (7 Lion Yard Cambridge CB2 3QD) during normal opening hours
- South Cambridgeshire District Council Reception: South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA ([by appointment only](#)).

5.4 Comments on the draft SPD could be submitted as part of the consultation by:

- Online on our [consultation system hub](#)
- By email at localplan@greatercambridgeplanning.org
- By post: Planning Policy, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH
- Or by requesting a form to complete and return to us by email or post.

5.5 A contact email address, telephone number and address for the Planning Policy Team were included on all publicity materials allowing those experiencing difficulties accessing the documents online to seek assistance. Officers were able to facilitate alternative methods for viewing the documents and for comments to be submitted including via email or post.

5.6 Alternative formats of the consultation documents were made available upon request (such as braille, translations into other languages and large print).

5.7 Respondents were able to request to be notified of the adoption of the SPD.

6. Representations received

6.1 During the consultation, a total of 198 representations were received from 31 separate individuals or organisations who responded to the consultation.

6.2 Of the representations received, 7 were in support, 4 were objections, and 183 were comments on the SPD. The number of comments received for each chapter of the SPD are set out in Table 1 below:

6.3 All of the representations are available to be read in full on our online consultation system at: [Greater Cambridge Shared Planning - Draft Cambridge Biomedical Campus Supplementary Planning Document](#).

Chapter	Number of representations received
Chapter 1: Introduction and Purpose	25
Chapter 2: Ambitions for the Campus and Development to Date	22
Chapter 3: Site Context	52
Chapter 4: Cambridge Biomedical Campus Development Principles	72
Chapter 5: Obligations and Mitigation	16
Appendix 1: Adopted Local Plan Policies Relevant to the Cambridge Biomedical Campus SPD	2

Equality Impact Assessment (EqIA): Draft CBC SPD	0
Sustainability Appraisal Screening Report: Draft CBC SPD	1
Habitats Regulation Assessment Screening Report: Draft CBC SPD	1
Consultation Statement: Draft CBC SPD	3

6.4 The representations received to the consultation were considered after the consultation ended. These are set out in the following section under each chapter heading of the SPD along with the Councils assessment of the issues, and where necessary what proposed modifications to the SPD are required.

7. Summary of main issues raised during consultation and how they have been addressed

Chapter 1: Introduction and Purpose

Total representations received for this Chapter: 25

Representation 200208 (Dr Stephen Davies)

Main issues raised in representation

The scope of the SPD is clearly defined and appropriate to present circumstances.

Councils' assessment

General support for the SPD is duly noted.

Proposed modifications

No proposed modification.

Representation 200227 (Cambridge University Hospital)

Main issues raised in representation

I would like to take this opportunity to thank you and your team for your work in the preparation of the SPD for CBC.

We are pleased to see a final document which strikes an appropriate balance between the shared ambition we, the local authorities, and our campus partners share for the CBC, whilst also recognising that there will be a need to bring forward smaller scale projects, within a framework to manage and deliver incremental enhancements to the campus.

The recognition that proposals on the Cambridge Biomedical Campus will vary greatly, ranging from replacement roof plant through to high profile new hospital buildings, we welcome the pragmatic, flexible and proportionate approach advocated

in the document. We also welcome the proposed proportionate application of the requirements of the SPD, which will necessarily be applied on a bespoke basis, based on the location, scale and nature of any given proposal. The recognition of the central need to deliver high quality healthcare outcomes, is welcomed.

I outline our key comments in respect of the draft SPD in the remainder of this letter.

Councils' assessment

General support for the SPD is duly noted.

Proposed modifications

A series of proposed modifications are set out in this consultation statement that address comments raised in the letter from Cambridge University Hospital NHS Foundation Trust.

Representation 200584 (Central Bedfordshire Council)

Main issues raised in representation

We do not have any specific comments to make in relation to the Draft Cambridge Biomedical Campus SPD.

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200260 (Natural England)

Main issues raised in representation

Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200206 (Highways England)

Main issues raised in representation

It is noted that once adopted, this SPD will become a material consideration in the determining of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.

Notwithstanding the above comments, we have reviewed the document and note that the details set out within the document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200732 (Cambridge Biomedical Campus)**Main issues raised in representation**

Overall CBC Ltd are supportive of the SPG and its purpose.

CBC Ltd agree with the structure of the SPG and the majority of the content.

There are however areas where CBC Ltd would like to suggest changes, alterations or additions.

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200328 (East West Rail Company)**Main issues raised in representation**

East West Rail Co. supports the principle of the draft SPD and its overarching ambition to be 'a world-leading location for healthcare, medical innovation and life science research.

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200332 (NHS Property Services Ltd)**Main issues raised in representation**

Cambridgeshire and Peterborough ICB and NHSPS thank the Council for the opportunity to comment on the Cambridge Biomedical Campus SPD consultation. We note that whilst the SPD is principally design focussed, the area is globally significant in terms of its clinical and research status and its growth is underpinned by both public and private sector investment.

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200162 (Mr John Meed)**Main issues raised in representation**

The Introduction states that 'This SPD has been prepared by the Greater Cambridge Shared Planning service'. However, parts of the Cambridge Biomedical Campus SPD read more like a promotional brochure for the campus rather than simply 'providing detailed guidance' on the 2018 local plans. I note that the SPDs for other

specific planning and development sites (such as that for the Ridgeon's site) have been prepared jointly by the council and the partner or consultant (for example, the University for the New Museums Site) – if this is true for the Campus SPD this should be made clear.

Councils' assessment

Comments duly noted. The SPD has been prepared by the Greater Cambridge Shared Planning service and not jointly with any other parties. Chapter 2 provides more detail on the development of the Campus to date, since the Local Plans were adopted in 2018. Chapter 3 sets out uses and occupations on the Campus to provide recent planning context when reading alongside the adopted Local Plan policies for the Campus.

Proposed modifications

No proposed modification.

Representation 200600 (Mr Antony Carpen)

Main issues raised in representation

Please read Mitchelltree and Valentine at <https://www.dezeen.com/2024/12/09/neuroarchitecture-cleo-valentine-heather-mitchelltree-opinion/> and ensure you consult with Cleo Valentine at the University of Cambridge and invite her to submit a consultation response on her research on how our built environment and building design/aesthetics impacts our mental health (<https://www.arct.cam.ac.uk/research/phd-research/cleo-valentine-architectural-neuroimmunology-assessing-impact-architectural>).

Councils' assessment

Comment duly noted. The Council recognises the role that the built form can play in facilitating positive health and wellbeing outcomes. Therefore, it is agreed that reference should be made to research that supports this finding.

Proposed modifications

Include reference to research by Cleo Valentine on the impacts of built form on physical and psychological wellbeing. Proposed modification to Paragraph 4.14 of the SPD.

Representation 200601 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

We welcome this initiative by the two Councils and the Shared Planning Service.

Unless stated otherwise, we support the proposed intentions and content of the draft SPD, and look forward to its use in guiding future development proposals for phases one to three of the Cambridge Biomedical Campus, and in the assessment / determination of planning applications.

Councils' assessment

General support for the SPD is duly noted and welcomed.

Proposed modifications

No proposed modification.

Representation 200179 (Cambridge Past, Present and Future)

Main issues raised in representation

We are concerned that the aspirations and goals of the SPD will only be achieved with a spatial strategy set out in a master plan. The SPD states good decisions need to be made but does not set parameters for those decision other than these worthy aspirations.

The master plan needs to set out specific requirements on where development is going to go and what it's going to look like, including how design equality across the site will be achieved, bridging the gap between Addenbrookes and world class laboratories.

Councils' assessment

Comment duly noted. The purpose of the SPD is to set out development principles that provide a clear framework for applications at the current time, ensuring that decisions made now do not undermine the potential future evolution of the Campus.

The SPD does not set out a spatial framework or masterplan for the Campus as the purpose is to guide development proposals that are submitted ahead of the adoption of the emerging Greater Cambridge Local Plan. It is the role of the Local Plan to set out the proposed land uses, quantum of development and any key spatial interventions that are required to support development on the Campus.

The draft Local Plan is anticipated to be consulted on in autumn 2025.

Proposed modifications

Include further reference in Paragraph 1.1 to the purpose and intent of the SPD and reiterate that the development principles are expressed through words and precedent images rather than a spatial strategy or masterplan.

Representation 200226 (Prologis)

Main issues raised in representation

SPD doesn't seem to celebrate any of the positives since first allocation for development in the 2006 local plan. For example, there is no reference to examples of the public art, delivered by a very sophisticated City Public Art Delivery Plan and administered by a campus Public Art Steering Group that Nadine Black was part of.

Photography isn't fantastic quality and doesn't feel equitable or balanced for such a significant planning document. 1000 Discovery Drive which might provide some balance and is significant as it's the first speculative development on the biomedical campus with open house amenity.

Councils' assessment

Comments duly noted. The Councils recognise the positive impacts of public art delivery on the Campus. The SPD will be amended to refer to the Public Art SPD (2010), the Public Art Manifesto (2022), the public art on the Campus and has included public art in the development principles.

The SPD provides images of a range of uses on the Campus. The Councils propose including an image of 1000 Discovery Drive as part of Chapter 3.

Proposed modifications

Include a new Paragraph (3.16) to the Context Chapter that sets out the importance of public art, refers to the Public Art SPD (2010), the Public Art Manifesto (2022).

Add reference to integrated public art on the Campus to Paragraph 3.24.

Add reference to public art throughout the Development Principles chapter in Paragraphs 4.12, 4b.1.3, 4b.2.1, 4f.3.1 and point four of phasing and delivery on page 45.

Add image of 1000 Discovery Drive (Image 4).

Representation 200228 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

In the interests of clarity, it is important that the Rosie Hospital is recognised as a separate hospital on the campus in the same way as both Addenbrooke's Hospital and the Royal Papworth Hospital. It is therefore requested that Paragraph 1.4 of the document be reworded to read: "References to 'the Campus' made throughout this SPD refer to Phases 1-3 of development that are allocated within the adopted Local Plans and to the existing Addenbrooke's, Rosie and Royal Papworth Hospitals and related buildings."

Councils' assessment

Comment duly noted. It is acknowledged that further clarification could be added to Paragraph 1.4 (now 1.5) to reference the Rosie Hospital in the list of individual hospitals.

Proposed modifications

Amend paragraph 1.4 (now 1.5) to reference the Rosie Hospital.

Representation 200262 (Mr Stephen Blackburn)

Main issues raised in representation

The Ambition Statement for CBC does not address it is not a Campus it is a site. "A campus university is a British term for one organisation namely a university situated on one site, with student accommodation, teaching and research facilities, and leisure activities all together belonging to the one organisation namely a university."

Councils' assessment

Comment duly noted. The area is commonly referred to and known as the Cambridge Biomedical Campus which is made up of different landowners and sites that collectively forms a Biomedical Campus. Whilst we acknowledge that the typical definition of Campus refers to university environments, the Biomedical Campus is recognised as a Campus on an international scale for teaching and research facilities used by local universities.

Proposed modifications

No proposed modification.

Representation 200621 (Mr Stephen Blackburn)

Main issues raised in representation

In line with the Cambridge Local Plan Strategic Objectives around promoting and supporting economic growth there should be consideration given how to make this vision a concrete outcome within the local context of Queen Edith's Ward which the Cambridge Biomedical corporate/ commercial/research/UC and NHS hospitals development site sits alongside. "Planning Gain" and financial contributions from the development of the site by each organisation needs to be fed back into the local economy to build infrastructure/civic enforcement/skills and employment plans etc. that mitigate for the unintended negative impacts of this size of CBC site growth within small residential areas by fitting the population of an Urban Town next to what would be considered 2 small village populations."

Councils' assessment

Comment duly noted. The Councils recognise the need to support local communities surrounding the Campus and acknowledge the importance of building the local economy as the Campus grows. It is proposed to include wording that requires developers to consider whether the proposal supports local economic growth and community wealth building for surrounding communities.

Design principle 4f.3.2 sets out that proposals should identify ways of working with the wider communities to provide skills and training opportunities. It is proposed to also provide a new bullet point in Phasing and delivery section of Chapter 5 to refer to enabling skills, training and apprenticeship opportunities.

Where relevant, S106 agreements would seek on and offsite contributions that may include new or enhanced services and facilities in adjacent areas where there is a clear demonstrable impact from the development that requires mitigating. The Council has provided more guidance on when this is appropriate and how this can be secured in the recently prepared Planning Obligations SPD that will be going out to a second public consultation in Summer 2025. Therefore, the Councils do not consider that further amendments to the SPD are necessary in this case.

Proposed modifications

Amend 'Phasing and delivery' section of Chapter 5 to include reference to supporting local economic growth for surrounding communities.

Include new bullet point to Phasing and delivery in Chapter 5 to read: Enable skills and training and apprenticeship opportunities to meet current and future skills gaps?

Representation 200622 (Mr Stephen Blackburn)

Main issues raised in representation

All development past, present and future need to be assessed as one, not piecemeal as if each is a single planning application. More emphasis needs to be put on the water issues of the whole site and how these impact on Cambridge and the UK. One cannot have it both ways stating it is one site, one development, has global significance then not address water in this same context of whole site development. Likewise, the green belt and the land taken by the site need to be seen as one so all can identify what and how much green belt land is being used to build more on the site.

Councils' assessment

Comments duly noted. The document provides guidance through development principles that each proposal should address. In Paragraph 5.6 of the SPD, applicants are encouraged to engage early on in the planning process through seeking Pre-Application advice from GCSP. This not only will help in providing consistent advice to all planning applications coming forward on the Campus but also allow different landowners to be coordinated in their approach to delivering the development principles set out in the SPD.

The Councils recognise the importance of water in this context and have incorporated these themes in the development principles. It is proposed to include further reference to water scarcity in Paragraph 4.22.

The adopted Local Plans set out the quantum of development land to be released from the Green Belt. The draft Local Plan is anticipated to be consulted on in autumn 2025 that will set out further future potential expansion of the Campus that was first explored in the [First Proposals Plan](#). .

Proposed modifications

Amend Paragraph 4.22 to include reference to the importance of local water issues such as water scarcity.

Representation 200268 (Annabel Sykes)

Main issues raised in representation

This document is useful to fill a planning gap that CBC has chosen not to fill with an update of the 2010 Strategic Masterplan and Vision following the adoption of the South Cambridgeshire Local Plan (2018).

Councils' assessment

Comments duly noted. The Councils recognise that the CBC SPD provides interim guidance for development proposals that are submitted ahead of the Greater Cambridge Local Plan. It is the role of the Local Plan to set out the proposed land uses, quantum of development and any key spatial interventions that are required to support development on the campus. The draft Local Plan is anticipated to be consulted on in autumn 2025.

Proposed modifications

No proposed modification.

Representation 200307 (Annabel Sykes)

Main issues raised in representation

In paragraph 1.1, "Some proposals will be in response to urgent and changing needs and priorities on the Campus" is slightly alarming at large and would benefit from a cross-reference to the example in paragraph 4.3. Does the description in paragraph 1.4 match the plan on page 18?.

Councils' assessment

Comments duly noted. The SPD recognises the need to have a measured and proportionate approach to the range of proposals coming forward on the Campus.

The Councils acknowledge that the word “urgent” may be considered alarming but as set out in the example in Paragraph 4.3, “urgent” refers to the response to the recent pandemic and provision of temporary buildings. As noted in the SPD, the application of the development principles for proposals will need to be considered on a case-by-case basis. Therefore, the Councils do not consider that further amendments to the SPD are necessary in this case..

Proposed modifications

No proposed modification.

Representation 200309 (Lynda Warth, British Horse Society)

Main issues raised in representation

The Equestrian Industry (EI) in Cambridgeshire creates commercial, social, mental and physical wellbeing and educational benefits.

The EI provides Riding for the Disabled Centres. RDA is a charity which pioneers the therapeutic use of horses and are leaders in disability sport. Their innovative programmes improve mobility, boost physical health and mental wellbeing, build confidence, and teach new skills for those with life challenges.

Equestrian sport is one of the few (if not the only?) physical sport where men and women compete equally successfully for the same prizes. This is in addition to the well recorded benefits of horse riding which we know contributes to fitness and wellbeing both, mentally and physically.

All the above benefits rely on safe, off-road access to suitably surfaced public rights of way – amenities which are not being protected nor enhanced by the documents included in this consultation.

Councils’ assessment

Comments duly noted. The Councils recognise the role the Equestrian Industry (EI) have in providing programmes that support physical and mental health and wellbeing as well as educational benefits.

The Councils acknowledge the importance of safe, off-road access to Public Rights of Way and it is proposed to include reference to protecting and enhancing Public Rights of Way in the SPD.

Proposed modifications

Proposed modification to Paragraph 4.19 to refer to Public Rights of Way on and surrounding the Campus and guidance set out by Cambridgeshire County Council.

Include reference to PROW in the development principles through new Paragraph 4d.2.3 to read: “Provide safe access through Public Rights of Way for pedestrians, cyclists and equestrians to surrounding adjoining countryside and amenities whilst allowing residents and workers easy access to and from the Campus”.

Representation 200653 (Lynda Warth, British Horse Society)

Main issues raised in representation

This response is a request for the Greater Cambridge Planning Team to 'look at the bigger picture' and to consult with Stakeholders – The Ramblers, The BHS, the Cambridgeshire Local Access Forum and offroad cyclists - regarding the need to include protection and enhancement of the Rights of Way network within their planning policy. Natural surface rights of way benefit humans and the environment.

Councils' assessment

Comments duly noted. As part of the consultation on the draft CBC SPD, the Councils have consulted with a range of statutory bodies, local organisations and volunteer groups. Comments received during the consultation including representations regarding Public Rights of Way are considered, responded to, and where appropriate proposed modifications are made to the SPD.

Proposed modifications

No proposed modification.

Representation 200563 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

In 2025 to finally have an SPD can only be beneficial, aiding in setting out development principles to guide future development proposals for phases 1-3 at the Cambridge University NHS Trust and Cambridge Biomedical Campus Site. Providing a planning framework for consideration when determining planning applications with a whole site approach will sit positively alongside Addenbrooke's Hospital aims when it commissioned its first masterplan for growth in 2008.

Councils' assessment

Comments duly noted. The Councils recognise that the CBC SPD provides interim guidance for development proposals that are submitted ahead of the Greater Cambridge Local Plan.

Proposed modifications

No proposed modification.

Representation 200378 (Great Shelford Parish Council)

Main issues raised in representation

Great Shelford Parish Council welcomes the publication of this document which makes the approach of GCSP to planning applications on the Cambridge Biomedical Campus ("CBC") more transparent and helps to fill a gap left by the failure of CBC to update the 2010 Strategic Masterplan and Vision.

We would like GCSP to look for other opportunities in the SPD to emphasise the importance to CBC of sufficient and properly maintained healthcare provision at CBC. The Parish Council opposes any further expansion of CBC. Vision 2050 is not fit for purpose. Further development at CBC will place further strain on our already stressed infrastructure: water and electricity.

Councils' assessment

General support for the SPD is duly noted and welcomed. The Councils recognise that the CBC SPD provides interim guidance for development proposals that are submitted ahead of the Greater Cambridge Local Plan.

The Councils recognise the importance of sufficient and properly maintained healthcare provision as set out in Paragraphs 4.12 and 4.13 and will propose including further reference for clarity in Paragraph 5.6.

Proposed modifications

Proposed modification to Paragraph 5.6 to include reference to early engagement with other relevant stakeholders as well as GCSP.

Representation 200562 (Hobson's Conduit Trust)

Main issues raised in representation

The Hobson's Conduit Trust have been responsible for the protection and maintenance of Hobson's Brook and Conduit. The Trust have entered a legal agreement with Cambridge University Hospitals and the CBC regarding surface water in and around the Campus that the SPD should refer to.

Trustees are alarmed by the paucity of references in the SPD to the Trust, to Nine Wells, and to the Brook, and to the legal structure surrounding surface water in and around the Biomedical Campus. We believe that this SPD needs to state and to underpin the extreme importance that the Trust places on the maintenance of water quality and the natural environment and habitats along the green corridor from Nine Wells to the City centre formed around Hobson's Brook and Conduit.

Councils' assessment

Comments duly noted. Whilst the Councils acknowledge the legal agreement between the Hobson's Conduit Trust and the Cambridge University Hospitals, it is not considered that the SPD is an appropriate document to set out deeds or agreements between landowners and the Hobson's Conduit Trust.

It is recognised that reference to the maintenance of water quality is important and the following additional principle 4e.1.5 is proposed under the key principles for sustainability.

Proposed modifications

Additional principle 4e.1.5 under the key principles for sustainability to read:
"Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management."

Representation 200719 (Hobson's Conduit Trust)

Main issues raised in representation

Please note that the Trustees strenuously object to the current CSET busway proposals which will cause damage to Nine Wells and Hobson's Brook especially in the context of the proposed CSET Construction Compound 7 right next to Nine Wells, and the massive motorway-style CSET bridge over Hobson's Brook. This transport scheme is portrayed uncritically in the SPD as offering various benefits,

and we contend that it will not offer these, and not as they are set out in the SPD. We favour the alternative A1307 on-road route, which would much better serve the whole hospital and CBC site than CSET and would avoid Nine Wells and the Brook completely. We note that it is most likely that a Public Inquiry will take place into the draft CSET TWAO later in 2025.

Councils' assessment

Comments duly noted. The routing of CSET is not a matter that will be set out in this SPD, but it is important that future planning takes account of major transport projects and the opportunities that they could provide. The SPD includes a principles around the promotion of Active Travel, requiring that measures should underpin travel planning for the Campus with opportunities to connect into existing and future sustainable travel modes (such as Cambridge South Station and CSET) maximised to meet the needs of those who experience reduced mobility.

Proposed modifications

No proposed modification.

Representation 200706 (Hobson's Conduit Trust)

Main issues raised in representation

The Trust carries out regular monitoring of flows and water quality, with the assistance of professional consultants, and using the latest technology. We therefore have a strong view that it is only through the Trust's early involvement in the planning process for new developments and constant vigilance that we can discharge our responsibilities.

Councils' assessment

Comment duly noted. Chapter 4 sets out the key principles in phasing and delivery including principle 4.f1.1 that seeks to deliver the Campus through appropriate strategies, assessments and evidence. Chapter 5 of the SPD encourages developers to engage early on in the planning process with GCSP and relevant stakeholders.

Proposed modifications

No proposed modification.

Representation 200540 (Cambridgeshire County Council)

Main issues raised in representation

A safeguarded waste management site is located within the plan area for the Cambridge Biomedical Campus SPD. This is identified as "South west of Addenbrooke's Hospital, between Robinson Way and Addenbrooke's Road, Cambridge" Waste Management Area under Policy 16 of the Cambridge Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) (MWLP). The safeguarded site is for the implemented planning permission for the Erection of an Energy Innovation Centre as part of the wider Biomedical Campus. Planning permission was granted in 2016 by Cambridgeshire County Council under planning reference C/05009/12/CW. It was subsequently implemented by the construction of the underground tunnel connecting to the Hospital to the new site.

Councils' assessment

Comments duly noted. Reference to the MWLP should be included and proposed modification to Paragraph 3.1 as well as a new Paragraph (2.7) to include reference to safeguarded waste management site.

Proposed modifications

Proposed modification to Paragraph 3.1 to read:

'The SPD provides supplementary detail and should be read in conjunction with the adopted policies in the Local Plans (2018), the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and other relevant material considerations set out in this chapter.'

And new paragraph (2.7) to read:

'A safeguarded waste management site is located within the plan area for the SPD. This is identified as "South west of Addenbrooke's Hospital, between Robinson Way and Addenbrooke's Road, Cambridge" Waste Management Area under Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) (MWLP). The safeguarded site is for the implemented planning permission for the Erection of an Energy Innovation Centre as part of the wider Biomedical Campus. Planning permission was granted in 2016 by Cambridgeshire County Council under planning reference C/05009/12/CW. It was subsequently implemented by the construction of the underground tunnel connecting to the Hospital to the new site.'

Chapter 2:

Total representations received for this Chapter: 22

Representation 200183 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

The ambition statement proposed in the draft SPD is welcomed, with suggested additions to its first paragraph as shown in italics below:

"The Cambridge Biomedical Campus will be a world leading location for excellence in healthcare, education, medical innovation and life science research - creating an optimum environment for the rapid and effective translation of research into clinical practice – integrated with surrounding communities as well as the wider landscape beyond the city."

Councils' assessment

Comment duly noted. The Councils acknowledge the suggested additions to the wording and propose to include part of the recommendation in the Vision.

Proposed modifications

Proposed modification to include education in the vision. Modification to read:

"The Cambridge Biomedical Campus will be a world- leading location for healthcare, education, medical innovation and life science research, integrated with surrounding communities as well as the wider landscape beyond the city".

Representation 200602 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

We note that the CBC's Vision 2050 updated by CBC Limited is "currently under consideration as part of the emerging Greater Cambridge Local Plan." We have assessed the updated version of Vision 2050, noted that the amendments made are not of sufficient substance, and concluded that the document continues not to be fit for purpose - for the reasons given in our joint ["Assessment" report](#) with Great Shelford Parish Council from February 2024.

Councils' assessment

Comments duly noted. The CBC SPD provides interim guidance for development proposals that are submitted ahead of the Greater Cambridge Local Plan. It is the role of the Local Plan to set out the proposed land uses, quantum of development and any key spatial interventions that are required to support development on the campus. The draft Local Plan is anticipated to be consulted on in autumn 2025.

Proposed modifications

No proposed modifications.

Representation 200615 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

Paragraph 2.7 notes that the Cambridge South Station will mean that communities of the south of the city and beyond will have better access to the rail network. Network Rail's intention is that Cambridge South will be primarily a "destination station" as noted by the Planning Inspector (October 2022 Report) when recommending the granting of a Transport and Works Act Order. We ask that the wording is amended to reflect the station's primary "destination" status.

We note that if not managed positively, car "drop off" at Cambridge South Station could cause significant congestion problems at this sensitive point in the CBC's road network. This underlines the need to avoid use of Cambridge South Station by unauthorized car drivers, and to encourage use of buses and active travel to gain access to the Station.

Councils' assessment

Comments duly noted. The station's status as a destination station is noted.

The Councils recognise the need for careful management of vehicular access and promotion of active travel at Cambridge South Station.

Proposed modifications

Include reference to the station as a destination station in paragraph 2.7 (now paragraph 2.8).

Representation 200209 (Dr Stephen Davies)

Main issues raised in representation

The ambition proposed for the CBC is inadequate and show limited understanding of context. This chapter also included inaccurate statements and unevidenced assertion. It needs a major revision.

Councils' assessment

Comment duly noted. The purpose of the SPD is to set out development principles that provide a clear framework for applications at the current time, ensuring that decisions made now do not undermine the potential future evolution of the Campus. Whilst the document sets out a high level ambition for the Campus, it is the role of the Local Plan to set out the proposed land uses, quantum of development and any key spatial interventions that are required to support development on the Campus. The draft Local Plan is anticipated to be consulted on in autumn 2025.

Sources for the key statistics of health outcomes shown in Chapter 2 are within the public domain and links to these sources will be added to the document for ease of reference.

Proposed modifications

Include links to sources set out in the Key statistics of the Campus on page 13 to read: "Sources: 2023 Carnall Farrar Report and 2022 CEBR Report".

Representation 200229 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

The third sentence of paragraph 2.8 should be reworded as follows: "This means that alongside Addenbrooke's Hospital, the Rosie Hospital and the Royal Papworth Hospital (which moved to the Biomedical Campus in 2019), there will be five hospitals within the campus, consolidating it as a regional centre for healthcare."

Councils' assessment

Comment duly noted. Amendment proposed to correct factual error.

Proposed modifications

Amend factual error from four hospitals to five.

Representation 200250 (Prologis)

Main issues raised in representation

2.8 Is the childrens Hospital actually u/c or were the works enabling works?

Councils' assessment

Comment duly noted. It is proposed to remove reference to the Hospital's current construction as the SPD will be used for a number of years so that the wording 'under construction' is not misinterpreted.

Proposed modifications

Remove sentence referring to the Hospital's current construction in Paragraph 2.8 (now 2.9).

Representation 200330 (Annabel Sykes)

Main issues raised in representation

The ambition for CBC needs to be redrafted significantly to better capture what it is about. I have also made a number of other detailed comments, some questioning accuracy, some questioning appropriateness and some asking for additional details.

Councils' assessment

Comment duly noted. The Councils acknowledge the recommended changes and propose to amend part of the Vision to include reference to education.

Proposed modifications

Include education in the vision. Modification to read: "The Cambridge Biomedical Campus will be a world- leading location for healthcare, education, medical innovation and life science research, integrated with surrounding communities as well as the wider landscape beyond the city".

Representation 200720 (Hobson's Conduit Trust)

Main issues raised in representation

We note that the recent CBC Vision 2050 document, which is inexplicably not mentioned in the SPD, and which is clearly a relevant complementary CBC statement of intent, waits until the foot of page 37 to include the following paragraph.

This, in the context of the CBC 2050 Vision, is clearly wholly inadequate, and we therefore look to the CBC SPD to play its part in obliging all those who seek to benefit from opportunities represented by the future growth of the Biomedical Campus to embrace those matters whose prioritisation the Trustees regard as the sine qua non of further CBC development. As outlined above we want these aspects to be accorded a much higher and more appropriate priority.

Councils' assessment

Comments duly noted. Paragraph 2.9 (now 2.10) includes reference to the CBC Vision 2050 document.

The Councils note the importance of the SPD in setting out guidance for proposals coming forward on the Campus and the need for early stakeholder engagement in the preparation of schemes.

It is proposed to include a new development principle (4f.2.4) that sets out the need for planning applications to demonstrate how the proposal responds to the cumulative impacts that are generated and therefore seek engagement organisations in the preparation of the scheme.

Proposed modifications

Include new paragraph 4f.2.4 that reads: "Demonstrate how the proposal responds to the cumulative impacts that are generated and seek early engagement with companies, bodies or other organisations in the preparation of the scheme".

Representation 200383 (Great Shelford Parish Council)

Main issues raised in representation

We support the ambition set out in paragraph 2.9 redrafted as shown to more accurately describe the complex four-stranded mission at CBC and the need for a balance between those strands that the wording included in the draft SP:

"The Cambridge Biomedical Campus will be a world-leading location for excellence in healthcare, education, medical innovation and life science research integrated with surrounding communities as well as the wider landscape beyond the city. Campus occupiers will collectively pursue a shared mission of

- advancement in healthcare
- research and development related to human health
- the education and training of the healthcare workforce
- Health technology and healthcare process innovation.

Individual organisations will focus on a different aspect, or aspects, of the quadripartite mission, with overlaps. The campus is also home to a mixed economy of public, private and third sector organisations. Balanced development between the different strands of the shared mission, and between sectors will be critical to the achievement of the vision, as will the fostering of productive connections between organisations and sectors. The Campus already amounts to a significant and separately identifiable area of the City. The principles of placemaking, including the promotion of health and well-being, will be pivotal to its future sustainability and success.”

Councils’ assessment

Comment duly noted. The Councils acknowledge the recommended changes and propose to amend part of the Vision to include reference to education.

Proposed modifications

Include education in the vision. Modification to read:

“The Cambridge Biomedical Campus will be a world- leading location for healthcare, education, medical innovation and life science research, integrated with surrounding communities as well as the wider landscape beyond the city”.

Representation 200668 (Great Shelford Parish Council)

Main issues raised in representation

- We agree with what you say in paragraph 2.7 about the opening of Cambridge South station being likely to lead to an increase in what is essentially non-motorised user through traffic.
- We query the use of statements such as 'unique globally' and 'world class'
- In paragraph 2.5, it would be helpful to include the size of each phase in hectares.
- We suggest target dates are avoided
- We suggest removing the statement that the Cancer Research and Children's Hospitals are under construction.
- Check the accuracy of claims about mortality rates and contribution to the economy.

Councils’ assessment

Comments duly noted. Sources for the key statistics of health outcomes shown in Chapter 2 are within the public domain and links to these sources will be added to the document for ease of reference.

Whilst we understand that it may be helpful to the reader to include reference to the land sizes in hectares, it is the role of the Local Plan to set out the proposed land uses, quantum of development and any key spatial interventions that are required to support development on the Campus, therefore no further wording is proposed.

It is proposed to remove reference to the Hospital’s current construction as the SPD will be used for a number of years so that the wording ‘under construction’ is not misinterpreted.

Proposed modifications

Include links to sources set out in the Key statistics of the Campus on page 13 to read: "Sources: 2023 Carnall Farrar Report and 2022 CEBR Report".

Remove sentence referring to the Hospital's current construction in Paragraph 2.8 (now 2.9).

Representation 200404 (Cambridge Biomedical Campus)

Main issues raised in representation

The chapter broadly gives an accurate account of the development of the campus since 1962. There is however scope for confusion about the history and which organisations led which pieces of work at what points.

Para 2.1 – In order re-enforce the separation between landowners and occupiers represented by CBCL we suggest splitting this paragraph into two (para 2.1 and new para 2.2) one describing land ownership and one describing campus occupants some of whom came together to form CBC Ltd in 2021. A high-level map of landownership would also be helpful.

Para 2.2 – refers to the development of the Addenbrookes led 'Vision 2020'. It says it was 1st produced in 2001 and updated in 2004. However, at para 2.6 there is reference to the vision being updated in 2010. The dates referring to initial publication and subsequent updates should be consistent between 2.1 and 2.6 ie Vision 2020 was first published in 1999 and formally revised in 2004. Any reference to updates to the 2020 Vision in 2010 should be omitted.

Para 2.6 reference to Vision 2020 should make it clear that this document was commissioned and led by CUH.

At para 2.9 there is extensive reference to the more recent CBC Ltd led Vision 2050 which was published in 2021 and updated in 2024. There is potential for further confusion for readers as to the content of this new Vision 2050 (produced by CBC Ltd) and Local Plan evidence submissions which seek to justify further campus expansion phase 4 (currently led by the landowners). As drafted the SPD suggests Vision 2050 was part of the evidence submitted in support of expansion. Please make it clear that the Vision 2050 was not produced to support the Landowners proposals for inclusion in the new Local Plan.

Councils' assessment

Comments duly noted. It is agreed that separating the first paragraph of Chapter 2 into two, will help distinguish between landowners and occupiers.

The Councils acknowledge the suggestion to include a map of the landownership, however, the SPD aims to focus on the development principles that should be applied to schemes coming forward and as the SPD will be used for a number of years, landownership could change.

It is acknowledged that factual errors such as Paragraph 2.2 should be amended.

It is agreed that it should be made clear that CUH commissioned and led the Addenbrooke's 2020 Vision.

It is noted that the 2050 Vision set out by CBC Ltd was not produced to support the Landowners proposals for inclusion in the emerging Local Plan, therefore, it is proposed wording is added to make clear the purpose of the 2050 Vision document in the SPD.

Proposed modifications

Separate Paragraph 2.1 to form another Paragraph 2.2.

Amend dates set out in Paragraph 2.2 (now 2.3) from 2001 to 1999.

Make clear in Paragraph 2.2 (now 2.3) that CUH commissioned and lead the Vision.

Amend Paragraph 2.9 (now 2.11) to include reference to the purpose of the 2050 Vision document to read:

Separate Paragraph 2.1 to form another Paragraph 2.2.

Amend dates set out in Paragraph 2.2 (now 2.3) from 2001 to 1999.

Make clear in Paragraph 2.2 (now 2.3) that CUH commissioned and lead the Vision.

Amend Paragraph 2.9 (now 2.11) to include reference to the purpose of the 2050 Vision document to read: "More recently, CBC Limited has sought to update the vision for the Campus up to 2050 (published in 2021 and updated in 2024) setting out the high level aspirations in health, education and life sciences for organisations working on the Cambridge Biomedical Campus. This in part is to reflect the rapid growth the Campus has seen since the publication of the 2010 Vision and to maintain the Campus' status as being at the forefront of globally significant biomedical research and development. The CBC vision document was not produced to support the Landowners proposals for land in the emerging Greater Cambridge Local Plan. Whilst this vision, and more widely how it can be delivered, is currently under consideration as part of the emerging Greater Cambridge Local Plan, there are some aspects which can be drawn from to inform this SPD".

Representation 200235 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 2.2, line 1 – suggests Addenbrooke's Hospital opened on its current site in 1967; however, paragraphs 2.5 and 2.6 suggests a date of 1962. The latter is correct.

Councils' assessment

Comment duly noted. It is acknowledged that further clarification could be added to correct Paragraph 2.2 (now 2.3).

Proposed modifications

Amend Paragraph 2.2. (now 2.3) to correct date to read: "Since Addenbrooke's opened in 1962...".

Representation 200432 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

2.1 I would wish to see the land map below included so the ownership of land is easily understood and transparent. (see attached document).

Within the SPD the point needs clarification that Cambridge Biomedical Campus Ltd. (CBCL) are not a land owner or developer, their aim is contained in the CBC Ltd. Company No 13471389 Memorandum and Articles of Association.

Royal Papworth Hospital NHS Trust needs to be inserted as it is not part of CUH but is one of the funders/ employers of Cambridge Biomedical Campus Ltd. (CBCL). Plus ACT are shown as a land owner.

The land across the Campus is under the ownership of a number of organisations including Cambridgeshire County Council, the Pemberton Family Trust, Prologis, Cambridge University Hospitals, Addenbrookes Charitable Trust and the University of Cambridge. As well as the landowners, Cambridge Biomedical Campus Ltd (CBCL) was formed in 2021 as a not-for-profit company by and for representation of the major occupiers within the Campus including Abcam, the Medical Research Council and Astra Zeneca as well as Cambridge University Hospitals Addenbrooke's and Rosie Hospitals, Papworth Hospital and the University of Cambridge who all are also as well as landowners.

Councils' assessment

Comments duly noted. The Councils propose separating the first paragraph of Chapter 2 into two to help distinguish between landowners and occupiers. It is also proposed to include Addenbrooke's, Rosie and Papworth Hospitals in the list in Paragraph 2.1 (now 2.2) as suggested.

The Councils acknowledge the suggestion to include a map of the landownership, however, the SPD aims to focus on the development principles that should be applied to schemes coming forward and as the SPD will be used for a number of years, landownership could change.

Proposed modifications

Amend Paragraph 2.1 (now 2.2) to include reference to: "Addenbrooke's, Rosie and Papworth Hospitals and the University of Cambridge who are also occupiers as well as landowners".

Representation 200617 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

Paragraph 2.8 states that "the Cambridge Children's Hospital... is currently under construction". This is not correct - it is not currently being built. The wording should be amended to reflect construction and funding realities.

The same paragraph also states that "In 2024, the Cambridge Cancer Research Hospital was also approved. This means... there will be four hospitals within the campus, consolidating it as a regional centre for health care...". As yet, the Cambridge Cancer Research Hospital is not funded within the New Hospitals

Programme. we suggest that the proposed wording in the SPD concerning “four hospitals” is modified to reflect the funding realities and the uncertainty they entail.

Councils’ assessment

Comment duly noted. It is proposed to remove reference to the Hospital’s current construction as the SPD will be used for a number of years so wording ‘under construction’ could be misinterpreted.

The SPD sets out where planning permission is granted for phases 1-3 of the Campus. It is the role of the SPD to set out development principles for proposals coming forward, and not to set out funding behind delivery of each scheme.

Proposed modifications

Remove sentence referring to the Hospital’s current construction in Paragraph 2.8 (now 2.9).

Representation 200618 (Mr David Plank, Trumpington Residents’ Association)

Main issues raised in representation

The infographic includes facts “Lower cancer, heart and circulatory disease and respiratory disease mortality rates than the national average, with 468 extra lives saved each year”, and “the Campus contributes £4.2bn to the UK economy each year.” The factual basis for these claims by the CBC needs to be demonstrated in detail including the assumptions made in their calculation. They should not be included in the Councils proposed SPD until justified.

Councils’ assessment

Comment duly noted. Sources for the key statistics of health outcomes shown in Chapter 2 are within the public domain and links to these sources will be added to the document for ease of reference.

Proposed modifications

Include links to sources set out in the Key statistics of the Campus on page 13 to read: “Sources: 2023 Carnall Farrar Report and 2022 CEBR Report”.

Representation 200689 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

2.9 The Cambridge Biomedical Campus Site will be a world leading location for healthcare, medical innovation and life science research, integrated with surrounding communities as well as the wider landscape beyond the city. I ask how – what evidence (appendices) of success of this aim is included 1999 – 2025 for residents in QE Ward?

Councils’ assessment

Comment duly noted. The SPD sets out a high-level ambition for the Campus ahead of the emerging Local Plan being adopted. It is the role of the emerging Local Plan to set out the proposed land uses, quantum of development and any key spatial interventions that are required to support development on the Campus and will include evidence to support the policies aims and ambitions for the Campus.

Proposed modifications

No proposed modification.

Representation 200690 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

I am keen for these opportunities to be made available from all organisations in a coordinated manner for the young people living in my Ward. As part of the “planning gain” establishment of skills and apprenticeship training L2+ leading to jobs in all organisations on site from construction stages of the Site through to the delivery of services once new hospitals/ research/ commercial/ university/Charity/Housing developments are in place through establishment of a QE Skills and Employment Scheme and a world class Science and Community Hub which all can access including young residents. (C.4 – 4f. 3.1 & 4.f 3.2 in line with the City’s Wealth Building Strategy).

Councils’ assessment

Comment duly noted. The Councils recognise the importance of enabling skills, training and apprenticeship opportunities. It is proposed to include another bullet point under Phasing and delivery in Chapter 5.

Proposed modifications

Include new bullet point to read: “Does the proposal enable skills and training and apprenticeship opportunities to meet current and future skills gaps?”.

Representation 200691 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

Key Statistics Need evidence and clarification e.g. 37,000 people visit the site daily – other figures show 44 or 55+ (deliveries/constructions staff/materials+ future dev will mean more). Medirest is a key employer but not noted?

Councils’ assessment

Comments duly noted. Sources for the key statistics of health outcomes shown in Chapter 2 are within the public domain and links to these sources will be added to the document for ease of reference.

Medirest Company has been included in proposed amendments to Map 3.

Proposed modifications

Include links to sources set out in the Key statistics of the Campus on page 13 to read: “2023 Carnall Farrar Report, 2022 CEBR Report and 2024 CBC Travel & Transport Plan”.

Representation 200723 (NHS Property Services Ltd)

Main issues raised in representation

The campus is identified at paragraph 2.3 as being the largest employment site in Cambridge and the NHS is a key landowner and employer in the area. To support the level of growth already achieved as well as expected in the future, it is of paramount importance that the interconnected nature of supporting land uses, including suitable and affordable accommodation for staff, to support the levels of employment in the area is fully considered.

As acknowledged at page 17 of the consultation document, there is existing worker accommodation on the northern part of the campus that provides a valuable resource of short- and longer-term accommodation but further accommodation across the local authority area will be required to support the level of growth envisaged.

Research highlights the acute need for high quality and affordable housing across a range of tenures. It is acknowledged that a key driver of the SPD is the “collective desire to improve health outcomes for patients” (p.11). Without ensuring that the emerging Local Plan and other planning policy documents acknowledge and address the need for suitable and affordable housing for NHS staff this objective would be difficult to accomplish.

Councils’ assessment

Comments duly noted. The Councils recognise that the wellbeing and ability for staff to live in locations that allow for sustainable movement between home and work is vital to the success of the Biomedical Campus.

The SPD is only intended to set out development principles for land that falls within the Campus itself. The SPD should be read in conjunction with other Development Plan documents that establish the delivery of affordable housing for local people and workers as a development priority in Greater Cambridge.

The Councils will also be considering the affordable housing needs in areas close to strategic employment sites like the Biomedical Campus when preparing the emerging Greater Cambridge Local Plan policies.

Proposed modifications

No proposed modification.

Representation 200724 (NHS Property Services Ltd)

Main issues raised in representation

A further aspiration of the Cambridge Biomedical Campus SPD is to adapt to climate change and reduce carbon emissions. Ensuring that campus employees are accommodated within a reasonable commuting distance of their place of work not only supports this objective but encourages future modal shift.

We therefore encourage any suitable housing sites in the emerging Local Plan to consider its suitability to provide affordable housing options for health/campus staff, which could encompass a range of housing tenures. Any relevant evidence base documents, including housing needs studies should also examine the requirement for affordable homes for NHS staff given its importance to the local and national economy.

We also welcome future discussions at the site-specific level to identify and progress sites that may be appropriate for accommodation for NHS staff working at the Cambridge Biomedical Campus.

Councils’ assessment

Comments duly noted. The SPD sets out development principles for climate resilience and sustainable travel through connectivity and movement principles. The

Councils note the importance of suitable housing provision and the emerging Local Plan will set out housing and infrastructure delivery. Policies will consider sustainable movement to/from employment sites including the Campus.

The Councils welcome comments and consultation engagement during the plan-making process.

Proposed modifications

No proposed modification.

Chapter 3: Site Context

Total representations received for this Chapter: 52

Representation 200163 (Mr John Meed)

Main issues raised in representation

There appears to be some confusion in Section 3 which needs clarifying:

A) Paragraph 3.8 could be reworded as follows: 'The Cambridge Local Plan identifies a site allocation M15 (the area covered by Policy 17) set out in the Map below.'

B) Map 2 should be replaced by Figure 5 on page 61 of the South Cambridgeshire Local Plan (or if retained, sourced correctly with full reference to its original purpose).

C) I recommend deleting Paragraph 3.11.

Councils' assessment

Comments duly noted. It is proposed to amend wording in Paragraph 3.8 to improve clarity.

It is also recognised that Map 1 and Map 2 could be clearer in setting out the site allocations within the adopted Local Plans and it is proposed to include newly produced maps with relevant key and sources.

Proposed modifications

Proposed modification to amend wording to Paragraph 3.8 to read: "The Local Plan identifies a site allocation M15 (the area covered by Policy 17) set out in the Map below. , alongside the Area of Major Change allocation of Policy 17".

Include newly produced Map 1 and Map 2 that clearly show the site allocations set out within the adopted Local Plans.

Representation 200168 (Mr Michael Abbs)

Main issues raised in representation

Discovery Drive runs between ABCAM and Discovery 1000. Please can a bridge be placed over the ditch at the end of Discovery drive to enable cyclists and pedestrians to reach the cycle way running along the "bottom" of the map on p.18.

Councils' assessment

Comment duly noted. The Councils recognise the importance of providing safe cycling and pedestrian infrastructure on the Campus. Development principle 4d.2.1 sets out the need to improve the integration between the Campus and the surrounding communities by enhancing walking, wheeling, cycling and public transport connections to and from the Campus including to key healthcare and employment buildings.

Proposed modifications

No proposed modification.

Representation 200440 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

The key on page 19 to the map on page 18 states "20 Cambridge Children's Hospital (due 2028)." This needs to be amended given the uncertainty about funding - The CUH NHS Trust has recently changed this date to 2029.

Councils' assessment

Comment duly noted. The SPD sets out where planning permission is granted for phases 1-3 of the Campus. It is recognised that the Cambridge Children's Hospital is part of the wider Addenbrooke's 3 redevelopment, which includes the new Cambridge Cancer Research Hospital (currently scheduled to open in 2029). Therefore, it is proposed that wording is amended to reflect 2029 rather than 2028.

Proposed modifications

Amend wording to read: Cambridge Children's Hospital (due 2029).

Representation 200616 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

Paragraph 3.24 states "In terms of landscape, the Campus is located between a rolling agricultural landscape in the south..." This is potentially misleading as it omits mention of White Hill / Gog Magog Hills and Wandlebury. A more complete description is advisable.

Councils' assessment

Comment duly noted. The Councils recognise the importance of the landscape surrounding the Campus and propose amendment to Paragraph 2.4 (now 2.5).

Proposed modifications

Amend wording in Paragraph 2.4 (now 2.5) to include reference to White Hills, the Gog Magog Hills and Wandlebury.

Representation 200614 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

Rat running on the CBC's private roads is not recognised in Chapter 3 (Paragraph 3.30) of the draft SPD.

Councils' assessment

Comment duly noted. It is acknowledged that reference to 'rat-running' of vehicles through the Campus should be made to Paragraph (now 3.31).

Proposed modifications

Proposed modification to Paragraph 3.30 (now 3.31) to read: “The primary road layout within the Campus and ‘rat-running’ of vehicles also contributes to congestion inside the Campus which impacts on public transport accessibility”.

Representation 200663 (East West Rail Company)

Main issues raised in representation

EWRCo would welcome reference to the connectivity and labour market benefits of the EWR project in the draft SPD.

Councils’ assessment

Comment duly noted. The Councils recognise the benefits of improved connectivity through active travel, such as the planned Cambridge South Station and other pipeline projects. This will enhance connectivity and movement and reduce the need to travel by private travel.

Proposed modifications

No proposed modification.

Representation 200664 (East West Rail Company)

Main issues raised in representation

A small area of land allocated for the development of the Cambridge Biomedical Campus falls within the land safeguarded for the EWR project. EWR Co propose that a new paragraph is added to Chapter 3 (Site context) of the SPD stating:

“East West Rail (EWR) is a project of national significance aiming to deliver both new and enhanced rail infrastructure to provide frequent, fast, and reliable rail links for communities between Oxford, Milton Keynes, Bedford, and Cambridge. The Secretary of State for Transport has safeguarded land currently identified as being required for the EWR project to protect it from conflicting development. Safeguarding Directions were issued by the Secretary of State for Transport on 14th November 2024 under articles 18(4), 31(1) and 34(8) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A small area of land allocated for the development of the Cambridge Biomedical Campus falls within the land safeguarded for the EWR project. Under the Safeguarding Directions, the local planning authority must consult East West Railway Company Limited (EWR Co) on any applications for planning permission relating to land falling within the safeguarded area before determining those applications.”

Councils’ assessment

Comments duly noted. The Councils recognise the safeguarded land for the EWR project. It is proposed to include new wording to reflect considerations for early engagement on planning proposals with transport providers, companies and/or bodies. For any significant schemes coming forward and through the safeguarding Order, EWR will be notified of any applications that are put forward as part of the Development Management process.

Proposed modifications

Include bullet point to Connectivity and Movement section in Chapter 5 to read: “Does the proposal generate a significant number of users that requires early

engagement with transport providers, companies, bodies or other organisations in the preparation of the scheme?”.

Representation 200210 (Dr Stephen Davies)

Main issues raised in representation

This chapter fails to fully recognise the scale of the challenges presented by pre-1980 buildings at Addenbrooke's Hospital. This is a serious failing and inconsistent with the ambition for world-leading healthcare. Greater realism is needed.

Councils' assessment

Comment duly noted. The SPD includes development principles that set out the need to improve the existing buildings, public realm and infrastructure on the Campus as well as providing guidance for new proposals coming forward.

Proposed modifications

No proposed modification.

Representation 200230 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

The campus is first and foremost concerned with the quality of the healthcare outcomes for its patients and greater emphasis should be given to this within the SPD. Paragraph 3.3 should be reworded to read: “This SPD meets the aims of the NPPF by promoting sustainable development that responds appropriately to the surrounding context of the site through high quality design, within the context of the need to deliver high quality healthcare outcomes.”

Councils' assessment

Comment duly noted. The Councils recognise the importance of delivering high quality healthcare outcomes and it is therefore proposed to include reference in Paragraph 3.3.

Proposed modifications

Amend Paragraph 3.3 to read: This SPD meets the aims of the NPPF by promoting sustainable development that responds appropriately to the surrounding context of the site through high quality design, whilst setting out the need to deliver high quality healthcare outcomes.

Representation 200231 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 3.31 refers to the accessibility of the campus by public transport and the connectivity of the campus with the transport hubs; however, it neglects to mention the internal shuttle bus service that operates at the campus, linking the transport hubs to the rest of the site. In order to address the omission, it is proposed that the following sentence is added to paragraph 3.31: “The campus does benefit from an internal shuttle bus service for patients and visitors which looks to improve connectivity and accessibility across the campus.”

Councils' assessment

Comment duly noted. The Councils recognise the internal shuttle bus service and agree that reference should be made in the SPD to the service on the Campus.

Proposed modifications

Amend Paragraph 3.30 (now 3.32) to read: “The bus station on Hills Road is one of the main arrival points to the Campus but is distant from many of the newer clinical and non-clinical facilities. Routes into the Campus from the bus station are not clearly sign-posted to, making it harder to navigate around the Campus. Bus stops for the guided bus way route from the west and other bus routes which pass through the Campus are less convenient to access from parts of the Campus. The Campus does benefit from an internal shuttle bus service for patients and visitors which looks to improve connectivity and accessibly across the Campus”.

Representation 200236 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 3.2 need updating to reflect the National Planning Policy Framework 2024.

Councils’ assessment

Comment duly noted. The SPD was prepared prior to the publication of the December 2024 NPPF. The SPD has since been amended to reflect the most recent version.

Proposed modifications

Amend all references to the NPPF 2024 within the SPD, including in Paragraph 3.2.

Representation 200237 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 3.7 – the reference to B1(b) uses in Policy 17 need to be clarified within the context of the amendments to the Use Classes Order (Class E(g)(ii)).

Councils’ assessment

Comment duly noted. The SPD refers to the previous Class Use Order as set out in the context of the adopted 2018 Local Plan. Since Policy 17 was written, the Use Class Order was amended (2020) and references to the old Use Classes should be accompanied by a statement to refer to the new Use Classes.

Proposed modifications

Add reference to the 2020 Use Class Order amendment to Paragraph 3.7 to read: “In 2020, the Use Class Order was amended, and B1(b) use is now Class E (g) (ii)”.

Representation 200238 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 3.10 – the reference to B1(b) uses in Policy E/2 need to be clarified within the context of the amendments to the Use Classes Order (Class E(g)(ii)).

Councils’ assessment

Comment duly noted. The SPD refers to the previous Class Use Order as set out in the context of the adopted 2018 Local Plan. Since Policy E/2 was written, the Use Class Order was amended (2020) and references to the old Use Classes should be accompanied by a statement to refer to the new Use Classes.

Proposed modifications

Add reference to the 2020 Use Class Order amendment to Paragraph 3.10 to read:
“In 2020, the Use Class Order was amended, and B1(b) use is now Class E (g) (ii)”.

Representation 200239 (Cambridge University Hospital NHS Foundation Trust)**Main issues raised in representation**

Paragraph 3.31, line 3 delete the word “to”.

Councils’ assessment

Comment duly noted.

Proposed modifications

Amend error in Paragraph 3.31.

Representation 200251 (Prologis)**Main issues raised in representation**

3.7 isn't it wider than this to include clinical expansion as well eg phase 2 land share for NHS.

Councils’ assessment

Comments duly noted. Paragraph 3.7 refers to the wording set out in support of the expansion land at CBC as referred to in Policy 17 of the adopted Local Plan. The emerging Local Plan will also set out further details on the continuing development of the Campus.

Proposed modifications

No proposed modification.

Representation 200726 (Prologis)**Main issues raised in representation**

3.18 Is "Expansion" an occupier?

Councils’ assessment

Comment duly noted. It is agreed that Paragraph 3.18 and the title of Map 3 should refer to identified proposed development and not just current occupiers.

Proposed modifications

Amend Paragraph 3.17 (now 3.18) to read: “The current occupiers and proposed development can be found on the map below with accompanying key” and Map 3 title: “Current occupiers and proposed development of Cambridge Biomedical Campus (2024)”.

Representation 200727 (Prologis)**Main issues raised in representation**

3.20 cafe operator is Stir.

Councils’ assessment

Comment duly noted. It is noted that Stir café operate at 1000 Discovery Drive and reference will be made in Paragraph 3.20 (now 3.21).

Proposed modifications

Amend Paragraph 3.20 (now 3.21) bullet point under food and beverage heading to include “Stir café at 1000 Discovery Drive”.

Representation 200728 (Prologis), 200730 (University of Cambridge)

Main issues raised in representation

Paragraph 3.23 relates to the development on the Phase 1 land rather than Phase 2.

Councils’ assessment

Comment duly noted. It is acknowledged that Paragraph 3.23 reads as though AstraZeneca and Royal Papworth Hospital are part of Phase 2 land. It is agreed that this sentence should be amended to be read clearly and refer to Phase 1.

Proposed modifications

Amend Paragraph 3.23 (now 3.24) to read: “More recent development across the Phase 1 land, including the AstraZeneca Discovery Centre, Royal Papworth Hospital and adjacent open spaces, has sought to improve the quality of the public realm and open space such as through integrated public art, providing a glimpse into future opportunities that could be delivered elsewhere on the Campus”.

Representation 200729 (Prologis), 200731 (University of Cambridge)

Main issues raised in representation

3.27 Piecemeal is unfair - it is “Phased.”

Councils’ assessment

Comment duly noted. It is agreed that the word ‘phased’ would be more appropriate when describing the approach to development on the Campus.

Proposed modifications

Amend Paragraph 3.27 (now 3.28) to read: “. There is more consistency in use of materials and more active facades at ground level in these more recent buildings but overall, due to the long term and phased approach to development, the Campus architecture lacks coherency”.

Representation 200269 (Annabel Sykes)

Main issues raised in representation

A number of important matters have been missed (more discussion of the Green Belt, Nine Wells and the Hobson's Catchment Area and connectivity and movement, including the continuing enforcement failures related to rat-running). This section also includes requests for further detailed information and some factual corrections/ amplifications.

Councils’ assessment

Comments duly noted. It is recognised that reference to Nine Wells, and the Hobson’s Catchment is important and the following additional principle 4e.1.5 is proposed under the key principles for sustainability.

The adopted Local Plans set out the quantum of development land to be released from the Green Belt. The draft Local Plan is anticipated to be consulted on in autumn

2025 that will set out further future potential expansion of the Campus that was first explored in the [First Proposals Plan](#).

It is acknowledged that reference to 'rat-running' of vehicles through the Campus should be made to Paragraph (now 3.31).

Proposed modifications

Additional principle 4e.1.5 under the key principles for sustainability to read:
"Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management."

Paragraph 3.30 (now 3.31) to include reference to rat-running.

Representation 200331 (Annabel Sykes)

Main issues raised in representation

The County Council submission on East West Rail notes that there is a Hobsons Conduit Trust's proposal to divert the main Addenbrookes Drain to flow through the attenuation pond reedbed by Long Road before it enters Hobson's Brook. Please mention this in the context of water discharges.

The Trust is understood to have an ambition for a non-motorised user path towards the Nine Wells Local Reserve (the East West Rail area manager mentioned it at the Cherry Hinton drop-in on Tuesday). Again, perhaps this could be mentioned in the context of greater protection and improvement for the reserve.

Councils' assessment

Comments duly noted. The Councils recognise the importance of water in this context, and have incorporated these themes in the development principles. It is proposed to include further reference to protecting water quality and the natural habitats at Nine Wells, Hobson's Brook and Conduit.

Proposed modifications

Additional principle 4e.1.5 under the key principles for sustainability to read:
"Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management."

Representation 200451 (Cambridgeshire County Council)

Main issues raised in representation

Paragraph 3.1 should also refer to the Cambridgeshire and Peterborough Minerals and Waste Local Plan which also forms part of the development plan for the area. The MWPA suggests that the Context section of the SPD (Chapter 3) is amended to include reference to the Minerals and Waste Local Plan (2021), the Energy Innovation Centre, and its safeguarded status within the MWLP.

Councils' assessment

Comments duly noted. It is agreed that reference should be made to the Minerals and Waste Local Plan (2021) and the safeguarded Energy Innovation Centre.

Proposed modifications

Include reference in Paragraph 3.1 to the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021).

Include new Paragraph (2.8) to read: “A safeguarded waste management site is located within the plan area for the SPD. This is identified as “South west of Addenbrooke's Hospital, between Robinson Way and Addenbrooke's Road, Cambridge” Waste Management Area under Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) (MWLP). The safeguarded site is for the implemented planning permission for the Erection of an Energy Innovation Centre as part of the wider Biomedical Campus. Planning permission was granted in 2016 by Cambridgeshire County Council under planning reference C/05009/12/CW. It was subsequently implemented by the construction of the underground tunnel connecting to the Hospital to the new site”.

Representation 200384 (Great Shelford Parish Council)

Main issues raised in representation

In paragraph 3.2, as already noted, the NPPF2024 has recently been published. Its paragraph 7 now says “the purpose of the planning system is to contribute to the achievement of sustainable development”. Paragraph 3.2 should more accurately reflect this.

Councils' assessment

Comments duly noted. The SPD was prepared prior to the publication of the December 2024 NPPF. The SPD has since been amended to reflect the most recent version.

Proposed modifications

Amend all references to the NPPF 2024 within the SPD, including in Paragraph 3.2.

Representation 200670 (Great Shelford Parish Council)

Main issues raised in representation

Are all the “outposts with catering facilities” open to the public (paragraph 3.20)?
There will be more retail in the Cambridge South station.

Councils' assessment

Comment duly noted. The cafés are publicly accessible. It is proposed to include reference to public access in the SPD to provide clarity.

Proposed modifications

Amend wording in Paragraph 3.20 (now 3.21) to read: “Other publicly accessible outputs with catering facilities including cafés in the Rosie Maternity Hospital, the Clinical School and the AstraZeneca Hub”.

Representation 200671 (Great Shelford Parish Council)

Main issues raised in representation

Which employees is the Frank Lee Centre open to (paragraph 3.21)?

Councils' assessment

Comment duly noted. The Frank Lee Centre leisure facility is available to employees of the Campus as set on their [website](#). It is proposed to include reference to who can use the facilities in the SPD to provide clarity.

Proposed modifications

Amend wording to Paragraph 3.21 (now 3.22) to read: "The Frank Lee Centre is the only leisure facility available for employees of the Campus, but it is not located centrally, and membership is undersubscribed".

Representation 200672 (Great Shelford Parish Council)

Main issues raised in representation

3.24 does not mention White Hill and the Gog Magog Hills, and the extent to which urban Cambridge wraps around the East of CBC is limited.

Councils' assessment

Comment duly noted. The Councils recognise the importance of the landscape surrounding the Campus and propose amendment to Paragraph 3.24 (now 3.25).

Proposed modifications

Amend Paragraph 3.24 (now 3.25) to read: "In terms of landscape, the Campus is located between a rolling agricultural landscape in the south including White Hill, the Gog Magog Hills and Wandlebury, and the suburban edges of the Cambridge in the north and east".

Representation 200673 (Great Shelford Parish Council)

Main issues raised in representation

3.28 'northwest' and 'northeast' is confusing. The incinerator chimney is also distinctive seen from the A1307.

Councils' assessment

Comment duly noted. It is proposed to add reference to the view from the A1307 of the incinerator chimney.

Proposed modifications

Amend Paragraph 3.28 (now 3.29) to read: The tallest building on the Campus is the incinerator chimney that is approximately 78m high. It is located to the northeast of the Campus, forming a distinctive landmark in the built environment when approaching Cambridge by train to the northwest of the Campus, from Hills Road to the northeast, and from Babraham Road (A1307) to the southeast of the Campus.

Representation 200674 (Great Shelford Parish Council)

Main issues raised in representation

3.29 the railway is West Anglia Main Line not London to Kings Lynn railway. The description of where the existing MSCPs is appears inaccurate.

Councils' assessment

Comment duly noted. It is proposed that amendments are made to improve clarity of the SPD.

Proposed modifications

Amendment to Paragraph 3.29 (now 3.30) to read: “The Campus is located between Hills Road/A1307 on the east of the Campus and the West Anglia Main Railway Line on the west”.

Representation 200675 (Great Shelford Parish Council)

Main issues raised in representation

3.30 could include updates figures from the CBC Travel and Transport Plan.

Councils’ assessment

Comment duly noted. The Councils agree that using up to date data is important for setting the context of the Campus. It is proposed to include reference to recently collected data from the CBC Travel and Transport Plan (2024).

Proposed modifications

Amend Paragraph 3.30 (now 3.31) to read: “[The Greater Cambridge Local Plan Transport Evidence Report \(2021\)](#) sets out that 36% of trips to the Campus are made by private vehicle and 33% of trips are by active modes of travel which is comparatively good considering the edge of city location of the Campus. The [CBC Travel and Transport Plan \(2024\)](#) sets out that 28% of the 23,000 staff accessing the Campus use active travel”.

Representation 200676 (Great Shelford Parish Council)

Main issues raised in representation

3.31 the relationship between the guided buses and the bus station is unclear. The walk between Cambridge South station and the eastern parts of the campus will be significant.

Councils’ assessment

Comment duly noted. Paragraph 3.31 (now 3.32) refers to bus provision and access across the Campus. It does not reference the Cambridge South Station that is highlighted in 3.32 (now 3.33), therefore, no further wording is proposed.

Proposed modifications

No proposed modification.

Representation 200669 (Great Shelford Parish Council)

Main issues raised in representation

The map in paragraph 3.17 is useful, but should also show:

- (i) the site reserved for the new acute hospital,
- (ii) the sites of Cambridge Surgical Hospital, the East of England Ambulance Service, the Addenbrooke’s Centre for Clinical Investigation, GSK’s Experimental Medicine and Clinical Pharmacology Unit and IdeaSpace,
- (iii) use 2000 and 3000 Discovery Drive for “Discovery Drive development”.

The “Plot 9” description is not particularly meaningful. Labels such as “due 2025”, “due 2028” and “in development” should be avoided and, in any event, are already not accurate.

In addition, the occupiers listed in paragraph 3.19 should be the same as those shown on the map and names should be used consistently throughout the draft SPD (e.g. Victor Dadaleh is not).

In paragraph 3.19, some places shown on the map (e.g. the NHS Blood and Transplant Cambridge Donor Centre) are not listed. Internet research suggests that Iota Pharmaceuticals is at the St John's Innovation Centre.

Councils' assessment

Comments duly noted. It is proposed to amend Map 3 to improve clarity of current occupiers and proposed development.

The Map shows the sites reserved for both the Cambridge Cancer Research Hospital (in development) and the Cambridge Children's Hospital (due 2029).

The Addenbrooke's Centre for Clinical Investigation, GSK's Experimental Medicine and Clinical Pharmacology Unit are within the main Addenbrooke's Hospital listed as number 16 on the map.

It is proposed to include The Clifford Allbutt Building that includes the ideaSpace and the University of Cambridge's School of Clinical Medicine.

It is also proposed to amend names to refer to 2000 and 3000 Discovery Drive, and add description to "Plot 9".

It is proposed to amend all references to the Heart and Lung Research Institute (HLRI) to include "Victor Phillip Dahdaleh" for consistency.

The labels setting out development due dates are indicative to show the buildings that are built out, and those coming forward.

It is proposed that the error in spacing is amended to clarify that IOTA Pharmaceuticals is separate from the ideaSpace.

Proposed modifications

Amendments to Map 3 to include:

- The Clifford Allbutt Building that includes the ideaSpace.
- University of Cambridge's School of Clinical Medicine.

Replace "Discovery Drive development" with "2000 and 3000 Discovery Drive".

Add description to "Plot 9" to read: "allocated for future research-led development".

Amend all references to the Heart and Lung Research Institute (HLRI) to include "Victor Phillip Dahdaleh" in the key to Map 3, the list under "University and Research Institutes", and in the title of Image 2.

Amend error in spacing of list under "Industry and Expansion".

Representation 200391 (University of Cambridge)

Main issues raised in representation

Map 3: Current occupiers of Cambridge Biomedical Campus (2024)

– The map should be amended to include reference to the University of Cambridge's School of Clinical Medicine, who are located on the Island Site

- The reference to the Anne McLaren Laboratory should be amended to the Anne McLaren Building.

- The reference to the Heart and Lung Institute in paragraph 3.19 should be amended to the Heart and Lung Research Institute.

- It would be helpful to include maps for existing campus amenities and existing campus public realm and open spaces.

Councils' assessment

Comments duly noted. It is proposed to amend the Map to include The School of Clinical Medicine and to amend reference to other buildings to improve clarity.

Whilst it would be helpful to include maps for existing campus amenities, public realm and open spaces, the SPD is focussed on setting out the development principles that will support in the delivery of high quality places for proposals coming forward on the Campus. Therefore, no further amendments are proposed.

Proposed modifications

Amend Map 3 to include: University of Cambridge's School of Clinical Medicine.

Amend references to Anne McLaren Building, and the Heart and Lung Research Institute.

Representation 200731 (University of Cambridge)

Main issues raised in representation

Paragraph 3.27: Land allocations have taken place in stages and planning requirements have changed over time since the 1960s; it is therefore inevitable that design responses have evolved over time.

Proposed change to read: "There is more consistency in use of materials and more active facades at ground

level in these more recent buildings but overall, due to the phased delivery of development to meet changing needs and to deliver a greater mix of uses over a period of six decades, with evolution in approaches to design, the Campus architecture lacks coherency".

Councils' assessment

Comments duly noted. Whilst the Councils recognise the evolution of the Campus since the 1960s, Paragraph 3.27 (now 3.28) Councils do not sets out that whilst in recent years there has been more consistency in the use of materials, the Campus architecture lacks coherency. Therefore, the Councils do not consider that further amendments to the SPD are necessary in this case.

Proposed modifications

No proposed modification.

Representation 200405 (Cambridge Biomedical Campus)**Main issues raised in representation**

There a number of minor typo and other changes which can be picked up separately. There are no substantially inaccurate or misleading statements that need correcting.

Councils' assessment

Comments duly noted.

Proposed modifications

Proposed modifications are set out in relevant Chapters of the SPD and addressed in this Statement of Consultation.

Representation 200652 (Lynda Warth, British Horse Society)**Main issues raised in representation**

Lack of rights of way provision in the Plan is very disappointing given the acknowledgement in paragraph 3.26.

Councils' assessment

Comments duly noted. The Councils recognise the role the Equestrian Industry (EI) have in providing programmes that support physical and mental health and wellbeing as well as educational benefits.

The Councils acknowledge the importance of safe, off-road access to Public Rights of Way and it is proposed to include reference to protecting and enhancing Public Rights of Way in the SPD.

Proposed modifications

Proposed modification to Paragraph 4.19 to refer to Public Rights of Way on and surrounding the Campus and guidance set out by Cambridgeshire County Council. Include reference to PROW in the development principles through new Paragraph 4d.2.3 to read: "Provide safe access through Public Rights of Way for pedestrians, cyclists and equestrians to surrounding adjoining countryside and amenities whilst allowing residents and workers easy access to and from the Campus".

Representation 200410 (Hobson's Conduit Trust)**Main issues raised in representation**

Paragraph 3.14: We note the wording: 'The SPD ensures that new development reduces its environmental impact by minimising carbon emissions, flood risk, pollution and pressure on resources such as water, as well as helping to protect and enhance biodiversity.'

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200708 (Hobson's Conduit Trust)

Main issues raised in representation

Paragraph 3.24: We are disappointed to find no reference to Nine Wells, White Hill and the Gog Magogs. The relationship of the built environment of Addenbrookes and the CBC with all of these surrounding landscape features such as the Magog Down is very important. The scale and impact of the whole of the mass of hospital and CBC buildings, their height and increasingly dense and industrial texture is very significant and of high sensitivity, and needs to be given appropriate weighting in the SPD which is currently completely missing.

Councils' assessment

Comments duly noted. The Councils recognise the importance of the landscape surrounding the Campus and propose amendment to Paragraph 3.24 (now 3.25).

Proposed modifications

Amend Paragraph 3.24 (now 3.25) to read: "In terms of landscape, the Campus is located between a rolling agricultural landscape in the south including White Hill, the Gog Magog Hills and Wandlebury, and the suburban edges of the Cambridge in the north and east".

Representation 200709 (Hobson's Conduit Trust)

Main issues raised in representation

Paragraph 3.26 highlights the importance of ensuring that Nine Wells is properly and comprehensively safeguarded, and remains readily accessible and its footprint is expanded sufficiently to absorb greater numbers of people working at the CBC. It also emphasises the important role that Hobson's Park can play, and the potential value of walking routes in the Park including beside Hobson's Brook. The Trustees are currently aiming to complete a continuous walking route from the City Centre to Nine Wells, part of which would provide an excellent and attractive circular walking route from CBC.

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200709 (Hobson's Conduit Trust)

Main issues raised in representation

Paragraph 3.26 highlights the importance of ensuring that Nine Wells is properly and comprehensively safeguarded, and remains readily accessible and its footprint is expanded sufficiently to absorb greater numbers of people working at the CBC. It also emphasises the important role that Hobson's Park can play, and the potential value of walking routes in the Park including beside Hobson's Brook. The Trustees are currently aiming to complete a continuous walking route from the City Centre to Nine Wells, part of which would provide an excellent and attractive circular walking route from CBC.

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200710 (Hobson's Conduit Trust)**Main issues raised in representation**

The incinerator chimney's height has made it a recognised landmark for 60 years, but this should not be used as an excuse for a generalised uplift in building height beyond that of the main hospital building. We therefore believe that the SPD should be much more explicit about limitations on maximum building heights, and much more specifically than what is set out in Policy 60 quoted on page 52. This is particularly important in relation to our point 2 above, especially in relation to views from Magog Down over the CBC and Addenbrook's site towards the city, and to the northern skyline as seen from Nine Wells. This is also relevant to Clay Farm and other Trumpington and Shelford residents, and visitors to Hobson's Park.

Councils' assessment

Comments duly noted. The SPD provides guidance that supplements existing Local Plan (2018) policy including Policy 60.

Principle 4c.2.1 guides proposals to positively respond to the scale, character and materiality on the Campus by using appropriate form, massing and materials. The emerging Local Plan will also set out policies on building heights that would be considered for all new development. The draft Local Plan is anticipated to be consulted on in autumn 2025.

Proposed modifications

No proposed modification.

Representation 200433 (Cllr Immy Blackburn-Horgan)**Main issues raised in representation**

Map 3: It may assist for transparency and clarity for each of the 25 current occupiers to have the land owner noted next to each one in the list in this section?

3.19 Cannot identify in the list:

1. Addenbrooke's Charitable Trust who are an independent Charity and states "Separate to CUH" ? land owner
2. Significant housing blocks for NHS staff (Sanctuary Housing offices)
3. CBC Ltd. office
4. Medirest.

Councils' assessment

Comment duly noted. To avoid the Map's key becoming too 'busy' to look at, it is proposed not to list the landowners.

It is proposed to amend Map 3 to include housing Campus and Medirest Company (that is within the Clifford Allbutt Building).

Proposed modifications

Amend Map 3 key to include:

Clifford Allbutt Building (including ideaSpace and Medirest Company)

Addenbrooke's on site Accommodation.

Representation 200603 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

Given their location, many CBC proposed developments including in Phase 2 and 3, can have a significant impact – positive or negative – on the neighbouring Green Belt. This is not highlighted sufficiently in the draft SPD.

The CBC has already taken 77 hectares out of the Green Belt close to the Gog Magog Hills, immediately neighbouring White Hill. The failure to ensure that CBC development does not harm our Green Belt should not be repeated – a presumption in favour of suitable Green Belt enhancement should be built into the SPD.

The historical lack of attention by the CBC to its neighbouring Green Belt is exemplified in the CBC's Vision 2050 where it is not mentioned once. This is also not aided by reference to the NPPF in Chapter 3 of the draft SPD. While the text states that "LPAs should pursue development with a presumption in favour of sustainable development", this is not qualified by the NPPF's requirement that unless "exceptional circumstances" are demonstrated, land may not be removed by LPAs from designated Green Belts for development.

Councils' assessment

Comment duly noted. Comment duly noted. Paragraph 3.9 and 3.10 of the SPD set out adopted Local Plan policies that identify the release of Green Belt land. The SPD must also be read alongside Policies set out in Appendix 1, including Policy 4 (Cambridge Local Plan) and Policy S/4 (South Cambridgeshire Local Plan).

The Councils also recognise the importance of the natural environment surrounding the Campus, and development principles set out in the open spaces and landscape and sustainability sections look to enhance ecology, biodiversity and landscape and protect it from negative impacts of development.

Any future release of Green Belt is outside of the scope of this SPD and will be considered and set out in the emerging Local Plan that is anticipated to be consulted on in autumn 2025.

Proposed modifications

No proposed modification.

Representation 200644 (Lynda Warth, British Horse Society)

Main issues raised in representation

There is no reference to paragraph 105 of the NPPF about protection and enhancement of the public rights of way for all users, with only reference to restrictive cycling and walking. A consequence of this omission is that reference is only made to Active Travel. In Cambridgeshire, Active Travel means utility journeys on urban style tarmac surfaces for walkers and cyclists. It excludes walkers, dog walkers, runners, off road cyclists and equestrians, all of whom wish to access the

benefits of the countryside on natural, soft surfaces which do not impact on the environment.

Protection and enhancement of the rights of way network should be embedded in this Plan. Provision of rights of way 'green corridors' with natural surfaces and boundaries, to at least bridleway status, linking to existing access, would benefit humans, wildlife and the environment and meet NPPF 105 requirements.

Creation of a peripheral green PROW with 'loops' has shown to be successful on new developments such as Cambourne and Wintringham. It would provide a welcome retreat for CBC employees who often work in stressful situations and for those undergoing treatment or in recovery enabling them to be in a green and peaceful situation.

All CBC development should consider opportunities to enhance the rights of way network. If this were to be embedded in the policy now, it would be a legacy for future generations.

Councils' assessment

Comments duly noted. It is proposed to include reference to Paragraphs 96 to 108 of the NPPF.

Other proposed amendments have been set out to refer to Public Rights of Way in the SPD including in Paragraph 4.19 and principle 4d.2.3.

Proposed modifications

Amend Paragraph 3.2 to read: "Paragraphs 96 to 108 also promote healthy and safe communities through access to a network of high quality open spaces, sports and recreation, cultural facilities and access to public rights of way".

Representation 200645 (Lynda Warth, British Horse Society)

Main issues raised in representation

The Cambridgeshire Rights of Way Improvement Plan (RoWIP) is not included in the list of local policies. As a result, there is no mention or acknowledgement of the existing rights of way, both public and permissive, which are well used and much loved by local communities in the area. There is no mention of opportunities to enhance the PROW network. This is a serious omission as it brings a local aspect to NPPF 105.

Councils' assessment

Comment duly noted. It is proposed to refer to the Rights of Way Improvement Plan in new Paragraph 4.19.

Proposed modifications

Amend new Paragraph 4.19 to read: "The County Council also produced a Rights of Way Improvement Plan to improve the network, and enhance countryside access".

Representation 200646 (Lynda Warth, British Horse Society)

Main issues raised in representation

The Cambridgeshire Green Infrastructure Strategy is not included in the policies although referred to.

Councils' assessment

Comment duly noted. Chapter 4 from Paragraph 4.6 to 4.11 provides context to the green infrastructure, open spaces and landscape principles in the SPD. It is agreed that reference to the Green Infrastructure Strategy should be referred to and the Councils propose a modification to Paragraph 4.9.

Proposed modifications

Amend Paragraph 4.9 to read: "In 2011 the Green Infrastructure Strategy was produced by the Green Infrastructure Forum that sets four objectives to assist in delivering green infrastructure in the County to provide social, environmental and economic benefits. Both Cambridge City Council and South Cambridgeshire District Council are also part of the Cambridge Nature Network that highlights opportunities to create and enhance new habitats and natural green spaces in priority areas across the City, to contribute to the ambition of 'doubling nature' across Cambridgeshire".

Representation 200646 (Lynda Warth, British Horse Society)

Main issues raised in representation

The Vision Zero Partnership's strategy should be embedded in the ethos of CBC:

'The Vision Zero Partnership is committed to preventing all road deaths across Cambridgeshire and Peterborough and to significantly reduce the severity of injuries and subsequent costs and social impacts from road traffic collisions. Vision Zero is a road safety partnership strategy adopted and built on, incorporating the international Safe System policy approach for Cambridgeshire and Peterborough.'

Failing to take every opportunity to improve the off road, safe access for all vulnerable road users does not meet the aims and ambitions of Vision Zero.

Councils' assessment

Comments duly noted. Chapter 4 from Paragraph 4.17 to 4.20 provides context to the connectivity and movement principles in the SPD. It is agreed that the Vision Zero Partnership should be referred to and the Councils propose a modification to Paragraph 4.18.

Proposed modifications

Amend Paragraph 4.18 to read: "National Highways, Cambridgeshire County Council, Cambridge University Hospitals (Addenbrooke's) and other stakeholders form part of the Vision Zero Partnership that sets out to deliver safer roads for Cambridgeshire and Peterborough through road safety programmes that should also be considered in relevant schemes coming forward".

Representation 200648 (Lynda Warth, British Horse Society)

Main issues raised in representation

The SPD should consider the British Horse Society Access Strategy:

- Ensuring there is a presumption in favour of including provision for equestrian access automatically alongside access for walkers and cyclists in (i) all Local Development Plans and Local Transport Plans, (ii) when roads are created or improved, and (iii) when new developments are planned, unless there is a strong evidence reason why this would not be possible.

-Ensuring that horse riders have access to active travel routes. Horse riders, like walkers and cyclists, are vulnerable road users. Currently horse riders are often excluded from these routes leaving them to ride on roads that are not considered safe for walkers and cyclists to use. The key is the presumption in favour of including provision for all vulnerable road users.

Councils' assessment

Comment duly noted. Paragraph 4.19 is proposed to refer to Public Rights of Way and sustainable access to active travel routes. The purpose of the SPD is to provide development principles and guidance for proposals coming forward on Phases 1-3 of the Campus.

Wider active travel routes and equestrian access will be set out in policies of the emerging Local Plan. The draft Local Plan is anticipated to be consulted on in autumn 2025.

Proposed modifications

No proposed modification.

Representation 200666 (Great Shelford Parish Council)

Main issues raised in representation

The relevant purposes of the Green Belt should also be repeated in this SPD, namely:

“ to prevent neighbouring towns merging into one another;
to assist in safeguarding the countryside from encroachment;
to preserve the setting and special character of historic towns;”.

Applicants should be required to have express regard to these matters. We are also concerned that CBC will never be satisfied with land allocated to it for expansion and will continue to ask for more.

Paragraph 4e.1.2 appears inappropriate in relation to old hospital buildings.

Councils' assessment

Comment duly noted. Comment duly noted. Paragraph 3.9 and 3.10 of the SPD set out adopted Local Plan policies that identify the release of Green Belt land. The SPD must also be read alongside Policies set out in Appendix 1, including Policy 4 (Cambridge Local Plan) and Policy S/4 (South Cambridgeshire Local Plan).

The Councils also recognise the importance of the natural environment surrounding the Campus, and development principles set out in the open spaces and landscape and sustainability sections look to enhance ecology, biodiversity and landscape and protect it from negative impacts of development.

Any future release of Green Belt is outside of the scope of this SPD and will be considered and set out in the emerging Local Plan that is anticipated to be consulted on in autumn 2025.

Proposed modifications

No proposed modification.

Representation 200667 (Great Shelford Parish Council)

Main issues raised in representation

We wonder whether the draft SPD could drawing developers' attention to both the Hobson's Conduit Trust website (and especially its annual bioblitz information) and to the relevant parts of the 2020 Greater Cambridge Chalk Streams Project Report.

The draft document does not mention the Red Cross Lane Drain City Wildlife Site.

CBC's recently released Travel and Transport Plan 2024 to 2029 has identified that there is "no clear east-west active travel or public transport links at [CBC]". This, plus poor wayfinding signage, significantly contributes to CBC's lack of legibility. We would suggest that this is also referred to in the draft SPD.

Councils' assessment

Comments duly noted. The Councils recognise the importance of natural ecosystems and their ecological value. It is proposed to refer to the Greater Cambridge Chalk Stream Project in Chapter 4 of the SPD.

The SPD does not specify particular wildlife sites but the development principles set out guidance relevant to ecology, biodiversity, open spaces and landscapes. It is proposed to include reference to County Wildlife Sites more generally.

It is also proposed to include reference to the CBC Travel and Transport Plan (2024) in Paragraph 3.1 (now 3.2) to evidence active travel movements on the Campus. Development principles set out in Chapter 4 also seek to create permeable and legible streets, spaces and movement networks.

Proposed modifications

Amend Paragraph 4.22 (now 4.23) to read: "The Greater Cambridge Chalk Stream Project is also working to restore and preserve the region's chalk streams, increase biodiversity, introduce sustainable water management practices and support communities in enhancing and sustaining their local environment".

Amend Paragraph 4.9 to read: "The Councils also recognise the importance of wildlife and geological sites such as those designated as County Wildlife Sites and Local Geological Sites".

Representation 200692 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

3.25 Forvie is noted as being a site with many trees supporting the biodiversity of the Site. Yet these very trees are being reviewed by redevelopment of the Forvie site

underway currently and planned for in the short 2025 and long term 2035, in addition works being undertaken to nearby housing note works they will undertake on Forvie tree roots.

Councils' assessment

Comments duly noted. Paragraph 3.25 (now 3.26) sets out current green infrastructure and existing tree cover and habitats on the Campus including at the Forvie site.

Proposed modifications

No proposed modification.

Representation 200693 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

3.26 Due to most users of the Campus not having direct access to high quality public realm or green open space for play, recuperation, sports or any other outdoor activities to support health and wellbeing there is a large overspill of thousands 24/7 into small residential areas abutting the Site resulting in unintended negative impacts for residents.

Councils' assessment

Comment duly noted. The SPD sets out guidance that intends to improve access and quality of public realm and open spaces on the Campus, as a result, mitigating negative impacts on surrounding communities and residential areas. Through improvement to public realm and open spaces, all users of the Campus will have an improved experience that contributes to their health and wellbeing.

Proposed modifications

No proposed modification.

Representation 200694 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

3.32 There is significant parking stress which continues to grow from the CBC Site on the streets in QE Ward, this needs to reduce whilst wayfinding/lighting to/from the P&R to and around the Site requires significant improvement. This has unintended negative impacts on the health and well-being of the communities namely QEW the Site sits in.

Councils' assessment

Comment duly noted. The SPD sets out guidance that intends to improve connectivity and movement on the Campus through active travel, sustainable management of car-parking provision and enhancing walking, wheeling and cycling to and from the Campus. The Councils recognise concerns for unintended impacts on surrounding communities, but through early engagement with stakeholders as set out in new principle 4f.2.4, it should be demonstrated how proposals respond to cumulative impacts that are generated.

Proposed modifications

No proposed modification.

Chapter 4: Cambridge Biomedical Campus Development Principles

Total representations received for this Chapter: 72

Representation 200160 (Mr Paul Cutmore)

Main issues raised in representation

I support your statement "Improve the integration between the Campus and the surrounding communities by enhancing walking...". However, you should be aware that the currently proposed CSET guided busway will replace the DNA cycle path with the busway and remove the current footpath access to Nine Wells. This will have a negative impact on the Campus (as well as nearby Hobson's Park & Clay Farm) preventing people accessing Nine Wells and the surrounding countryside. It would be good if you could advise the CSET project against such a strategy.

Councils' assessment

Comment duly noted.

Proposed modifications

No proposed modification.

Representation 200170 (Mr Antony Carpen)

Main issues raised in representation

Please ensure there is something about much more walking-first-friendly routes through the CBC along with a significant expansion of sports and leisure facilities given that the Frank Lee Centre was built at a time when the number of people working on the campus was much lower. Would an enlarged sports/leisure centre in the direction of Cambridge South Station provide a wider facility not just for campus users but also for the neighbouring communities?

Councils' assessment

Comments duly noted. Development principle 4b.1.3 sets out the need to promote health and wellbeing on the Campus through encouraging walking, wheeling and cycling.

It is proposed to amend development principle 4b.3.2 to include the need to review the range and location of facilities and services including sports and leisure services to support the needs on the Campus and from the wider community.

Proposed modifications

Amend Paragraph 4b.3.2 to read:

Review the range and location of facilities and services including food and beverage, retail, sports, leisure, recreation, faith, hotel and conference spaces as proposals come forward to cater for all users throughout the day and night.

Representation 200703 (Environment Agency)

Main issues raised in representation

The Cambridgeshire Flood and Water SPD is referred to in section 4e Sustainability. Although most of the guidance in this document on how to manage flood risk is still relevant, the climate change allowances included in section 5 are out-of-date. The most recent guidance on using climate change allowances in FRAs can be found on the government's website.

There is no mention of flood risk under the 'Key principles for sustainability' heading on pages 37-38 and there are no questions relating to flood risk under the sustainability heading on page 44. Flood risk should be an important consideration for any new development in the area given that there are some areas of Flood Zone 3 (high risk) within the preferred site options. As such, flood risk considerations should be included in the sustainability section of the SPD. We would like to see reference to avoiding new development in any areas at risk of flooding and seeking opportunities to reduce flood risk both on site and elsewhere. The SPD should make it clear that if any development is proposed within sites that include areas of Flood Zone 3, hydraulic modelling of relevant watercourses will need to be undertaken as part of a site-specific Flood Risk Assessment (FRA).

Councils' assessment

Comments duly noted. The Councils acknowledge the most recent guidance on flood risk assessments from the Environment Agency and propose amending the SPD to include reference to it.

It is also proposed to include a principle to reflect the need to reduce flood risk on the Campus as part of a Flood Risk Assessment.

Proposed modifications

Amend Paragraph 4.22 (now 4.23) to read: "It includes guidance on how to address flood-risk issues as part of the planning application process and should be read alongside the most recent guidance on flood risk assessments from the Environment Agency".

Add principle 4e.16 to read: "Seek opportunities to reduce flood risk and consider carrying out hydraulic modelling of relevant watercourses as part of a site-specific Flood Risk Assessment proposals within high risk Flood Zones".

Representation 200704 (Environment Agency)

Main issues raised in representation

The Biomedical Campus is situated above a Principal Aquifer. We recommend the use of SuDS. These techniques can provide a method for reducing runoff that could otherwise lead to flooding. They can also minimise pollution impacts, improve biodiversity and provide amenity areas.

Where infiltration drainage is proposed, it must be demonstrated that it will not pose a risk to groundwater quality. Infiltration should not be focused in areas where ground contamination has been identified. Surface water infiltrating through

contaminated ground can mobilise contaminants and result in pollution of the groundwater.

Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste and lorry, bus and coach parking or turning areas, infiltration SuDS are not permitted without an environmental permit.

Councils' assessment

Comments duly noted. The Councils recognise the importance of sustainable urban drainage systems (SuDS) within all development. Principle 4e.1.4 guides development proposals to seek to use SuDs.

Proposed modifications

No proposed modification.

Representation 200442 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

We would like to see reference to reduction in rat running in the development principles. We ask that consideration is given to the inclusion of a development principle which encourages applicants to offer a contribution to public costs arising from their proposed development.

To reduce rat running on the CBC's roads, the installation and effective operation of an ANPR system or alternative is a planning matter.

Councils' assessment

Comments duly noted. It is acknowledged that reference to 'rat-running' of vehicles through the Campus should be made to Paragraph (now 3.31).

Proposed modifications

Proposed modification to Paragraph 3.30 (now 3.31) to include reference to rat-running.

Representation 200619 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

Paragraph 4.19 is an important statement on car parking provision. Its meaning is not clearly expressed in the first sentence and should be expressed more clearly. As we understand it, CBC aims to reduce the number of car parking spaces planned/permitted and increase the proportion travelling to/from the Campus by public transport and active travel, together with significant further reduction of single occupancy car trips. If this is what is meant, the wording should reflect this in plain English.

The meaning of the second sentence is also unclear: what does "a careful balance" mean? This should be explained.

Councils' assessment

Comments duly noted. It is proposed that Paragraph 4.19 is amended to be clear in setting out car parking provision and the aim for modal shift on the Campus.

Proposed modifications

Amend Paragraph 4.19 (now 4.20) to read: "For the Campus to meet its modal shift ambitions, monitoring and control of car parking provision to meet the needs of the Campus should continue. The significantly enhanced public transport opportunities that will be available for the Campus in the coming years including Cambridge South Station are also recognised as helping to achieve this modal shift. There will need to be careful consideration for the provision of both car parking for those who need to access healthcare facilities, and for those working or visiting the Campus".

Representation 200605 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

Paragraph 4.10 of the draft SPD refers to Nine Wells LNR, which is part of the Green Belt. The phase two and three developments yet to come forward may be particularly relevant here given their proximity to the fragile and vulnerable LNR. The issue remains and we suggest its importance is reflected in the addition to the wording of the SPD: "and needs greater protection by extension of its area or other means."

Councils' assessment

Comment duly noted. Paragraph 4.10 of the SPD recognises the impact of development on existing surrounding open spaces including at Nine Wells. It is proposed to include wording that considers the protection of open spaces that could be negatively impacted by development.

Proposed modifications

Amend Paragraph 4.10 to read: "Consideration also needs to be made to the protection of open spaces at Nine Wells that could be negatively impacted by increased recreational pressure".

Representation 200620 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

Paragraph 4e.3.2 should refer to the Hobson's Brook/Vicar's Brook Green Corridor including Hobson's Park and Nine Wells Local Nature Reserve not just to Hobson's Brook. This important point, not least for CBC phase three applications yet to come forward, is underlined by the recent JDCC debate and decision concerning appropriate form of lighting for the new shared use path crossing Hobson's Park from the Cambridge Guided Busway to the western building of Cambridge South Station. We suggest the wording is amended to refer to all of the Hobson's Brook/Vicar's Brook Green Corridor including Hobson's Park and not only to Hobson's Brook.

Councils' assessment

Comment duly noted. It is proposed that principle 4e.3.2 is amended to include reference to Hobson's Brook/Vicar's Brook Green Corridor including Hobson's Park.

Proposed modifications

Amend principle 4e.3.2 to read: "Ensure overall levels of light pollution, created through lighting of buildings and open spaces is ecologically sensitive to avoid

impacts on the rural edge, Nine Wells Local Nature Reserve and Hobson's Brook/Vicar's Brook Green Corridor including Hobson's Park".

Representation 200205 (Cambridgeshire and Peterborough Combined Authority)

Main issues raised in representation

The Cambridgeshire and Peterborough Combined Authority support statements around improving active travel and making it accessible and connected as well as working towards shared transport and reducing the dependency on private car use. The Combined Authority also supports the parking measures with the aim to improve model shift.

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200211 (Dr Stephen Davies)

Main issues raised in representation

Treatment of the need to improve existing hospital infrastructure (Addenbrooke's) in 4b.1 is extremely thin, especially considering that the SPD claims to aspire to excellence in healthcare. This is, of course, reflective of the NPPF which is equally thin in its discussion of healthcare infrastructure, preferring to major on 'healthy places'. GCSP needs to do more than just cut and paste NPPF into this chapter for this SPD to offer an adequate response to the challenges posed by the existing CBC.

Councils' assessment

Comments duly noted.

Proposed modifications

No proposed modification.

Representation 200211 (Dr Stephen Davies)

Main issues raised in representation

Treatment of the need to improve existing hospital infrastructure (Addenbrooke's) in 4b.1 is extremely thin, especially considering that the SPD claims to aspire to excellence in healthcare. This is, of course, reflective of the NPPF which is equally thin in its discussion of healthcare infrastructure, preferring to major on 'healthy places'. GCSP needs to do more than just cut and paste NPPF into this chapter for this SPD to offer an adequate response to the challenges posed by the existing CBC.

Councils' assessment

Comments duly noted. Paragraph 3.13 of the SPD proposes that the emerging Greater Cambridge Local Plan will set out policy that will guide the continued development and evolution of the Campus whilst requiring future development to improve the existing Campus, including through infrastructure investment.

The principles within the SPD set out to achieve good healthcare outcomes not solely through improving the existing infrastructure but also through providing high quality built and natural environments within and around the Campus. Through improvement to public realm and open spaces, all users of the Campus will have an improved experience that contributes to their health and wellbeing.

The Councils have also recently prepared and consulted on the draft Health Impact Assessment SPD that looks to address the prospective health impacts of a development on all parts of the community and ensuring that any potential negative impacts are avoided or minimised and that positive impacts are maximised.

Proposed modifications

No proposed modification.

Representation 200232 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 4.12 looks to create a homogenous public realm that ties the campus together; however, such an approach risks creating an institutional feel rather than a diversity of design and the creation of character areas, which can aid legibility. It is proposed that the final sentence of paragraph 4.12 is reworded to read “A coherent approach to the public realm through the use of materials and street furniture is key to lifting the quality and coordinating streets and spaces on the Campus, while recognising that some variation in style across the campus can aid legibility and create character areas.”

Councils’ assessment

Comment duly noted. It is recognised that some variation to design of built form and public realm can contribute to creating high quality places. It is proposed to incorporate suggestions into proposed modifications to Paragraph 4.12.

Proposed modifications

Amend Paragraph 4.12 to read: “A coherent approach to the public realm through the use of materials, street furniture and public art is key to lifting the quality and coordination of streets and spaces on the Campus, recognising that some variation in style across the Campus can also support legibility and create characterful places”.

Representation 200240 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 4a.1.5 – given that the reference to “all users” includes all members of society regardless of race, sex, gender, sexual orientation, religion, level of mobility it is proposed that the paragraph is reworded to read: “Given the 24-hour nature of the Campus, open spaces should feel safe and inclusive throughout the day and night for all users.”

Councils’ assessment

Comment duly noted. The Councils recognise the importance of creating places that are safe for all users. Recent [research](#) produced by Women in Sport has identified barriers to teenage girls in using open spaces and parks so it proposed that they are

identified as a group that should be considered when creating or improving open spaces.

Proposed modifications

No proposed modification.

Representation 200241 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 4b.1.6 to be reworded to read: "Identify opportunities to improve wayfinding through additional or improved signage, and use of materials."

Councils' assessment

Comment duly noted. Proposed addition to Paragraph 4b.1.6.

Proposed modifications

Amend Paragraph 4b.1.6 to read: "Identify opportunities to improve wayfinding through additional or improved signage, and use of materials".

Representation 200242 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 4d.1.3 – reword the final sentence to read "This should minimise the impact of servicing and deliveries on pedestrians, cyclists and public transport and limit peak time travel demand on the Campus whilst supporting the delivery of materials to all buildings."

Councils' assessment

Comment duly noted. The Councils recognise that servicing and delivery on the Campus will be to all buildings, not just research buildings. A modification to Paragraph 4d.1.3 is proposed.

Proposed modifications

Amend Paragraph 4d.1.3 to read: "Review routing and arrangements for delivery and service vehicles, including last mile delivery hubs and cycle-based deliveries. This should minimise the impact of servicing and deliveries on pedestrians, cyclists and public transport and limit peak time travel demand on the Campus whilst supporting the delivery of materials to all buildings".

Representation 200243 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 4d.2.2 – reword first sentence to read "Integrate new development with new and emerging transport schemes and projects to create a joined-up approach to wayfinding and connectivity and across the Campus and to nearby areas."

Councils' assessment

Comment duly noted. It is proposed to amend Paragraph 4d.2.2 wording to improve clarity.

Proposed modifications

Amend Paragraph 4d.2.2 to read: Integrate new development with new and emerging transport schemes and projects to create a joined-up approach to wayfinding and connectivity across the Campus and to nearby areas.

Representation 200244 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 4d.3.1 – reworded to read “Promotion of Active Travel measures should underpin travel planning for the Campus with opportunities to connect into existing and future sustainable travel modes (such as Cambridge South Station and CSETS) maximised to meet the needs of all mobility levels.”

Councils’ assessment

Comment duly noted. The principle sets out for active travel to be inclusive to all users.

Proposed modifications

Amend Paragraph 4d.3.1 to read: “Promotion of Active Travel measures should underpin travel planning for the Campus, maximising opportunities to connect into existing and future sustainable travel modes (such as Cambridge South Station and CSET) to meet the needs of all mobility levels”.

Representation 200245 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 4.21 to be reworded to read “Permanent proposals should adhere to or go beyond requirements for sustainability set out in the Sustainable Design and Construction SPD to design and deliver more sustainable forms of development.”

Councils’ assessment

Comment duly noted. It is recognised that not all proposals coming forward on the Campus should adhere or go beyond sustainability requirements as set out in the Greater Cambridge Sustainable Design and Construction SPD. It is proposed that wording is amended to reflect that permanent proposals should adhere or go beyond requirements.

Proposed modifications

Amend Paragraph 4.21 to read: “Permanent proposals should adhere to or go beyond requirements for sustainability set out in the Sustainable Design and Construction SPD to design and deliver more sustainable forms of development”.

Representation 200246 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 4.23 – should be reworded to read: “All qualifying proposals should include an Air Quality Statement detailing how this has been achieved.”

Councils’ assessment

Comment duly noted. It is recognised that not all proposals coming forward on the Campus should adhere or go beyond sustainability requirements as set out in the Greater Cambridge Sustainable Design and Construction SPD. It is proposed that wording is amended to reflect that permanent proposals should adhere or go beyond requirements.

Proposed modifications

Amend Paragraph 4.21 to read: "All relevant proposals should include an Air Quality Statement detailing how this has been achieved".

Representation 200247 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 4e.2.3 – the first line should be amended to read "Seek opportunity for buildings to be set out and orientated to minimise energy..."

Councils' assessment

Comment duly noted. It is agreed that the wording could be amended to read more clearly.

Proposed modifications

Amend Paragraph 4e.2.3 to read: "Seek opportunity for buildings orientation to be set out and orientated to minimise energy demand and maximise renewable energy generation potential, with the use of simple building forms to improve energy performance and efficiency".

Representation 200248 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

Paragraph 4f.3.2 – reword final line to read "community wide benefit."

Councils' assessment

Comment duly noted. It is agreed that the wording could be amended to read more clearly.

Proposed modifications

Amend Paragraph 4f.3.2 to read: "This can range from providing skills, training and apprenticeship opportunities to meet current and future skills gaps, supporting community decision-making and local businesses and social enterprises through supply chains to exploring opportunities to use or manage buildings and land assets for wider community benefit".

Representation 200252 (Prologis)

Main issues raised in representation

4.10 isn't giving regard to amount of green coming with new plots on commercial phase 2. It's the highest quality, coordinated that means the green courts link to provide necklace of attractive green spaces as phase 2 gets built out.

4c1.1 some acknowledgement this needs balancing with need for ground floor space for vibrationally sensitive R&D work to be undertaken.

4c2.4 needs to recognise unique importance back up generators have to R&D users. They are fundamental campus infrastructure for regulatory/legal compliance in some life science operations.

4f.1.3 this gives impression of "spare" land for meanwhile uses and that isn't correct.

Councils' assessment

Comment duly noted. The Councils recognise that the delivery of key public realm and open space improvements is continuing on the Campus. It is proposed to amend wording in Paragraph 4.10 to reflect that delivery should continue, rather than setting out that more needs to be done.

The Councils acknowledge that not all proposals will be able to activate ground floors, but where possible it is encouraged. Throughout the SPD, including Paragraphs 4.1 to 4.3 set out that it may not be appropriate to apply all of the development principles to specific schemes, therefore, no further amendments are proposed.

The Councils recognise the importance of infrastructure in delivering R&D on the Campus. It is proposed to amend wording in Paragraph 4c.2.4 to be clear in this approach.

Reference to utilising space in the short term in Paragraph 4f.1.3 relates to the delivery of temporary permissions or occupation of vacant or underutilised premises or spaces on a temporary basis. Although there currently may not be any 'spare' land, the SPD provides guidance for opportunities if the uses on the Campus were to change. Therefore, no further amendments are proposed.

Proposed modifications

Amend Paragraph 4.10 to read: "However, delivery should continue to provide a coherent approach and ensure that high quality public realm and other open spaces are delivered which embed biodiversity needs as part of their inherent design".

Amend Paragraph 4c.2.4 to read: "Plant and service demands on existing and future buildings should be designed flexibly to allow future demands to be met whilst providing fundamental Campus infrastructure".

Representation 200259 (Karen Young, Councillor Queen Edith's, Cambridge City Council)

Main issues raised in representation

I generally support the objectives of this document and think it will materially help the planning officers and committees and also developers. I wish to comment only on the development principle of the public realm, and in particular para 4b.3 Culture, services and facilities. I think this is the area where there will be most benefit to the residents nearby and make the site more permeable. It is vital that there are adequate community services. A public sports area would be great such as a swimming pool or gym. I also support retail offerings and suggest a supermarket also.

Councils' assessment

Comments duly noted. The Councils recognise the importance of providing culture, services and facilities on the Campus.

It is proposed to amend development principle 4b.3.2 to include the need to review the range and location of facilities and services including sports and leisure services to support the needs on the Campus and from the wider community.

Proposed modifications

Amend Paragraph 4b.3.2 to read:

“Review the range and location of facilities and services including food and beverage, retail, sports, leisure, recreation, faith, hotel and conference spaces as proposals come forward to cater for all users throughout the day and night”.

Representation 200263 (Cambridgeshire Geological Society)

Main issues raised in representation

The word “Geodiversity” appears in the Policy 69 title, but not in the text. Alongside “biodiversity”, more weight should be given to geodiversity (the variety of rocks, minerals, fossils, landforms, sediments, and soils, together with the natural processes which form and alter them) and also to geodiversity conservation.

Policy BG/BG: Biodiversity and geodiversity which seems to be linked to ‘Policy 69’ mentions geodiversity in the title/heading, but has no subsequent reference to it in the body of the text.

Local Geological Sites (LGSs) also deserve mention as they are equivalent to County Wildlife Sites (CWS). LGSs, as designated by the County Sites Panel, have significant geological value.

The Nine Wells LGS was designated because of its unique blend of geology, geomorphology, hydrology, ecology, history and education value. It is also a Local Nature Reserve (LNR) managed by the Cambridge City Council for conservation and public access. It is important historically as its springs are the main source of water for Hobson’s Conduit. We suggest specific reference is made to this LGS and the need to ensure the site itself, its natural water supply, and public accessibility to it are not adversely affected by the further development of the biomedical campus.

Councils’ assessment

Comments duly noted. The Councils recognise the importance of geodiversity alongside biodiversity and their conservation. It is proposed to amend the SPD to include references to geodiversity.

Whilst Policy 69 is referred to as a policy to read alongside this SPD, Policy BG/BG from the First Proposals draft of the emerging Local Plan does not feature in the SPD. The draft Local Plan is anticipated to be consulted on in autumn 2025 where you will be able to make comments on the policies. Therefore, no further amendments to the SPD are proposed.

The Councils acknowledge the importance of Local Geological Sites and County Wildlife Sites and propose to add wording to reflect this in Paragraph 4.9. It is recognised that reference to the maintenance of water quality is important and the following additional principle 4e.1.5 is proposed under the key principles for sustainability.

Proposed modifications

Amend Paragraph 3.14 to read: “The SPD ensures that new development reduces its environmental impact by minimising carbon emissions, flood risk, pollution and pressure on resources such as water, as well as helping to protect and enhance biodiversity and geodiversity”.

Amend Paragraph 4.6 to read: “Provision of high-quality open space and landscapes that perform a range of functions and contribute to biodiversity, geodiversity and nature are vital in creating sustainable developments”.

Amend Paragraph 4a.2.2 to read: “In line with planning legislation, provide for biodiversity and geodiversity whilst improving ecology on the Campus through habitat retention, creation and enhancement”.

Amend Paragraph 4.9 to read: “The Councils also recognise the importance of wildlife and geological sites such as those designated as County Wildlife Sites and Local Geological Sites”.

Additional principle 4e.1.5 under the key principles for sustainability to read: “Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson’s Brook and Conduit including through surface water and ground water management.”

Representation 200264 (Historic England)

Main issues raised in representation

We broadly welcome the development principles in Chapter 4 and we make a number of suggestions below to strengthen those principles and provide greater reference to the historic environment. We advise that the conservation and archaeological staff of the Council are involved in the preparation of the SPD and its assessment.

4a.1 We recommend that this section should mention the overlap between the natural and historic environment. A particular example next to the CBC would be the area of Nine wells. We recommend that the SPD makes clearer recommendations for enhancement measures in this area immediately to the south of the campus to enhance open space, landscape and the historic environment.

4a.3 We recommend that this section of the SPD should include more specific requirements for landscaping and softening along the southern edge of the Campus and the wider landscape.

We recommend that this section of the SPD should provide clearer recommendations for the mitigation of impacts CBC on longer range views into the City such as from Little Trees Hill and Wandlebury.

4b.1 we recommend that some text is added to the SPD to highlight the potential for positive impacts of heritage in relation to health and wellbeing.

4b.2 We recommend that some text should be added to the SPD to capture the advice

within Streets for All to improve public spaces without harming their valued character

4b.3 Historic England supports the promotion cultural facilities.

4c.2 We recommend that paragraph 4c.2.1 of the SPD should be strengthened to make reference to the sensitive city edge, the need for a contextual approach and also set out what considerations will be needed for proposals in terms of visualisations and parameters for development in terms of scale, mass and height. We recommend that additional pointers should also be given to appropriate materials and finishes across the campus in the SPD.

4c.3 We welcome the inclusion of this section but it is currently very short. Opportunities for mitigation and enhancement around Nine Wells grade II listed monument and also the wider setting of the scheduled monument to the south of the campus, as well as the wider views of the townscape from the elevated land to the south of the City could be referenced in this section.

4d.2 We recommend that the SPD should recognise and seek to address the potential pinch point for EWR, CSET, DNA cycle path as well as the potential cumulative impacts of all these proposals on the scheduled monument in the area around the

Addenbrookes Road bridge in the wider planning for the CBC.

4e.1 Historic England broadly welcomes the measures set out in the Strategy. We particularly refer you to our recent advice note Adapting Historic Buildings for Energy and Carbon Efficiency and recommend including this link within this section.

Councils' assessment

Comments duly noted. The Councils recognise the importance of protecting and enhancing the natural and historic environment. It is proposed to include a new principle 4a.3.2 to reference the protection and enhancement measures to the south of the campus to enhance open space, landscape and the historic environment.

The Councils also agree that further reference to landscaping of the southern edge and mitigation of impacts on longer range views should be included. It is proposed to amend Paragraph 4a.3.2 (now 4a.3.3).

The Councils recognise the positive impact of heritage in relation to health and wellbeing and propose amendment to Paragraph 4b.1.3 to recognise this.

The Councils acknowledge the need for a contextual approach through building scale, character and materiality, however, the emerging Local Plan intends to set out policies on scale, massing and height for development proposals coming forward. Paragraph 4c.2.1 refers to using appropriate materials across the Campus.

Therefore, it is not proposed to amend Paragraph 4c.2.1 further.

It is proposed to include further wording to the townscape and historic environment section (4c.3).

Proposed modifications

Include: "4a.3.2 Take measures to protect and enhance open space, landscape and the historic environment, including south of the Campus and adjoining wider landscape areas".

Amend Paragraph 4a.3.1 to read: "Seek opportunities to integrate the Campus with the wider landscape, and biodiversity network and features with the wider countryside to the south of the Campus. This may be through landscaping and softening along the southern edge of the Campus".

Amend Paragraph 4a.3.2 (now 4a.3.3) to read: "Identify longer range views that require mitigating from impacts and explore opportunities to incorporate key views and the skyline into and out from the Campus."

Amend Paragraph 4b.1.3 to read: “Activate streetscapes, open spaces and the public realm by creating places of interest that provide opportunities for people to play, encounter public art, heritage, and dwell in nature whilst providing legible routes that promote pedestrian and cycle movement”.

Include new Paragraph 4c.3.2 to read: “Seek opportunities for mitigation and enhancement around grade listed buildings and monuments to the south of the Campus and around Nine Wells”.

Include link in Paragraph 4.21 (now 4.22) to: [Adapting Historic Buildings for Energy and Carbon Efficiency | Historic England](#).

Representation 200306 (Annable Sykes)

Main issues raised in representation

The development principles need to reflect the state of the acute and district general hospital at the heart of CBC and the need for it to be rebuilt and scaled to provide sufficient health care facilities for the population its serves and to allow it to play its part in the CBC's mission. They also do not acknowledge important infrastructure issues with development. A number of detailed observations are also included.

Councils' assessment

Comments duly noted. Paragraph 3.13 of the SPD proposes that the emerging Greater Cambridge Local Plan will set out policy that will guide the continued development and evolution of the Campus whilst requiring future development to improve the existing Campus, including through infrastructure investment.

The principles within the SPD set out to achieve good healthcare outcomes not solely through improving the existing infrastructure but also through providing high quality built and natural environments within and around the Campus. Through improvement to public realm and open spaces, all users of the Campus will have an improved experience that contributes to their health and wellbeing.

Proposed modifications

No proposed modification.

Representation 200492 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

We appreciate that the draft SPD makes various references to water. These references, not all of which relate to water supply, are dispersed throughout the draft SPD thus lessening their impact. The water supply crisis warrants a high profile in this SPD.

The SPD should make direct reference to the Environment Agency's “Guidance note for planning applications” and make clear that CBC applicants are expected to demonstrate satisfactorily the account they have taken of the Guidance.

Councils' assessment

Comments duly noted. It is recognised that reference to the maintenance of water quality is important and the following additional principle 4e.1.5 is proposed under the key principles for sustainability.

The Councils acknowledge the most recent guidance on flood risk assessments from the Environment Agency and propose amending the SPD to include reference to it.

Proposed modifications

Additional principle 4e.1.5 under the key principles for sustainability to read:
"Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management."

Amend Paragraph 4.22 (now 4.23) to read: "It includes guidance on how to address flood-risk issues as part of the planning application process and should be read alongside the most recent guidance on flood risk assessments from the Environment Agency".

Representation 200536 (Cambridge Group of Ramblers)

Main issues raised in representation

We support your statement "Improve the integration between the Campus and the surrounding communities by enhancing walking...". However, you should be aware that the currently proposed CSET guided busway will replace the DNA cycle path with the busway and remove the current footpath access to Nine Wells. It would be good if you could advise the CSET project against such a strategy.

The car parking policy fails to take account of the impact that the lack of parking space provided has on the area surrounding the Cambridge Biomedical Campus, particularly the residential streets.

The SPD should recognise that the charges levied on car park users have a significant impact on whether they will park on-site or off-site. It should be a requirement that such charges on any car park on the Cambridge Biomedical Campus should not be so high as to encourage off-site car parking and ideally there should be no charge on employees working at Cambridge Biomedical Campus. The SPD should require clear separation of walking and cycling routes, including potential use of different surfaces and heights.

Councils' assessment

Comments duly noted. It is proposed that Paragraph 4.19 is amended to be clear in setting out car parking provision and the aim for modal shift on the Campus.

The SPD sets out guidance that intends to improve access and quality of public realm and open spaces on the Campus, as a result, mitigating negative impacts on surrounding communities and residential areas.

The Councils acknowledge the importance of clear separated walking and cycling routes. Paragraph 4d.2.1 refers to improve the integration between the Campus and the surrounding communities by enhancing walking, wheeling and cycling on the Campus.

Proposed modifications

Amend Paragraph 4.19 (now 4.20) to read: “For the Campus to meet its modal shift ambitions, monitoring and control of car parking provision to meet the needs of the Campus should continue. The significantly enhanced public transport opportunities that will be available for the Campus in the coming years including Cambridge South Station are also recognised as helping to achieve this modal shift. There will need to be careful consideration for the provision of both car parking for those who need to access healthcare facilities, and for those working or visiting the Campus”.

Representation 200310 (Cambridgeshire County Council)

Main issues raised in representation

4e.1 This section could be strengthened by the inclusion of a request to ensure the development is resilient to future climate risks such as increased frequency of extreme weather events.

Councils’ assessment

Comment duly noted. The Councils recognise the importance of resilience to future climate change risks. It is proposed to include further reference to climate risks such as flooding. Amendments are proposed to Paragraph 4.22 (now 4.23).

Proposed modifications

Amend Paragraph 4.22 (now 4.23) to read: “It includes guidance on how to address flood-risk issues as part of the planning application process and should be read alongside the most recent guidance on flood risk assessments from the Environment Agency”.

Representation 200654 (Cambridgeshire County Council)

Main issues raised in representation

4e.2 This follows good guidance using the net zero carbon toolkit’s energy hierarchy.

Councils’ assessment

Comment duly noted.

Proposed modifications

No proposed modification.

Representation 200655 (Cambridgeshire County Council)

Main issues raised in representation

4e1.4 The LLFA is supportive of the promotion of rainwater harvesting systems which reduces existing stresses on potable water in Cambridgeshire.

Councils’ assessment

Comment duly noted.

Proposed modifications

No proposed modification.

Representation 200656 (Cambridgeshire County Council)

Main issues raised in representation

4a4.10 The LLFA are pleased to see that consideration has also been given to Nine Wells local nature reserve as water quality of the chalk streams on this site are particularly important.

Councils' assessment

Comment duly noted.

Proposed modifications

No proposed modification.

Representation 200657 (Cambridgeshire County Council)

Main issues raised in representation

4e4.22 The reference to the Cambridgeshire Flood and Water SPD is supported by the LLFA as it covers the importance of managing surface water runoff in new developments using sustainable drainage systems. The LLFA would also encourage reference to Chapter 14 of the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG).

Councils' assessment

Comment duly noted.

Proposed modifications

No proposed modification.

Representation 200658 (Cambridgeshire County Council)

Main issues raised in representation

4b3.2 Although elsewhere in the document, there is reference to existing nursery provision on campus, there is no reference to the need for additional nursery provision, which will be required as the campus grows.

Councils' assessment

Comment duly noted. It is proposed to add further reference to the NPPF.

Proposed modifications

Amend Paragraph 3.2 to read: "Other relevant paragraphs of the NPPF should be considered including Paragraphs within Chapters 14 and 15".

Representation 200659 (Cambridgeshire County Council)

Main issues raised in representation

4e.3 The Waste Management Area for the Addenbrooke's incinerator (implemented but not built out) is within the Cambridge Local Plan site allocation M15 and is protected by a Consultation Area. There is a gap in their Map 3 of current occupiers that includes the site of the incinerator. Para 3.28 of the SPD refers to the existing incinerator chimney in the context of building heights (78m and a 'distinctive landmark') but not the new one (60m). The SPD should also consider the environmental health impacts of the proposed 60m incinerator chimney.

Councils' assessment

Comments duly noted.

Map 3 shows current occupiers, rather than specific buildings such as the incinerator.

The SPD provides guidance that supplements existing Local Plan (2018) policy including Policy 60. Principle 4c.2.1 guides proposals to positively respond to the scale, character and materiality on the Campus by using appropriate form, massing and materials. The emerging Local Plan will also set out policies on building heights that would be considered for all new development. The draft Local Plan is anticipated to be consulted on in autumn 2025.

Proposed modifications

No proposed modification.

Representation 200385 (Great Shelford Parish Council)

Main issues raised in representation

4a.3 does not adequately capture the need to consider the appearance of CBC itself (as a whole), and the city edge it creates, from the Green Belt and from nearby hills or approach roads.

We do not believe that the development principles adequately reflect the dilapidated state of Addenbrookes and the urgent need for its redevelopment to be planned and then implemented.

Paragraph 4e.1.2 appears inappropriate in relation to old hospital buildings.

Councils' assessment

Comments duly noted. The Councils agree that further reference to landscaping of the southern edge and mitigation of impacts on longer range views should be included. It is proposed to amend Paragraph 4a.3.2 (now 4a.3.3).

Paragraph 3.13 of the SPD proposes that the emerging Greater Cambridge Local Plan will set out policy that will guide the continued development and evolution of the Campus whilst requiring future development to improve the existing Campus, including through infrastructure investment.

The principles within the SPD set out to achieve good healthcare outcomes not solely through improving the existing infrastructure but also through providing high quality built and natural environments within and around the Campus. Through improvement to public realm and open spaces, all users of the Campus will have an improved experience that contributes to their health and wellbeing.

It is recognised that not all proposals coming forward on the Campus will be relevant to retrofitting including old hospital buildings, but the principle should be considered where appropriate.

Proposed modifications

Include: "4a.3.2 Take measures to protect and enhance open space, landscape and the historic environment, including south of the Campus and adjoining wider landscape areas".

Representation 200677 (Great Shelford Parish Council)

Main issues raised in representation

We would not like to see retail offerings on the site that take away custom from the business in Great Shelford (paragraph 4b.3.1 is relevant in this regard).

Councils' assessment

Comments duly noted. It is proposed to amend development principle 4b.3.2 to include the need to review the range and location of facilities and services including retail, to recognise the importance of supporting local businesses and retail offerings.

Proposed modifications

Amend Paragraph 4b.3.2 to read:

Review the range and location of facilities and services including food and beverage, retail, sports, leisure, recreation, faith, hotel and conference spaces as proposals come forward to cater for all users throughout the day and night.

Representation 200678 (Great Shelford Parish Council)

Main issues raised in representation

Who will be able to access the spaces within the Children's and Cancer Research hospitals (paragraph 4.10)? Presumably access will be limited to patients and their visitors and staff.

Councils' assessment

Comment duly noted. The Councils would encourage where possible, that public realm and open spaces are open to all members of the public, not just patients, visitors and staff.

Proposed modifications

No proposed modification.

Representation 200679 (Great Shelford Parish Council)

Main issues raised in representation

We wonder whether allotments and community grow and food planting spaces are realistic (paragraph 4a.1.4 and 5.5).

Councils' assessment

Comments duly noted. The SPD welcomes opportunities for open spaces to be used by all in flexible ways. The example of allotments demonstrates the mental health benefits of having on-site provision for patients, visitors and local communities.

Proposed modifications

No proposed modification.

Representation 200680 (Great Shelford Parish Council)

Main issues raised in representation

Meanwhile uses of land reserved for healthcare provision should not distract from the basic need for that provision.

Councils' assessment

Comment duly noted. The Councils recognise the importance of delivering healthcare provision to meet local and regional need. Reference to meanwhile uses

includes utilising space in the short term and delivery of temporary permissions of vacant or underutilised premises or spaces on a temporary basis.

Proposed modifications

No proposed modification.

Representation 200681 (Great Shelford Parish Council)

Main issues raised in representation

Proper wayfinding provision around CBC is also relevant to paragraph 4.12. Good, but not excessive, signage makes a huge difference to the public realm (the objective in paragraph 4d.1.1 that arrangements should “allow users to navigate the Campus with ease” is absolutely appropriate).

Councils’ assessment

Comment duly noted. The Councils agree with the importance of wayfinding on the Campus and propose inclusion of wording to reflect this in Paragraph 4.12.

Proposed modifications

Amend Paragraph 4.12 to read: “A coherent approach to the public realm through the use of materials, street furniture and public art and signage is key to lifting the quality and coordination of streets and spaces on the Campus, recognising that some variation in style across the Campus can also support legibility and create characterful places”.

Representation 200682 (Great Shelford Parish Council)

Main issues raised in representation

The meaning of paragraph 4b.1.7 is not clear.

Councils’ assessment

Comment duly noted. The SPD encourages meanwhile uses that provide community value through provision of facilities such as recreation, sports and leisure on the Campus.

Proposed modifications

No proposed modification.

Representation 200683 (Great Shelford Parish Council)

Main issues raised in representation

None of the proposed additional services and facilities contemplated by paragraphs 4b.3 should encourage additional vehicles to come onto CBC.

Councils’ assessment

Comment duly noted. The Councils recognise the importance of monitoring and controlling car parking provision on the Campus. Paragraph 4.19 (now 4.20) sets out the need to have careful consideration for provision of both car parking for those who need to access healthcare facilities, and for those working or visiting the Campus.

Proposed modifications

No proposed modification.

Representation 200684 (Great Shelford Parish Council)

Main issues raised in representation

As regards paragraph 4d.1.2 – will the building of the Cancer Research and Children’s hospitals make any difference to blue light routes?

Councils’ assessment

Comment duly noted. The SPD sets out guidance on incorporating the operational needs of strategic blue light routes on the Campus. Any planning proposals, including the Cancer Research and Children’s Hospital will need to consider this guidance. Any future changes to blue light routes would need to be referred to in Masterplanning of the Campus.

Proposed modifications

No proposed modification.

Representation 200685 (Great Shelford Parish Council)

Main issues raised in representation

As regards paragraph 4e.1.4 can clinical buildings harvest rainwater for use by non-clinical users?

Councils’ assessment

Comment duly noted. Harvested rainwater can be used for a variety of uses such as cleaning, cooling and process water but should not be used for drinking or personal hygiene. Guidance is set out in the

Proposed modifications

No proposed modification.

Representation 200686 (Great Shelford Parish Council)

Main issues raised in representation

Paragraph 4e.3.2 may need to acknowledge the need to light cycle paths appropriately. For example, the existing lighting on NCN11 is inadequate.

Councils’ assessment

Comment duly noted. Reference to lighting of cycle paths is made in Paragraph 4b.1.5.

Proposed modifications

No proposed modification.

Representation 200687 (Great Shelford Parish Council)

Main issues raised in representation

Paragraph 4.25 misunderstands the nature of CBC. It is not a single landowner or employer, although some members of CBC Ltd clearly are “anchor organization[s] and key employer[s] in the region”. The remainder of that sentence should also say something about CBC owners and occupiers playing their part to ensure that proposals for healthcare facilities are brought forward and implemented in a timely fashion to bring an end to the current inequality on CBC.

Councils' assessment

Comment duly noted. It is proposed to improve clarity of wording in Paragraph 4.25 (now 4.26). Paragraph 4f.2.1 sets out the importance of actively managing the timely delivery of infrastructure and public realm enhancements.

Proposed modifications

No proposed modification.

Representation 200688 (Great Shelford Parish Council)

Main issues raised in representation

Paragraph 4.19 addresses car parking provision but lacks clarity.

Councils' assessment

Comments duly noted. It is proposed that Paragraph 4.19 is amended to be clear in setting out car parking provision and the aim for modal shift on the Campus.

Proposed modifications

Amend Paragraph 4.19 (now 4.20) to read: "For the Campus to meet its modal shift ambitions, monitoring and control of car parking provision to meet the needs of the Campus should continue. The significantly enhanced public transport opportunities that will be available for the Campus in the coming years including Cambridge South Station are also recognised as helping to achieve this modal shift. There will need to be careful consideration for the provision of both car parking for those who need to access healthcare facilities, and for those working or visiting the Campus".

Representation 200179 (Cambridge Past, Present and Future)

Main issues raised in representation

We are concerned about the lack of joined up thinking. For instance, a further car park will attract more people to drive to the campus, but the SPD talks about managing congestion. We consider that it is difficult to move around the CBC by all modes of transport. There needs to be a clear, legible route for active travel and buses.

There is a need for other uses such as hotel and conference facilities which will relieve pressure on surrounding communities.

Councils' assessment

Comment duly noted. It is proposed that Paragraph 4.19 is amended to be clear in setting out car parking provision and the aim for modal shift on the Campus.

The Councils also recognise the need for a range of appropriate facilities and services and reference is made in Paragraph 4b.3.2 to reviewing the range and location of these, including a hotel, as proposals come forward.

Proposed modifications

Amend Paragraph 4.19 (now 4.20) to read: "For the Campus to meet its modal shift ambitions, monitoring and control of car parking provision to meet the needs of the Campus should continue. The significantly enhanced public transport opportunities that will be available for the Campus in the coming years including Cambridge South Station are also recognised as helping to achieve this modal shift. There will need to be careful consideration for the provision of both car parking for those who need to access healthcare facilities, and for those working or visiting the Campus".

Amend Paragraph 4b.3.2 to read:

“Review the range and location of facilities and services including food and beverage, retail, sports, leisure, recreation, faith, hotel and conference spaces as proposals come forward to cater for all users throughout the day and night”.

Representation 200392 (University of Cambridge)

Main issues raised in representation

The guidance in paragraph 4e.1.4 is not clear: ‘For non clinical uses, seek to exceed water efficiency targets by including non-potable water supply, harvested rainwater or re-used greywater and including sustainable urban drainage systems (SuDS)’. Water efficiency standards in the adopted Cambridge Local Plan already require the full five credits for BREEAM category Wat01 to be achieved for non-residential development. In addition, supplementary guidance should not exceed planning standards as set out in adopted planning policy.

Councils’ assessment

Comment duly noted. The SPD sets out that proposals should where possible, aim to exceed targets whilst meeting the planning standards set out in adopted planning policy. The SPD highlights guidance provided in the Greater Cambridge Sustainable Design and Construction SPD (adopted 2020) on ways to reduce energy demand and associated carbon emissions, as well as carbon reduction requirements for achieving BREEAM ‘excellent’ and BREEAM ‘very good’ through mandatory credits.

Proposed modifications

No proposed modification.

Representation 200406 (Cambridge Biomedical Campus)

Main issues raised in representation

The six themes and principles contained within them are welcome. They are consistent with a range of issues which CBC Ltd has argued need to be addressed across the campus as it develops.

While these principles are welcome there are some areas where the wording could be stronger or further requirements added.

Para 4a 1.4: This addresses the ‘Multi-Purpose Role of Open Spaces’ and the SPD suggests that new open spaces should be designed to support their flexible use eg for events and meanwhile uses. This is welcome but CBC Ltd believe this could be strengthened by specific reference to meanwhile use and the need to provide access to power and water in and around these spaces. This would help facilitate the desired flexibility

Additionally the SPD should include a requirement for the provision of:

- i) an incubator facility with subsidised/affordable lab space for start-ups.
- iii) a hotel.

Provision of these uses on the campus would complement its core purpose and would cement its ability to attract and retain world global investment and talent
See document attached for further information and justification.

Councils' assessment

Comments duly noted. The Councils recognise the importance of providing flexible spaces and meanwhile uses and propose additional wording to set out good design practices.

It is proposed to include wording to refer to the provision of an incubator facility on the Campus.

The Councils also recognise the need for a range of appropriate facilities and services and reference is made in Paragraph 4b.3.2 to reviewing the range and location of these, including a hotel as proposals come forward.

Proposed modifications

Amend Paragraph 4a.1.4 to read: "To support the flexible use of open spaces and any meanwhile uses, design should consider access to power and water".

Amend Paragraph 4b.3.2 to read:

"Review the range and location of facilities and services including food and beverage, retail, sports, leisure, recreation, faith, hotel and conference spaces as proposals come forward to cater for all users throughout the day and night".

Include bullet point in Chapter 5 to read: "Provide in its entirety or make a material contribution to the provision of an incubator facility on the campus?"

Representation 200649 (Lynda Warth, British Horse Society)

Main issues raised in representation

Future proofing is needed which could bring about a joined-up PROW network in the area.

1. The CSET busway design includes a grass bridleway within the transport corridor.
2. The Sawston Greenway includes equestrian access.
3. A DMMO Application has been submitted for a bridleway off Haverhill Road in Stapleford.
4. A bridleway is included in the plans for the Babraham Road Development which will deliver part of the route to link up to the Roman Road byway.
5. Permissive bridleway access part way up to the rear of the Roman Road.
6. A peripheral bridleway.
7. A designated bridleway where the route is now a cycling and walking route only.
8. A safe off road NMU path from Cambridge to Magog Down which has been recognised on the 'wish list' for decades.

Councils' assessment

Comment duly noted. The Councils acknowledge the need to have a coordinated and coherent Public Rights of Way network in Cambridgeshire. The SPD sets out guidance for developers and landowners to consider in the preparation of planning applications. Applicants should seek to engage with relevant statutory and local stakeholders when preparing schemes to help deliver the best outcomes on the Campus for access and movement as well as other key themes (as set out in the SPD).

Proposed modifications

No proposed modification.

Representation 200707 (Hobson's Conduit Trust)**Main issues raised in representation**

The effects of any pollution of the watercourse or deterioration in water quality in the Brook and Conduit would be widely seen and felt, including in the River Cam through the City, and at the Cambridge University Botanic Garden and Emmanuel and Christ's Colleges, the lakes and water features in whose Listed gardens are fed by the Conduit, and where there are significant habitat concerns.

The replacement of salt for de-icing roads and pavements on the hospital and CBC sites with less noxious proprietary Sodium or Potassium Formate de-icing compounds that we know will be used at Cambridge South station. This requirement could usefully be included in the SPD.

Councils' assessment

Comment duly noted. It is recognised that reference to the maintenance of water quality is important and the following additional principle 4e.1.5 is proposed under the key principles for sustainability.

The Councils acknowledge that biodiversity and natural environments can be damaged by pollutants. It is the role of the Local Plan to provide policies regarding pollutants and environmental health.

Proposed modifications

Additional principle 4e.1.5 under the key principles for sustainability to read:
"Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management."

Representation 200411 (Hobson's Conduit Trust)**Main issues raised in representation**

Paragraph 4.10 - We do not consider the wording to be sufficient. Nine Wells LNR needs to be expanded to include areas currently in agricultural use around it in order to absorb greater footfall, as well as to safeguard the fragile environment around the springheads. We have set this out in our Nine Wells Vision document, currently being updated, a copy of which follows this letter. However, although s106 funds were previously assembled for this purpose, the expansion of Nine Wells LNR did not proceed. It is of great importance given the nature of the work that takes place at the hospitals and on the Biomedical Campus, that staff have access to green space nearby where they can find tranquility and decompress. Nine Wells offers this, complementing Hobson's Park. In this context, please also see, for example, 'The Nature of Cambridge,' ISBN 978-1-87435707-5 pages 262 et seq., and <https://johnmeed.net/ecology/nine-wells/> p31.

Councils' assessment

Comment duly noted. Paragraph 4.10 of the SPD recognises the impact of development on existing surrounding open spaces including at Nine Wells. It is

proposed to include wording that considers the protection of open spaces that could be negatively impacted by development.

Proposed modifications

Amend Paragraph 4.10 to read: "Consideration also needs to be made to the protection of open spaces at Nine Wells that could be negatively impacted by increased recreational pressure".

Representation 200411 (Hobson's Conduit Trust)

Main issues raised in representation

4a.2.1 (p31) We would expect to see some recognition of the way in which existing water features and the extensive surface water SUDs arrangements are integrated with Hobson's Brook.

Councils' assessment

Comment duly noted. Paragraph 4e.1.4 includes reference to SuDS and it is proposed to include a new paragraph 4e.1.5 to refer to water quality and surface water at Hobson's Brook.

Proposed modifications

Include Paragraph 4e.1.5 to read: "Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management".

Representation 200711 (Hobson's Conduit Trust)

Main issues raised in representation

4a.2.1 (p31) We would expect to see some recognition of the way in which existing water features and the extensive surface water SUDs arrangements are integrated with Hobson's Brook.

Councils' assessment

Comment duly noted. Paragraph 4e.1.4 includes reference to SuDS and it is proposed to include a new paragraph 4e.1.5 to refer to water quality and surface water at Hobson's Brook.

Proposed modifications

Include Paragraph 4e.1.5 to read: "Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management".

Representation 200712 (Hobson's Conduit Trust)

Main issues raised in representation

4a.2.2 (p31) We note the relationship between these increasingly valuable areas of habitat including that offered by the areas of planting along the Addenbrooke's Road bridge embankment. Please see references at point 4. above.

Councils' assessment

Comment duly noted.

Proposed modifications

No proposed modification.

Representation 200713 (Hobson's Conduit Trust)

Main issues raised in representation

As indicated above, this section should include mention of Nine Wells, Hobson's Brook and the Gog Magogs, and should include wording more compelling and onerous than 'seek opportunities to...'. (4a.3.1) The importance of views into, across and over the Campus and hospital site must receive greater emphasis. In this context the materials to be used for cladding the new Multi Storey Car Park next to the Abcam Building offer an example of imaginative engagement with the geology of Nine Wells. This is in stark contrast with what we see when looking at other nearby multi-storey car parks (AZ and Car Park 2).

Councils' assessment

Comment duly noted. The SPD cannot use wording setting out requirements such as with other planning policy documents. The SPD encourages proposals to 'seek opportunities' to integrate the Campus with the wider landscape. It is proposed to include wording on how the wider landscape can be responded to and views that can be mitigated.

Proposed modifications

Amend Paragraph 4a.3.1 to read: "Seek opportunities to integrate the Campus with the wider landscape, biodiversity network and features with the wider countryside to the south of the Campus. This may be through landscaping and softening along the southern edge of the Campus."

Amend Paragraph 4a.3.2 (now 4a.3.3) to read: "Identify longer range views that require mitigating from impacts and explore opportunities to incorporate key views and the skyline into and out from the Campus".

Representation 200714 (Hobson's Conduit Trust)

Main issues raised in representation

4c.2 (p34) We believe that this section should reinforce the need to limit the height of buildings on the Campus.

Councils' assessment

Comments duly noted. The SPD provides guidance that supplements existing Local Plan (2018) policy including Policy 60.

Principle 4c.2.1 guides proposals to positively respond to the scale, character and materiality on the Campus by using appropriate form, massing and materials. The emerging Local Plan will also set out policies on building heights that would be considered for all new development. The draft Local Plan is anticipated to be consulted on in autumn 2025.

Proposed modifications

No proposed modification.

Representation 200715 (Hobson's Conduit Trust)

Main issues raised in representation

4d.2.2 (p36) It is very odd that the wording seems to suggest that Cambridge South station is a possibility when in fact it will soon be a reality, open for passengers. East

West Rail services may be seen as potentially of future importance, but are not mentioned.

Councils' assessment

Comments duly noted. The wording reflects the need to integrate and join up with emerging transport schemes where possible, including Cambridge South Station and other projects such as East West Rail.

Proposed modifications

No proposed modification.

Representation 200716 (Hobson's Conduit Trust)

Main issues raised in representation

4e.1.4 (p36) We believe that some reference should be made here to water quality concerns, including where, as in the case of the new Cancer Hospital, it is likely that some rainwater will need to be stored before being sent out into the wider drainage assets in order to keep to site-wide maxima, but so creating the possibility of low oxygenation and higher water temperatures in pulses of water sent out from storage in tanks in the new buildings. Reference could be made to the Trust's legal requirements in relation to new buildings and surface water flows.

Councils' assessment

Comments duly noted. It is proposed to include a new paragraph 4e.1.5 to refer to water quality and surface water management at Hobson's Brook.

Proposed modifications

Include Paragraph 4e.1.5 to read: "Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management".

Representation 200717 (Hobson's Conduit Trust)

Main issues raised in representation

4.22 (p37) Reference should be made to the Trust's legal requirements in relation to new buildings and surface water flows.

Councils' assessment

Comment duly noted. Whilst the Councils acknowledge the legal agreement between the Hobson's Conduit Trust and the Cambridge University Hospitals, it is not considered that the SPD is an appropriate document to set out deeds or agreements between landowners and the Hobson's Conduit Trust.

It is recognised that reference to the maintenance of water quality is important and the following additional principle 4e.1.5 is proposed under the key principles for sustainability.

Proposed modifications

Include Paragraph 4e.1.5 to read: "Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management".

Representation 200718 (Hobson's Conduit Trust)

Main issues raised in representation

4e.3.2 (p38) A reference to protecting Nine Wells Local Nature Reserve should also be included here alongside Hobson's Brook.

Councils' assessment

Comment duly noted. It is proposed to amend Paragraph 4e.3.2 to include reference to Nine Wells Local Nature Reserve.

Proposed modifications

Amend Paragraph 4e.3.2 to read: "Ensure overall levels of light pollution, created through lighting of buildings and open spaces is ecologically sensitive to avoid impacts on the rural edge, Nine Wells Local Nature Reserve and Hobson's Brook".

Representation 200434 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

4.2 A laudable aim for the SPD – "It is important to recognise principles of good design in the early stages of the planning process in order to deliver high quality development."

This fits with the Addenbrooke's NHS Trust 2008 Masterplan which aimed "To maximise the quality of the hospital environment, the masterplan aimed to bring an urbanism to the campus rarely seen in healthcare at that time: high quality architecture, public spaces and landscape. Alongside clinical considerations we considered adjacencies, entrances, access, wayfinding and outdoor space. This holistic approach to the campus helps the hospital extract best value from its existing buildings while planning for future growth. The masterplan begins by setting out a legible hierarchy of streets and spaces, which have become the underlying pattern for development. It aimed to define a relationship with the Biomedical Campus whereby Addenbrooke's and the Rosie Hospital have a highly distinctive identity within the overall site." Was this not put in place? As a more piecemeal development of the Site appears to have taken place until 2025 over the past four decades, so good design principles are required to be applied to enable this laudable aims to be met.

Councils' assessment

Comment duly noted. Chapter 2 sets out the vision for the Campus and how this has changed and why. The Cambridge University Hospital 2020 Vision set out the plan to develop the Campus that included an initial masterplan for expansion including for research and development and Papworth Hospital. The Councils recognise in Paragraph 3.27 (now 3.28) that development has been more piecemeal in delivery. The wording also refers to the long term and phased approach to development and resulting lack of coherency.

Proposed modifications

No proposed modification.

Representation 200612 (Hobson's Conduit Trust)

Main issues raised in representation

"The questions to consider" under "The built form", asks "Does the proposal... Make a positive contribution to the city's skyline through careful consideration of its visual impact?" Use of the word "skyline" meaning "the outline of hills, buildings etc, defined against the sky; the visible horizon" seems unclear. Looking at this part of the city's edge from the fields and Magog Hills outside, it is the whole impression of the buildings that strikes one – their unattractiveness, certainly amongst the older buildings, and their disordered appearance – in so important a view of Cambridge. It is this that new development should seek to modify and improve – and certainly not aggravate. We suggest that the text is amended to capture this meaning more accurately.

Councils' assessment

Comment duly noted. It is proposed to amend Paragraph 4a.3.2 (now 4a.3.3) to specify longer range views and mitigating impacts on the skyline. Therefore, the Councils do not propose further amendments to the bullet point in Chapter 5.

Proposed modifications

Amend Paragraph 4a.3.2 (now 4a.3.3) to read: "Identify longer range views that require mitigating from impacts and explore opportunities to incorporate key views and the skyline into and out from the Campus."

Representation 200660 (Cambridgeshire County Council)

Main issues raised in representation

While the SPD encourages the integration of open spaces and enhancing ecology and biodiversity which is supported by the LLFA, there is no mention of the incorporation of above ground Sustainable Drainage Systems (SuDS). It should be noted that as well as providing flood reduction benefits, SuDS can provide biodiversity, amenity, and water quality benefits. Therefore, the incorporation of SuDS directly contributes to the overarching themes and development principles of multi-purpose open space, ecology, and biodiversity, as well as climate resilience set out within the SPD. Encouraging well-designed SuDS that support biodiversity, amenity, and water quality aid the proposals of a more coherent approach ensuring that multi-functional open spaces embed biodiversity as part of the design whilst also providing flood reduction benefits.

Councils' assessment

Comment duly noted. Paragraph 4e.1.4 encourages the use of SuDS in proposals. It is recognised that SuDS play a significant role in responding to climate resilience, therefore it is proposed to amend overarching text in Paragraph 4.21 (now 4.22) to include reference to SuDS.

Proposed modifications

Amend Paragraph 4.21 (now 4.22) to read: "The SPD provides guidance on ways to reduce energy demand and associated carbon emissions, as well as carbon reduction requirements for achieving BREEAM 'excellent' and BREEAM 'very good' through mandatory credits and guidance on the use of sustainable urban drainage systems (SuDs)".

Representation 200661 (Cambridgeshire County Council)

Main issues raised in representation

The LLFA are pleased to see the promotion of permeable surfaces as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment. The LLFA is supportive of the promotion of rainwater harvesting systems which reduces existing stresses on potable water in Cambridgeshire.

Councils' assessment

Comment duly noted.

Proposed modifications

No proposed modification.

Representation 200662 (Cambridgeshire County Council)

Main issues raised in representation

We welcome the inclusion of ecology and biodiversity net gain, with specific reference to looking for opportunities to enhance tree cover and biodiversity at the Cambridge Biomedical Campus. However, we are surprised that a target of 20% Biodiversity Net Gain has not been including, particularly for phases that are yet to be built (e.g. Phase 3). Particularly given a 20% BNG aspiration is included within Greater Cambridge's Biodiversity SPD, and incorporated into Design Codes for other areas of the city (e.g. Draft Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton SPD).

Councils' assessment

Comment duly noted. It is recognised the importance of aspiring to 20% BNG. To align with other SPDs, it is proposed that Paragraph 4a.2.3 is amended to reflect the Council's aspirations.

Proposed modifications

Amend Paragraph 4a.2.3 to read: "Seek opportunities to deliver and exceed BNG requirements (to align with the Councils aspiration for 20% BNG) triggered by smaller schemes in a considered and coordinated way".

Representation 200695 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

4d.1: Wayfinding and permeability: Yesterday a patient spent the day on site having many procedures and was on the last one an MRI, I found them wandering around the site lost and confused as to how to find the MRI Dept. Luckily, I knew it was not in the hospitals but outside and was able to accompany them to the Mobile MRI Unit.

Councils' assessment

Comment duly noted. Proposed addition to Paragraph 4b.1.6.

Proposed modifications

Amend Paragraph 4b.1.6 to read: "Identify opportunities to improve wayfinding through additional or improved signage, and use of materials".

Representation 200696 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

4b.2: Continually patients to the site get lost coming from the Babraham Park and Ride not knowing if to go ahead to Addenbrookes roundabout or if going via Ninewells when they reach the sunken playground and do not know that they can go straight ahead by Warburton House, exiting Addenbrooke's patients find this route hard to find, small external details that mean thousands get redirected into smaller residential areas or get lost and confused.

Councils' assessment

Comment duly noted. Proposed addition to Paragraph 4b.1.6.

Proposed modifications

Amend Paragraph 4b.1.6 to read: "Identify opportunities to improve wayfinding through additional or improved signage, and use of materials".

Representation 200697 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

Good Design Principles 4.c: CBC development as a centre for scientific excellence Riba Journal (2024) "...the main impression is of dirty portacabins, streaked concrete, a hidden entrance and confusing signage." National Model Design Code MHC&LG (2021) - could this be a useful tool to aid good design principles at CBC Site?

Councils' assessment

Comment duly noted. In preparing the SPD, the National Model Design Code provided useful guidance on promoting successful design. The guidance informed the Chapters of this SPD particularly through the headings such as 'Context', 'Movement' and 'Built Form'. It was helpful in identifying key themes that have been reflected in the SPD.

Proposed modifications

No proposed modification.

Representation 200698 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

4d.2.1: Improve the integration between the Campus and the surrounding communities by enhancing walking, wheeling, cycling and public transport connections– recognising in 2025 37-55,000 movements to and from the CBC Site daily will create unintended negative impacts on small residential streets in QEW abutting the CBC Site e.g. a sample include Sedley Taylor, Fendon, Mobrahy, Holbrook, Glebe, Hulett, Field/Bowers/Worts Causeway, Nightingale Ave/Hills Road Service road, Ninewells through to the nearest Red Cross Lane, Stansgate Avenue and Greenlands.

Councils' assessment

Comment duly noted. The SPD sets out guidance that intends to improve connectivity and movement on the Campus through active travel, sustainable management of car-parking provision and enhancing walking, wheeling and cycling to and from the Campus. The Councils recognise concerns for unintended impacts on surrounding communities, but through early engagement with stakeholders as set out in new principle 4f.2.4, it should be demonstrated how proposals respond to cumulative impacts that are generated.

Proposed modifications

No proposed modification.

Representation 200699 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

4d.3.2 & 4d.3.3 Encourage cycling and other forms of wheeling to and from the Campus ...to allow for users to be able to access their destination safely. Develop cycle and car parking strategies ...new or improved cycling infrastructure, ...to manage the approach to car parking ...

Safety elements to explore –

- i. Increase civic enforcement officers on site to address thefts of bikes on site being moved off site into small residential areas
- ii. Cycling routes which need more signage/lighting to use safe and correct routes e.g. P&R to Addenbrooke's and where fencing has been removed and is making streets have overspill unintended negative impacts from the CBC Site they need reinstating (with gates accessible for bikes/wheelchairs e.g. route on Red Cross Lane to Addenbrookes where both overspill happens and it is a dangerous junction to have direct route cycling onto a main road on the CBC Site / plus motorbikes use daily as a dangerous speeding cut through/replicated Greenlands to Ninewells).

Councils' assessment

Comment duly noted. The Councils recognise the importance of safe, easy to use and well-lit streets and open spaces. It is proposed to amend Paragraph 4b.1.6 to refer to wayfinding. Paragraph 4b.1.5 identifies the need to provide street lighting within the public realm.

Proposed modifications

Amend Paragraph 4b.1.6 to read: "Identify opportunities to improve wayfinding through additional or improved signage, and use of materials".

Chapter 5: Obligations and Mitigation

Total representations received for this Chapter: 16

Representation 200476 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

The development principles proposed in chapter 5 of the draft contain much good content including bullet point 6 under the heading connectivity and movement.

However, it does not encourage applicants to recognize and contribute to the public costs arising in part from their proposed development on the CBC. These costs can be substantial, for example in the as yet unfunded Cambridge South East Transport scheme planned by the Greater Cambridge Partnership in significant part to meet the transport needs of the CBC.

We ask that consideration is given to the inclusion of a development principle which encourages applicants to make/offer a contribution, albeit relatively small in most instances given the level of additional demand that may arise from an individual development

Councils' assessment

Comments duly noted. The Councils recognise the importance of delivering for the transport needs of the Campus. It is proposed to include a new bullet point that asks applicants to consider opportunities to contribute to public costs to meet transport needs of the Campus.

Proposed modifications

Include a bullet point under Connectivity and movement section of Chapter 5 that reads: "Consider opportunities to contribute to public costs to meet transport needs of the Campus."

Representation 200599 (Mr Antony Carpen)

Main issues raised in representation

Please ensure there is something specific about financial contributions towards both a new large concert hall and new lifelong learning centre for Greater Cambridge for the planning obligations for both, and something about a new lifelong learning and skills centre on the Cambridge Biomedical Campus - ideally negotiating with them to allocate a site suitable for it with decent public transport.

Councils' assessment

Comment duly noted. The Councils recognise the need to support local communities surrounding as the Campus grows. It is proposed to include wording that requires developers to consider whether the proposal supports local economic growth and community wealth building for surrounding communities.

The Councils have also prepared a Planning Obligations SPD that sets out where relevant, S106 agreements would seek on and offsite contributions that may include new or enhanced services and facilities in adjacent areas where there is a clear demonstratable impact from the development that requires mitigating.

The Council has provided more guidance on when this is appropriate and how this can be secured in the recently prepared [Planning Obligations SPD](#) that will be going out to a second public consultation in Summer 2025. Therefore, the Councils do not consider that further amendments to the SPD are necessary in this case.

Proposed modifications

No proposed modification.

Representation 200234 (Cambridge University Hospital NHS Foundation Trust)

Main issues raised in representation

The recognition in paragraph 5.3 that "...not all projects will be able to meet all of these objectives" is welcomed, given the diversity in scale and complexity of the projects coming forward on the campus.

Councils' assessment

Comment duly noted.

Proposed modifications

No proposed modifications.

Representation 200249 (Cambridge University Hospital NHS Foundation Trust)**Main issues raised in representation**

Paragraph 5.5, Sustainability, bullet point five to be reworded to read "Design out air quality impacts ensuring contribution to the site's overall emissions are reduced, preventing cumulative worsening of air quality across the site."

Councils' assessment

Comment duly noted. It is proposed that the wording is amended further to provide clarity on the intent.

Proposed modifications

Proposed modification to amend the wording to read:

"Design out air quality impacts and ensure contribution to the overall emissions are reduced, preventing cumulative worsening of air quality across the Campus?"

Representation 200705 (Environment Agency)**Main issues raised in representation**

Should applicants wish us to review any technical documents or want further advice prior to the submission of planning applications, we may do this as part of our charged for planning advice service.

Further engagement will provide the applicant with certainty of our position as to what our response to your planning application will be. It should also result in a better quality and more environmentally sensitive development.

Councils' assessment

Comment duly noted. It is proposed that further wording is included to refer to applicants engaging with relevant stakeholders during the preparation of planning applications.

Proposed modifications

Include sentence in Paragraph 5.6 "applicants should also engage with other relevant stakeholders".

Representation 200665 (East West Rail Company)**Main issues raised in representation**

EWRC recommends a new paragraph 5.7 is added to Chapter 5 of the SPD, as follows:

"It is strongly encouraged that developers bringing forward proposals for new development on the Campus take account of the East West Rail project in those proposals and liaise with EWRC to facilitate coordination between the development proposals and East West Rail. Developers proposing development affecting land

within the Campus which falls within the safeguarded area should engage with EWR Co at an early stage, alongside any pre-application engagement with the LPA. Early engagement will allow EWR Co to consider how the proposals interact with East West Rail and how they might be accommodated with the proposed railway project, helping to avoid the possibility of a recommendation for refusal being made to the LPA by EWR Co at the planning application stage. To discuss any relevant proposals, developers should contact EWR Co by email at: land@eastwestrail.co.uk.”

Councils’ assessment

Comments duly noted. For any significant schemes coming forward, applicants should ensure to engage with relevant organisations.

It is proposed to include further reference to early engagement with transport providers and other bodies when proposals generating significant use are brought forward. Through the safeguarding order, EWR will be notified of any applications that are put forward in the safeguarded area as part of Development Management process.

Proposed modifications

Include additional bullet point under Connectivity and movement to include: “Generate significant use that requires early engagement with transport providers, companies bodies or bodies?”.

Representation 200254 (Prologis)

Main issues raised in representation

5.5 I don’t believe this is appropriate for a healthcare campus. For example, we have 14 and 16 wheel BOC tankers delivering gasses to various users. this clause poses a real health and safety challenge. Perhaps it has a place in Phase 3 and 4 when uses could be at the edge of the scheme.

Councils’ assessment

Comment duly noted. Chapter 5 of the SPD sets out guidance for new development proposals that should be considered on a case-by-case basis. The last sentence in Paragraph 5.2 states that guidance should be “proportionate to the scale, function, location and nature of the particular proposal being considered.

Proposed modifications

No proposed modification.

Representation 200407 (Cambridge Biomedical Campus)

Main issues raised in representation

CBC Ltd would like to see the requirement for the provision of an incubator facility and hotel on the campus included here.

Under the section on built form on page 43 additional bullets should be added regarding the provision of these facilities as follows:

- “Does the proposal either provide in its entirety or make a material contribution to the provision of an incubator facility on the campus?”
- “Does the proposal either provide in its entirety or make a material contribution in some way to the provision of a hotel facility on the campus?”.

Councils' assessment

Comments duly noted. The Councils recognise the importance of providing a range of facilities including through meeting the demand for start-ups and early-stage businesses who require incubator facilities.

It is proposed to include wording to refer to the provision of an incubator facility on the Campus.

The Councils also recognise the need for a range of appropriate facilities and services and reference is made in Paragraph 4b.3.2 to reviewing the range and location of these, including a hotel, as proposals come forward to be sufficient coverage in the SPD.

Proposed modifications

Include bullet point to read: "Provide in its entirety or make a material contribution to the provision of an incubator facility on the campus?"

Amend Paragraph 4b.3.2 to read:

"Review the range and location of facilities and services including food and beverage, retail, sports, leisure, recreation, faith, hotel and conference spaces as proposals come forward to cater for all users throughout the day and night".

Representation 200650 (Lynda Warth, British Horse Society)

Main issues raised in representation

Connectivity and movement - Not only do these proposals not consider 'all feasible options' to link to the rights of way network, none are even considered. Cyclists are mostly male. Horse riders and carriage drivers are mostly female meaning that inclusion of cycling with total exclusion of equestrians does not meet Equality policies.

Councils' assessment

Comment duly noted. The bullet point under Connectivity and movement sets out the need for proposals coming forward to consider feasible options to connect to existing Public Rights of Way, and Cycle networks.

The Councils recognise the importance of providing safe Public Rights of Way for pedestrians, cyclists and equestrians to and from the Campus. Further amendments referring to equestrian users have been made throughout the SPD.

Proposed modifications

No proposed modification.

Representation 200412 (Hobson's Conduit Trust)

Main issues raised in representation

We note that Chapter Five 'sets out a list of questions that developers should consider when preparing a planning application in order to positively plan for wider impacts and mitigation measures beyond the boundary of the individual site.'

We believe that there are various points in Chapter 5 where reference should be made to Nine Wells and Hobson's Brook, and to Hobson's Park.

Councils' assessment

Comment duly noted. The Councils recognise the importance of planning for wider impacts and mitigation including of our natural environment and water. It is proposed to include wording for developers to consider when preparing planning applications.

Proposed modifications

Include bullet point to read:

“Consider the natural habitats and water quality along the green corridor at Nine Wells, Hobson’s Brook and Conduit?”

Representation 200651 (Lynda Warth British Horse Society)

Main issues raised in representation

The public realm and wellbeing - No attempt whatsoever despite the requirements of the two policies: Policy 73: Community, sports and leisure facilities and Policy NH/6: Green infrastructure.

Councils' assessment

Comment duly noted. The public realm and wellbeing bullet points do not specify equestrian users but more generally providing opportunities that can improve health and wellbeing of all users. Instead, it is proposed to include further wording to bullet point five of the Connectivity and movement section to emphasise that proposals should consider the role of Public Rights of Way in promoting health and wellbeing.

Paragraph 3.6 sets out that the Local Plan policies should be read alongside this SPD and considered when determining planning applications on the Campus. Appendix 1 summarises the Policy intent and does not list specific criteria such as “...delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding” as set out in Policy HQ/1 of the SCDC, for example.

Proposed modifications

Amend bullet point five of Connectivity and movement section to read:

“Consider all feasible options to connect to existing Public Rights of Way, and cycle networks to maximise active travel and promote health and wellbeing?”

Representation 200435 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

5.2 Cumulative impact beyond the Site boundaries – this has been well documented over the past 2 decades with overspill activities having unintended negative consequences on Queen Edith’s Ward and its local residents.

To be addressed by CUH 2024 commitment to commission an independent 2025 Neighbourhood Impact Report.

Councils' assessment

Comment duly noted.

Proposed modifications

No proposed modification.

Representation 200700 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

5.3 The outcome is that individual developments will be planned and considered in a holistic manner – this follows on from previous design guidance of designing out the dangers and is welcomed in QEW.

Councils' assessment

Comment duly noted. The SPD will help in providing consistent advice on all planning applications coming forward on the Campus, and also allow different landowners to be coordinated in their approach to delivering the development principles set out in the SPD.

Proposed modifications

No proposed modification.

Representation 200701 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

5.5 By asking 30 questions 'does the proposal' it starts the process to build some confidence for the Queen Edith's population. Where approximately 12,500 residents have had the equivalent population of an Urban Town situated right next to their homes 37,000 -55,000 daily journeys. One area I have direct experience of this unintended negative impact is Red Cross Lane where the latest CBC Travel Report identified 7% entering inappropriately side tracking swamping a small residential area of just 50 houses with up to 2,800 daily journeys of people through 2 small cul-de-sac streets with a population of 200 (on one day when a road was closed this reached 4,000 people going just into the site during the morning period).

With currently up to 4 times the Ward population traveling in and out daily to the CBC Site an SPD implies designing out crime may be incorporated into the design principles which can only create safer streets for both locals and the staff and other persons visiting the CBC Site.

Crime is the product of many factors, however, research has shown that design is one element that can influence the occurrence of crime - both positively and negatively. The aim of 'Designing Out Crime' is to reduce the vulnerability of people and property to crime by removing opportunities that may be provided inadvertently by the built environment. It also aims to reduce fear of crime and, in doing so, helps to improve people's quality of life.

Councils' assessment

Comment duly noted. The SPD will help in providing consistent advice on all planning applications coming forward on the Campus, and also allow different landowners to be coordinated in their approach to delivering the development principles set out in the SPD.

Proposed modifications

Include new Paragraph 4b.2.2 to read: "Seek opportunities to foster a sense of social cohesiveness and community safety through creating high quality streetscapes,

open spaces and the public realm that encourage social interaction and design out crime.”

Amend Paragraph 4.c.1.3 to read:

“Create a clear definition between public, communal and private spaces, and provide natural surveillance of the public realm to create safe and well managed spaces”.

Representation 200722 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

The Draft SPD appears to meet its aim to “Be focused on site specific mitigation of the impact of development by way of direct provision of infrastructure (both on and off site of the development) and through the payment of financial contributions to the local planning authority. But my overriding concern is to achieve “planning gain” specifically opportunities for skills, training, apprenticeships and jobs for local young people via a QEW Employment and Skills Scheme. Engaging with and targeting them through our local Queen Edith primary through to secondary schools, by offering a world class Science and Community Hub that reinforces the CBC Site commitment that local young people could have a career and future on their doorstep.

Councils’ assessment

Comment duly noted. The Councils support the need to provide opportunities for skills, training and apprenticeships. Design principle 4f.3.2 sets out that proposals should identify ways of working with the wider communities to provide skills and training opportunities. It is proposed to amend this sentence to include apprenticeships.

Where relevant, S106 agreements would seek on and offsite contributions that may include new or enhanced services and facilities in adjacent areas where there is a clear demonstrable impact from the development that requires mitigating.

The Council has provided more guidance on when this is appropriate and how this can be secured in the recently prepared [Planning Obligations SPD](#) that will be going out to a second public consultation in summer 2025. Therefore, the Councils do not consider that further amendments to the SPD are necessary in this case.

Proposed modifications

Amend Paragraph 4f.3.2 to read: “This can range from providing skills, training and apprenticeship opportunities to meet current and future skills gaps, community decision-making, supporting local businesses and social enterprises through supply chains to exploring opportunities to use or manage buildings and land assets for community wider benefit.”

Include new bullet point to Phasing and delivery in Chapter 5 to read: “Enable skills and training and apprenticeship opportunities to meet current and future skills gaps?”

Representation 200702 (Cllr Immy Blackburn-Horgan)

Main issues raised in representation

Living adjacent to the CBC Site just 1 small example I receive first hand feedback on where mitigations are required in the planning process e.g. when residents on Red

Cross Lane questioned the foul water for Rosie using their road sewers they did not request or want an approach from the Hospitals to purchase their homes. They wished assurances that infrastructure would be fit for purpose. Living with the smells and works on their road for four decades and projected to increase with Forvie and the two hospital developments has impacted on digging and road works from digital cabling, gas, reviews of utilities as not adequate for the site including up to and including yesterday works on their road sewers all in relation to the needs of the CBS Site.

Councils' assessment

Comments duly noted. The Councils recognise the importance of infrastructure provision for surrounding communities of the Campus.

Chapter 5 sets out Phasing and delivery such as asking proposals to consider how schemes will come forward and have regard to current infrastructure and phasing of new development.

Proposed modifications

No proposed modification.

Appendix 1: Adopted Local Plan Policies relevant to the Cambridge Biomedical Campus SPD

Total representations received for this Chapter: 2.

Representation 200444 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

Policy 31, page 49: Should the last line of the text refer to Policy 28 rather than 29?

Councils' assessment

Comment duly noted. Proposed modification to amend wording.

Proposed modifications

Amendment made to wording to refer to Policy 28 rather than Policy 29.

Representation 200604 (Mr David Plank, Trumpington Residents' Association)

Main issues raised in representation

It is not until Appendix 1 that Local Plan Policy 4, "The Cambridge Green Belt" is mentioned. We ask that this lack of balance in the draft text is corrected to ensure that appropriate attention is given to the needs of our Green Belt when CBC development is being considered.

Councils' assessment

Comment duly noted. The Green Belt is referred to in Paragraph 2.5 and 3.10 of the SPD.

Paragraph 3.6 sets out that the Local Plan policies (summarised in Appendix 1) should be read alongside this SPD and considered when determining planning applications on the Campus.

Proposed modifications

No proposed modification.

Equality Impact Assessment (EqIA): Draft Cambridge Biomedical Campus SPD

Total representations received for this Chapter: 0

Sustainability Appraisal Screening Report: Draft Cambridge Biomedical Campus SPD

Total representations received for this Chapter: 1

Representation 200529 (Natural England)**Main issues raised in representation**

We have reviewed the SA/SEA Screening Reports provided. Natural England agree with the conclusions and that further assessment stages should not be required.

Councils' assessment

Comment duly noted.

Proposed modifications

No proposed modification.

Habitats Regulation Assessment Screening Report: Draft Cambridge Biomedical Campus SPD

Total representations received for this Chapter: 1

Representation 200590 (Natural England)**Main issues raised in representation**

We have reviewed the HRA Report provided. Natural England agree with the conclusions and that further assessment stages should not be required.

Councils' assessment

Comment duly noted.

Proposed modifications

No proposed modification.

Consultation Statement: Draft Cambridge Biomedical Campus SPD

Total representations received for this Chapter: 3

Representation 200591 (Linton Parish Council)

Main issues raised in representation

It was not possible for the Councillors to read all three documents in the limited period and present considered comments. The Parish Council propose that there should be individual consultations for each supplementary planning document to enable sufficient time to review the information and submit comments.

Councils' assessment

Comment duly noted. This feedback has been reviewed by the Planning Policy Team, and we are taking these comments on board for future consultations to ensure all parties feel they can meaningfully engage and contribute their views effectively.

Proposed modifications

No proposed modification to the CBC SPD.

Representation 200182 (Bassingbourn-cum-Kneesworth Parish Council)

Main issues raised in representation

As the documents totalled several hundred pages, councillors are unable to read all the documents and therefore the Parish Council are unable to comment on the consultation. They are concerned that silence is taken for support, they cannot say whether they support it or not. It may have helped if the information was more specific to their area.

The Parish Council have had a similar experience with other consultations received, with them not responding as the information provided was far too complicated. The Parish Council intend to object to future consultations if they do not come in a format that is easily to digest and understand.

Councils' assessment

Comment duly noted. This feedback has been reviewed by the Planning Policy Team, and we are taking these comments on board for future consultations to ensure all parties feel they can meaningfully engage and contribute their views effectively.

Proposed modifications

No proposed modification to the CBC SPD.

Representation 200386 (Great Shelford Parish Council)

Main issues raised in representation

An informal meeting with the most closely impacted communities such as this parish would have been appropriate prior to publication of this draft SPD.

Councils' assessment

Comment duly noted. Greater Cambridge Shared Planning welcome meaningful engagement with our local communities. During the consultation, we held both in-person and online events to maximise participation in the consultation. These events included an in-person drop-in event on Tuesday 17 December 2024 at the Community Room at St Mary the Virgin (12 Church Street, Great Shelford, Cambridge, CB22 5EL).

Proposed modifications

No proposed modification to the CBC SPD.

Summary of additional proposed minor modifications

Paragraph / Chapter

Page 2

Proposed modifications

Addition of sentences referring to images contained within the document and credits to read: "This document has been prepared by the Greater Cambridge Shared Planning Service. Images within this document have been taken or created by Greater Cambridge Shared Planning unless otherwise identified and credited".

Paragraph / Chapter

Page 5

Proposed modifications

Remove "of the Cambridge Biomedical Campus Supplementary Planning Document".

Paragraph / Chapter

Page 9 – Paragraph 2.11

Proposed modifications

Amend sentence to read: "This is explored further in Chapter Section 3 of the SPD".

Paragraph / Chapter

14, 16, 17, 18, 20, 21

Proposed modifications

Add image credits.

Paragraph / Chapter

24 – Paragraph 4.1

Proposed modifications

Amend sentence to read: "This is Chapter Section 3 of the SPD identifies a series of Cambridge Biomedical Campus 'development principles".

Paragraph / Chapter

33 – Paragraph 4.18

Proposed modifications

Addition of sentence:

“There will need to be a careful balance between car parking provision for those who need to access healthcare facilities, with those working or visiting the Campus”.

Paragraph / Chapter

Page 36 – Paragraph 4b.3.2

Proposed modifications

Addition of reference to ‘nursery’ provision.

Appendix A: List of organisations consulted

The following organisations were directly notified of the draft Health Impact Assessment SPD via email, or by post where no email address was available. Individuals are not listed. It should be noted that other individuals and organisations were also contacted that do not appear on this list.

All Parish Councils and Residents Associations
Adjacent Local Authorities
Abellio Greater Anglia
Accent Nene Housing Society Limited
Addenbrooke's Equalities Officer
Advisory Council for the Education of Romany and other Travellers (ACERT)
Age UK Cambridgeshire & Peterborough
Airport Operators Association
Amusement Catering Equipment Society (ACES)
Anglia Ruskin University
Anglian Water
Bedfordshire and River Ivel Internal Drainage Board
Bedfordshire Pilgrims Housing Association
British Gas
British Horse Society
BT Group Plc
Building Research Establishment
Cam Health
Cambridge and County Developments (formerly Cambridge Housing Society)
Cambridge Area Bus Users
Cambridge Campaign for Better Transport
Cambridge and District Citizens Advice Bureau
Cambridge Council for Voluntary Service
Cambridge Crown Court
Cambridge Cycling Campaign (CamCycle)
Cambridge Dial a Ride
Cambridge Ethnic Community Forum
Cambridge Fire and Rescue Service
Cambridge Friends of the Earth
Cambridge Online
Cambridge Group of the Ramblers
Cambridge Inter-Faith Group
Cambridge Past, Present & Future
Cambridge Peterborough & South Lincolnshire (CPSL) Mind
Cambridge Rape Crisis Centre
Cambridge Regional College
Cambridge University Hospital NHS Foundation Trust
Cambridge Water
Cambridge Women's Aid
Cambridge Women's Resource Centre
Cambridgeshire & Peterborough NHS Foundation Trust
Cambridgeshire ACRE
Cambridgeshire and Peterborough Association of Local Councils

Cambridgeshire and Peterborough Campaign to Protect Rural England
Cambridgeshire and Peterborough Clinical Commissioning Group
Cambridgeshire and Peterborough Combined Authority
Cambridgeshire Chamber of Commerce
Cambridgeshire Community Foundation
Cambridgeshire Constabulary
Cambridgeshire County Council
Cambridgeshire Ecumenical Council
Cambridgeshire Fire and Rescue Service
Cambridgeshire Football Association
Cambridgeshire Health and Wellbeing Board
Care Network Cambridgeshire
Centre 33
Church Commissioners for England
Civil Aviation Authority (CAA)
Confederation of British Industry -East of England
Conservators of the River Cam
Country Land & Business Association
CPSL Mind
Cornerstone Telecommunications Infrastructure LTD (CTIL)
Defence Infrastructure Organisation
Department of Environment, Food and Rural Affairs
Disability Cambridgeshire
East West Rail
Eastern Region Rowing Council
Ely Diocesan Board
Ely Group of Internal Drainage Boards
Encompass Network
Environment Agency
Equality and Human Rights Commission
ESP Utilities Group
Fields in Trust
Flagship Homes
Forestry Commission
Friends, Families and Travellers Community Base
Friends of the Cam
Friends of Cherry Hinton Brook
Friends of Stourbridge Common
Greater Cambridge Partnership
Harlaxton Energy Networks Ltd.
Hastoe Housing Association Ltd.
Hazardous Installations Inspectorate
Healthwatch Cambridgeshire
Highways England
Historic England
Home Builders Federation (HBF)
Homes England
Hundred Houses Society Limited
Huntingdonshire Association for Community Transport (HACT)
Iceni Projects

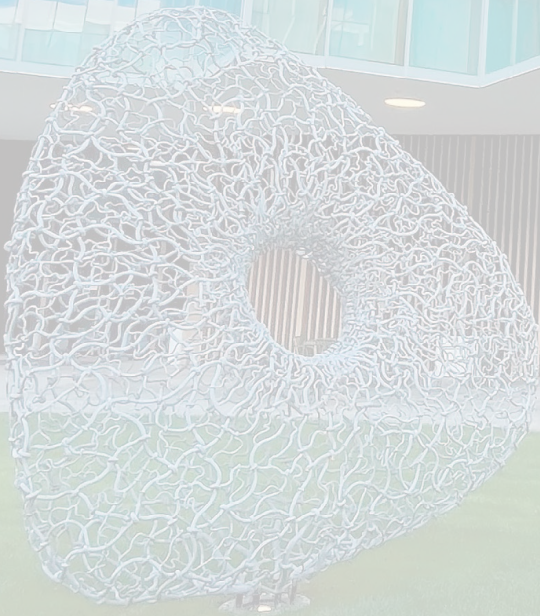
Indigo Networks
Institute of Directors -Eastern Branch
Lead Local Flood Authority (LLFA)
Logistics UK (formerly Freight Transport Association)
Marine Management Organisation
MBNL (EE & Three)
Mobile Operators Association
National Grid Plc
National House Building Council
National Housing Federation
National Travellers Action Group
Natural Cambridgeshire
Natural England
Network Rail
NHS England
Openreach
Ormiston Children's and Family Trust
Over and Willingham Internal Drainage Board
Planning Inspectorate
Road Haulage Association
Royal Mail
Royal Society for the Protection of Birds (RSPB)
Sanctuary Housing Association
Shelter
South Cambridgeshire Youth Council
Sport England
SSE
Stagecoach East
Sustrans (East of England)
Swavesey Internal Drainage Board
The Association of Circus Proprietors
The Coal Authority
The Crown Estate
The Kite Trust
The Lawn Tennis Association
The Magog Trust
The National Trust
The Papworth Trust
The Showman's Guild of Great Britain
The Theatres Trust
The Traveller Movement
The Wildlife Trust
Transport for London
Travel for Work Partnership
The Traveller Movement
UK Power Networks
University of Cambridge
Utility Assets
Virgin Media
Woodland Trust

Appendix B: Tracked changes version of the SPD



Cambridge Biomedical Campus Supplementary Planning Document

Draft for consultation – Winter 2024
Adopted March 2025



Contents

	Foreword	3
	Executive Summary	4
Chapter 1	Introduction and purpose	5
Chapter 2	Ambitions for the Campus and development to date	8
Chapter 3	Site context	13
Chapter 4	Cambridge Biomedical Campus development principles	27
	4a Open spaces and landscape	30
	4b The public realm and wellbeing	32
	4c Built form	33
	4d Connectivity and movement	35
	4e Sustainability	36
	4f Phasing and delivery	39
Chapter 5	Obligations and mitigation	41
Appendix 1	Adopted Local Plan Policies relevant to the Cambridge Biomedical Campus SPD	46

This document has been prepared by the Greater Cambridge Shared Planning Service. Images within this document have been taken or created by Greater Cambridge Shared Planning unless otherwise identified and credited.

Foreword

The Cambridge Biomedical Campus is an international centre of excellence for patient care and healthcare education, providing world class medical facilities and research. Whilst the quality of new development has improved the look and feel of the Campus, it is important that future development is joined up in its approach.

This Supplementary Planning Document will help ensure that new development makes a positive and coherent contribution towards the longer-term vision for the Campus, whilst promoting health and wellbeing for visitors, patients, workers and for communities living in the area.

We encourage applicants, developers and infrastructure providers to work collaboratively with the Greater Cambridge Planning Service in the preparation of planning applications and look forward to seeing how the guidance in this document is applied to future schemes.



Councillor Katie Thornburrow
Executive Councillor for Planning Policy,
Cambridge City Council



Councillor Dr. Tumi Hawkins
Lead Cabinet Member for Planning,
Cambridgeshire District Council

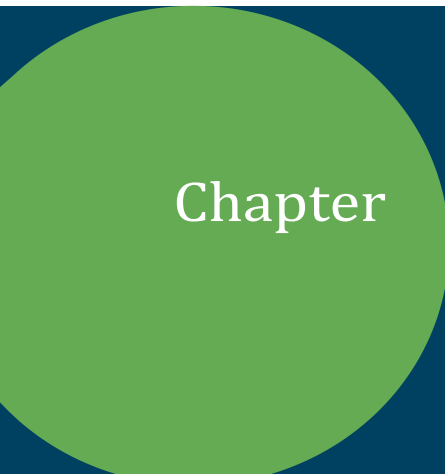
Executive Summary

The Cambridge Biomedical Campus Supplementary Planning Document (SPD) ~~provides sets out~~ guidance on the implementation of policies within the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018) regarding future development at the Cambridge Biomedical Campus. The SPD sets out development principles to guide future development proposals for phases one to three at the Cambridge Biomedical Campus and provides a planning framework for consideration when determining planning applications.

The Cambridge Biomedical Campus is an international centre of excellence for patient care, biomedical research and healthcare education, and plays an important local, regional and national role in providing medical facilities research and learning. The Campus includes several major research laboratories and hospitals and facilitates the delivery of world class health, education and life science services.

The guidance provided in this SPD will form an integral part of the development management process, setting out material considerations for determining planning applications on the Campus. It will also inform developers and infrastructure providers of key development principles to consider when bringing forward proposals, to ensure that they individually and cumulatively make a positive contribution towards the longer-term ambition for the Campus.

The initial chapters of the SPD set out its purpose, the updated overarching ambitions for the Campus, and details the local context and current provision on the Campus. Chapter four then identifies high-level principles that will inform development coming forward to support the delivery of the ambition for the Campus. Lastly, Chapter five sets out a list of questions that developers should consider when preparing a planning application in order to positively plan for wider impacts and mitigation measures beyond the boundary of the individual site.

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Chapter

Introduction and purpose

Purpose of the Supplementary Planning Document

1.1 The purpose of this Supplementary Planning Document (SPD) is to provide planning guidance to inform development at the existing Cambridge Biomedical Campus (CBC). The SPD sets out development principles that provide a clear framework for applications at the current time, ensuring that decisions made now do not undermine the potential future evolution of the Campus. The development principles in this SPD are expressed through words and precedent images and not by reference to a spatial strategy or masterplan.

4.1.1.2 The nature and form of projects coming forward at the Campus varies considerably in terms of scale and complexity. Some proposals will be in response to urgent and changing needs and priorities on the Campus and others are part of longer term and more strategic changes and development opportunities. As such, a measured and proportionate approach will be needed when considering how the development principles established in this SPD are applied to the wide range of projects likely to come forward.

4.2.1.3 The guidance provided in the SPD will form an integral part of the development management process, setting out material considerations for determining planning applications. It will also inform developers and infrastructure providers of the key principles to consider when bringing forward proposals within the Campus to ensure that they individually and cumulatively make a positive and co-ordinated contribution towards the longer-term ambition for the Campus.

4.3.1.4 The SPD will support ~~with~~ the delivery of adopted planning policies set out in the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018). Reference is made throughout the document to the adopted Local Plans and other ~~documents~~ key policies that should be read and considered alongside this SPD when determining planning applications, or when bringing forward development and infrastructure proposals.

4.4.1.5 References to 'the Campus' made throughout this SPD refer to Phases 1-3 of development that are allocated within the adopted Local Plans and to the existing Addenbrooke's, Rosie, and Royal Papworth Hospitals and related buildings.

How the Supplementary Planning Document has been prepared

4.5.1.6 This SPD has been prepared by the Greater Cambridge Shared Planning service.

4.6.1.7 ~~The This is SPD was consulted on from November 2024 to January 2025 to seek feedback from statutory bodies, key stakeholders and members of the public. Representations were considered and amendments have been incorporated into this adopted version of the CBC SPD. the consultation version of the SPD and the Councils' welcome comments on the draft document. The consultation runs from Thursday 28 November 2024 to Friday 24 January 2025 and we welcome comments to help finalise the document before it is anticipated to be adopted by the councils' in early 2025.~~

Structure of the document

[4.71.8](#) The remaining sections of this SPD are set out in chapters as follows:

- **Chapter 2**
updates the overarching ambitions for the Campus
- **Chapter 3**
sets out the local context and the current provision of services and facilities within the Campus
- **Chapter 4**
identifies high-level principles that will inform future development on the Campus, supporting the delivery of the overarching ambition
- **Chapter 5**
sets out a framework for applicants to bring forward high quality development and how they should mitigate wider impacts both within the [Campus](#) and the wider area.

Chapter

2

Ambitions for the Campus and development to date

Landowners of the Campus

2.1 The land across the Campus is under the ownership of a number of organisations including Cambridgeshire County Council, the Pemberton Family Trust, Prologis, Cambridge University Hospitals and the University of Cambridge.

2.42.2 As well as the landowners, Cambridge Biomedical Campus Ltd (CBCL) was formed in 2021 as a not-for-profit company which represents the major occupiers within the Campus including Abcam, the Medical Research Council and Astra Zeneca as well as Cambridge University Hospitals, Addenbrooke's, Rosie, and Royal Papworth Hospitals and the University of Cambridge who are also occupiers as well as landowners.

How the vision for the Campus has changed and why

2.22.3 ~~The Addenbrooke's 2020 Vision was Cambridge University Hospital commissioned and led the Addenbrooke's 2020 Vision that was first published in 1999 2004 and updated in 2004. The Vision and~~ established the strategic case for growth and development at CBC to help deliver excellence in clinical and research needs. The 2020 Vision aimed to achieve an environment that is attractive, well-designed and distinctive, accessible and inclusive.

2.32.4 Since Addenbrooke's opened in 1962, ~~The~~ the Campus has experienced significant growth and redevelopment and now forms the largest employment site in Cambridge. Member institutions include the University of Cambridge, Cambridge University Hospitals, Royal Papworth Hospital, Cambridgeshire and Peterborough NHS Foundation Trust, the Medical Research Council Laboratory of Molecular Biology, and commercial partners that include AstraZeneca and Abcam.

2.42.5 The ability to co-locate world-leading academic and industry scientists on the same site as the teaching hospitals of the University of Cambridge, provides the basis for creating the optimum environment for the rapid and effective translation of research into routine clinical practice and this relationship makes the Campus unique globally.

2.52.6 The current Addenbrookes Hospital was officially opened in 1962 and was the start of four decades of growth around the hospital. The Cambridge Local Plan (2006) released land from the Green Belt for further expansion (known as Phases 1 and 2) and this allocation was carried through into the Cambridge Local Plan (2018). Additionally, the South Cambridgeshire Local Plan (2018) released some further Green Belt to the south of the Campus (known as Phase 3) and together, the adopted Local Plan allocations provide the basis for the wider growth and development of the Campus.

~~2.62.7~~ Despite opening in 1962, there was no overall masterplan for the Campus until the publication of the 2020 Vision in 1999. This was then updated in 2004~~40~~ and subsequently in 2010 following the allocation of the Phase 2 land in the Cambridge Local Plan (2006).⁵ The Strategic Masterplan and Vision document for the Campus, which was led by Allies & Morrison Architects, identified and resolved key challenges with the spatial organisation of the site and sought to provide a more comprehensive and coherent green space and public realm experience for users of the hospital and wider ~~B~~Biomedical ~~C~~campus. This work linked to existing and emerging work for Phase 1 of the Biomedical expansion along Francis Crick Avenue (consented in 1999) which had already fixed a series of Parameter Plans to govern the form and scale of development. It also looked forward to the further expansion through Phase 2 along Dame Mary Archer Way. The Masterplan was not adopted by the Councils but has been instructive in identifying the ambition for co-ordinated change on the Campus. The completion of recent schemes and the provision of infrastructure including the new access roads within both Phases 1 and 2 is a good example of both the public and private sectors working in partnership from initiation to project design and delivery.

2.8 A safeguarded waste management site is located within the plan area for the SPD. This is identified as "South west of Addenbrooke's Hospital, between Robinson Way and Addenbrooke's Road, Cambridge" Waste Management Area under Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) (MWLP). The safeguarded site is for the implemented planning permission for the Erection of an Energy Innovation Centre as part of the wider Biomedical Campus. Planning permission was granted in 2016 by Cambridgeshire County Council under planning reference C/05009/12/CW. It was subsequently implemented by the construction of the underground tunnel connecting to the Hospital to the new site.

~~2.72.9~~ The Cambridge South railway station, due to open in 2026~~65~~, represents a significant development for the ~~C~~campus and wider area, meaning that patients, visitors and employees will have much improved public transport connectivity to the ~~C~~campus. Whilst the station is recognised as a primary destination station,¹ it will ~~also~~ mean that communities in the south of the city and beyond will have better access to the rail network ~~and~~ As such, the ~~e~~Campus is likely to have an increase in the number of people travelling through it to access the station, increasing pressure on the movement network. Following funding announced in the 2024 Spring Budget, work is also progressing on bringing forward the Cambridge South East Transport (CSET) public transport route, improving connectivity to the ~~C~~campus and Cambridge South station from the south of the city.

~~2.82.10~~ In 2022 ~~The~~ Cambridge Children's Hospital, the first specialist children's hospital for the East of England, was granted planning permission in 2022 and is currently under construction. In 2024, the Cambridge Cancer Research Hospital was also approved. This means that alongside Addenbrooke's Hospital and the Royal Papworth Hospital (which moved to the Biomedical Campus in 2019), there will be five ~~our~~ hospitals within the campus, consolidating it as a regional centre for healthcare. Alongside this, AstraZeneca and Abcam have

headquarters within the [Ce](#)ampus which sit alongside already established buildings including the Anne McLaren Building, Victor Phillip Dahdaleh Heart and Lung Research Institute, the Jeffrey Cheah Biomedical Centre, 1000 Discovery Drive, and other Campus occupiers such as Cancer Research UK (Cambridge) and the MRC Laboratory of Molecular Biology. Recently, there has been planning consent for 2000 and 3000 Discovery Drive for additional commercial biomedical development.

2.92.11 More recently, CBC Limited has sought to update the vision for the [Ceampus](#) up to 2050 ([published in 2021 and updated in 2024](#)) [setting out the high level aspirations in health, education and life sciences for organisations working on the Cambridge Biomedical Campus](#). This in part is to reflect the rapid growth the [Ceampus](#) has seen since the publication of the 2010 Vision and to maintain the [Ceampus](#)' status as being at the forefront of globally significant biomedical research and development. [The CBC vision document was not produced to support the Landowners proposals for land in the emerging Greater Cambridge Local Plan](#). Whilst this vision, and more widely how it can be delivered, is currently under consideration as part of the emerging Greater Cambridge Local Plan, there are some aspects which can be drawn from to inform this SPD. Until the Greater Cambridge Local Plan is adopted, the Councils have identified the following ambition for Campus:

The **Cambridge Biomedical Campus** will be a world-leading location for healthcare, [education](#), medical innovation and life science research, integrated with surrounding communities as well as the wider landscape beyond the city.

At the heart of the Campus is the collective desire to improve healthcare outcomes for patients, underpinned by research, business and clinical excellence. The principles of placemaking, health and well-being are therefore critical to achieving exemplary development that will support the continued success of the Campus.

2.102.12 To deliver this ambition, development proposals will need to carefully consider and demonstrate how they address the principles set out in this SPD. This will ensure that proposals not only positively address the ongoing plans and projects within and around the Campus but also do not compromise future development and the longer-term ambition for the Campus that will be set out in the Greater Cambridge Local Plan.

2.142.13 Whilst the Campus is an international centre of excellence for patient care, biomedical research and healthcare education, it also plays an important local, regional and national role in providing medical facilities and medical research. The work carried out on the [Ceampus](#) leads to significant health benefits and positive outcomes for the local community it serves as set out in the key statistics infographic below. There are, however, a number of key areas that lessen the quality and performance of the Campus, including transport infrastructure, some

elements of the public realm and built form as well as the services and facilities available to patients, visitors and employees. This is explored further in Chapter 3 of the SPD.

Key statistics of the Campus



37,000
people

visit the site every day



The Heart and Lung Research Institute has the largest concentration of scientists and clinicians in heart and lung medicine in Europe

Lower cancer, heart and circulatory disease and respiratory disease mortality rates than the national average,

with **468**
extra lives
saved each year



Research excellence and innovation lead to a **much higher NHS spend** at CBC compared with other NHS Trust areas

The CBC is the biggest employment site in Cambridge, supporting **22,000 jobs** in 2022 including **700 apprentices**



The three world-class hospitals and three NHS trusts see well over



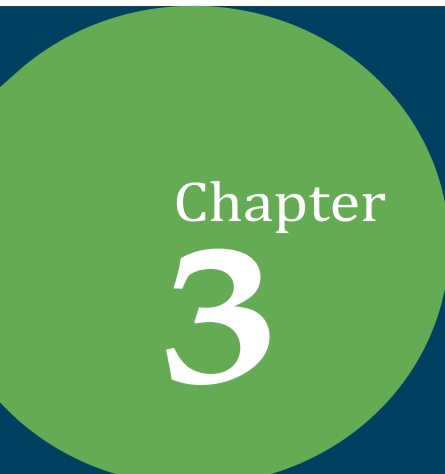
1m
NHS patients
every year

Cambridge University's **School of Clinical Medicine** is located on the Campus alongside the **NHS research hospital** and the **MRC Lab of Molecular Biology...**



The Campus contributes **£4.2bn** to the UK economy each year

Sources: [2023 Carnall Farrar Report](#) and [2022 CEBR Report](#)

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Chapter 3

Site context

Planning Policy Context

- 3.1 The CBC SPD has been prepared in the context of the National Planning Policy Framework (2024~~3~~) and of the adopted Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018). The SPD provides supplementary detail and should be read in conjunction with the adopted policies in the Local Plans (2018), the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and other relevant material considerations set out in this chapter.

Commented [LW2]: Add link to: [Cambridgeshire and Peterborough Minerals and Waste Local Plan | Cambridgeshire County Council](#)

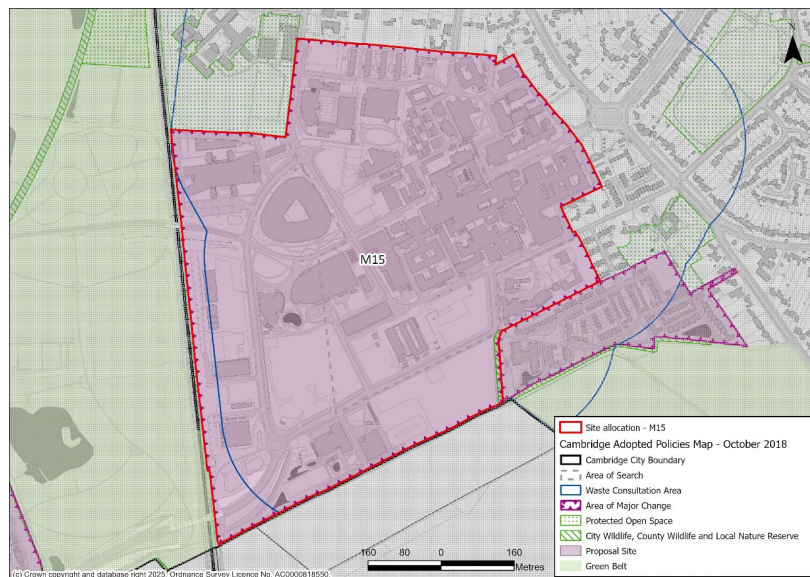
National Planning Policy Framework (2024~~3~~)

- 3.2 The National Planning Policy Framework (NPPF) (2024~~3~~) sets out the Government's planning policies and how these should be locally applied. Paragraph 10 of the NPPF establishes that Local Planning Authorities should pursue development with a presumption in favour of sustainable development. Paragraphs 131 to 135 of the NPPF sets out that decisions should ensure that the creation of high quality, beautiful and sustainable buildings and places is achieved in planning developments. Paragraphs 96 to 108 also promote healthy and safe communities through access to a network of high-quality open spaces, sports and recreation, cultural facilities and access to public rights of way. Other relevant paragraphs of the NPPF should be considered including Paragraphs within Chapters 14 and 15.
- 3.3 This SPD meets the aims of the NPPF by promoting sustainable development that responds appropriately to the surrounding context of the site through high quality design, whilst setting out the need to deliver high quality healthcare outcomes.

Cambridge Local Plan (2018)

- 3.4 The Cambridge Local Plan was adopted in 2018 and sets out the aims of future development up until 2031. The vision for Cambridge is to build on the city's reputation for design excellence, promoting innovative and sustainable development. The Local Plan promotes the continued vision to further expand the knowledge-based economy with world leading research and education, whilst facilitating growth and infrastructure to support development.
- 3.5 The Local Plan sets out 15 strategic objectives for Cambridge that include contributing to creating environmentally sustainable developments through adapting to climate change and using low carbon, promoting and supporting economic growth whilst maintaining the quality of life and place through designing safe and healthy environments to the highest quality design.
- 3.6 The Local Plan contains a range of policies that are relevant to the SPD and should be considered when determining planning applications for CBC. These are set out with a summary of the policy content in Appendix 1: Adopted Local Plan Policies relevant to the Campus.

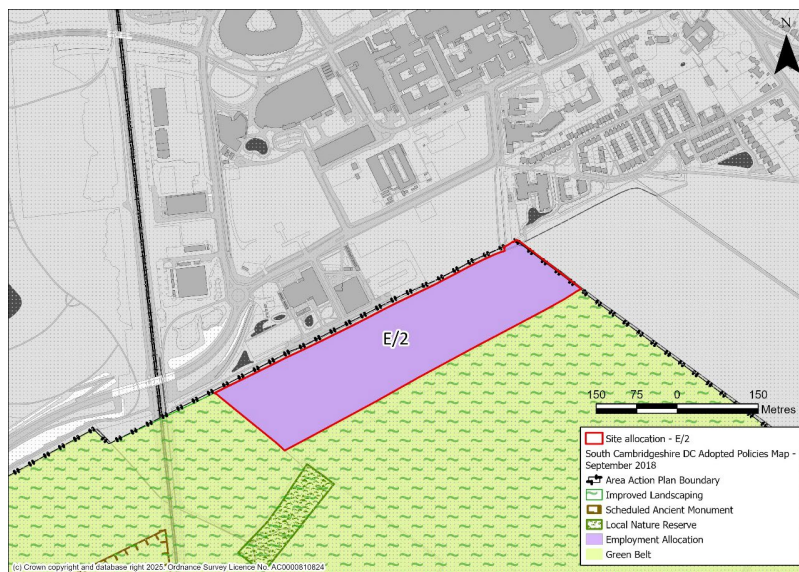
- 3.7 Policy 17: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change sets out specific policy requirements for the CBC site. The policy requires development to demonstrate the meeting of local, regional or national health care needs for biomedical and biotechnology research and development activities within class use B1(b) for research and development. In 2020, the Use Class Order was amended, and B1(b) use is now Class E (g) (ii). The Local Plan sets out support for the continuing development of CBC as a high quality, legible and sustainable Ceampus and its expansion to meet the health needs of the expanding city.
- 3.8 The Local Plan identifies a site allocation M15 (the area covered by Policy 17) set out in the Map below. alongside the Area of Major Change allocation of Policy 17.



Map 1: Map of Cambridge Local Plan site allocation M15

South Cambridgeshire Local Plan (2018)

- 3.9 The South Cambridgeshire Local Plan was adopted in September 2018 and identifies CBC as an international centre of excellence for patient care, biomedical research and healthcare education.
- 3.10 Policy E/2: Cambridge Biomedical Campus Extension establishes that extension to CBC will be supported for biomedical and biotechnology research and development within class use B1(b) and related higher education and sui-generis medical research institutes, subject to satisfying a number of policy requirements. In 2020, the Use Class Order was amended, and B1(b) use is now Class E (g) (ii). This parcel of land (commonly referred to as the Phase 3 land), was removed from the Cambridge Green Belt through the 2018 Local Plan process, given the need for jobs and specifically the importance of the biomedical Ceampus as a centre for health, education and research excellence.



Map 2: Map of South Cambridgeshire Local Plan E/2 land

- 3.11 Both adopted Local Plans identify that the 2010 Strategic Masterplan for the Campus should be updated, reflecting the growth and expansion land identified in the policies as well as emerging schemes and projects. Whilst CBC landowners are proposing to update the Campus masterplan through the Greater Cambridge Local Plan process, this has no planning status or weight and therefore this SPD has been prepared to guide development until the adoption of the Greater Cambridge Local Plan and the subsequent masterplan update from CBC has been approved through the planning process.

Emerging Greater Cambridge Local Plan

- 3.12** Cambridge City Council and South Cambridgeshire District Council are currently preparing a joint Local Plan known as the Greater Cambridge Local Plan. The Greater Cambridge Local Plan, when adopted, will supersede the current Cambridge and South Cambridgeshire Local Plans (2018).
- 3.13** It is currently proposed that the emerging Greater Cambridge Local Plan will set out a policy that will guide the continued development and evolution of the Campus whilst requiring future development to improve the existing Ceampus, including through infrastructure investment. The Greater Cambridge Local Plan First Proposals identifies a potential further expansion of the Campus to the south of the existing Ceampus, but no formal decision has been made on this by the Councils. Therefore, this SPD cannot specifically consider any possible expansion land or related development requirements at this stage.

Other Relevant Planning Documents

- 3.14** The Greater Cambridge Sustainable Design and Construction SPD (2020) provides additional technical guidance to be read alongside adopted Local Plan policies. The SPD ensures that new development reduces its environmental impact by minimising carbon emissions, flood risk, pollution and pressure on resources such as water, as well as helping to protect and enhance biodiversity and geodiversity.
- 3.15** The Greater Cambridge Biodiversity SPD (2022) aims to ensure that new development conserves and enhances biodiversity. The additional technical guidance sets out information that should be submitted with planning applications to demonstrate how development proposals meet the requirements of the adopted Local Plans.
- 3.16** The Public Art SPD (2010) provides guidance on the Councils commitment to develop and deliver public art and to support best practice for new developments. Since the SPD was adopted, the Public Art Manifesto (2022) was published to reinforce the importance of providing high quality public art whilst providing more guidance on how the provision of maintenance of on-site public art for new developments can be secured by planning conditions.

Commented [LW3]: Link to:
<https://www.cambridge.gov.uk/public-art-spd>

Commented [LW4]: Link to:
<https://www.cambridge.gov.uk/media/al4derfd/cambridge-perspective-manifesto.pdf>

Overview of the existing Cambridge Biomedical Campus

Uses and occupants

- 3.17** The Campus includes several major publicly funded and commercial research laboratories and NHS hospitals, which in combination, provides world leading medical, biomedical and biotechnology services. The Campus comprises healthcare provision (including the NHS), education facilities, the University and Research Institutes and industry occupants. In the northern part of the Campus there is Ceampus worker accommodation which is-are managed by Sanctuary Housing Association. There are also a number of supporting complimentary uses across the Campus from retail, food and

beverage to nursery provision.

[3.473.18](#) The current occupiers and proposed development -can be found on the map below with accompanying key.

- 11 AstraZeneca facilities and development
- 12 [Victor Phillip Dahdaleh](#) Heart and Lung
Research Institute (HLRI)
- 13 Royal Papworth Hospital NHS Foundation Trust
- 14 Addenbrooke's Treatment Centre (ATC) – part of Cambridge University Hospitals
NHS Foundation Trust
- 15 The Rosie Hospital
- 16 Addenbrooke's Hospital (Main entrance and Accident & Emergency)
- 17 Addenbrooke's Hospital (Outpatient department)
- 18 Plot 9 ([allocated for future research-led development](#))
- 19 Cambridge Movement Surgical Hub
- 20 Cambridge Children's Hospital (due 2029~~8~~)
- 21 The Forvie Site (University of Cambridge)
- 22 Anne McLaren [BuildingLaboratory](#)
- 23 Abcam
- 24 1000 Discovery Drive
- 25 [2000 and 3000](#) Discovery
Drive ~~development~~
- 26 [University of Cambridge's School of Clinical Medicine](#)
- 27 [Clifford Allbutt Building \(including ideaSpace and Medirest Company\)](#)
- 28 [Addenbrooke's on site Accommodation](#)

[3.183.19](#) The occupiers of the Campus can be categorised into Healthcare and the NHS, Education, University and Research Institutes, Industry and Expansion.

[3.193.20](#) The occupiers are also listed under these headings below with accompanying images:

Healthcare and the NHS

- Addenbrooke's Hospital
- Rosie Maternity Hospital
- Royal Papworth Hospital NHS Foundation Trust
- Cambridgeshire and Peterborough NHS Foundation Trust



Image 1: Royal Papworth Hospital

Image Credit: CBC Ltd

Education

- The Deakin Centre
- Cambridge Academy for Science and Technology

University and Research Institutes

- University of Cambridge School of Clinical Medicine (comprising 12 academic departments, four Research Institutes and Five Medical Research Council units/centres)
- The Medical Research Council Laboratory of Molecular Biology
- Cancer Research UK Cambridge Institute
- [Victor Phillip Dahdaleh](#) Heart and Lung [Research](#) Institute
- Addenbrooke's Centre for Clinical Investigation
- The Jeffrey Cheah Biomedical Centre



Image 2: Victor Phillip Dahdaleh Heart and Lung Research Institute

Image Credit: CBC Ltd

Industry and Expansion

- AstraZeneca Discovery Centre
- GlaxoSmithKline's (GSK) Experimental Medicine and Clinical Pharmacology Unit
- Abcam PLC
- Headquarters ideaSpace – a co-working community of start-ups
- IOTA Pharmaceuticals



Image 3: Publicly accessible courtyard of the AstraZeneca building
Image Credit: Greater Cambridge Shared Planning

Existing Campus amenities

3.203.21 The Campus also provides food and beverage, retail and other amenity facilities onsite. Current provision is listed under headings below:

Food and beverage

- Amigos Coffee Shop
- Amigos Express Newsagents
- Burger King
- Costa Coffee
- Marks and Spencer's Simply Food
- Spice of Life
- WRVS Coffee Shop
- Coffee Lab
- Food truck provision at Royal Papworth Hospital
- Costa Pod at Addenbrookes Treatment Centre
- JCBC Café at the Jeffrey Cheah Biomedical Centre
- **Stir c**Café at 1000 Discovery Drive
- Other **publicly accessible** outposts with **c**Catering **f**Facilities including cafés in the Rosie Maternity Hospital, the Clinical School and the AstraZeneca Hub

Retail

- Barclays Bank
- Barr Ellison Legal Advice
- The Body Shop
- The Stock Shop

Other services

- Frank Lee Leisure Centre
- Nurseries including on Robinson Way, adjacent to the Frank Lee Leisure Centre and within the AstraZeneca Hub
- Chapel



Image 4: 1000 Discovery Drive building

Image Credit: Prologis

3.243.22 Although the food outlets and other amenities listed above are available on Campus they are unevenly distributed across the site, typically not open throughout the night despite the 24-hour nature of the Campus, and not easily accessible for all staff, visitors or the general public. The Frank Lee Centre is the only leisure facility ~~on the Campus~~ available for employees of the Campus, but it is not located centrally, and membership is undersubscribed.

Existing Campus public realm and open spaces

3.223.23 As a result of continued growth around Addenbrookes Hospital up until around the year 2000, much of the central part of the Campus is designed to accommodate the functional and effective running of the hospital, including accommodating emergency vehicles, buses, car parking and servicing for deliveries and refuse. This is reflected in the form, layout and scale of the

existing [Ce](#)ampus buildings as well as the streets and public spaces. Therefore, space for pedestrians is often limited and does not always result in a comfortable, convenient or pleasant experience for those working or visiting this part of the Campus.

[3.233.24](#) More recent development across the Phase [12](#) land, including the AstraZeneca Discovery Centre, ~~and~~ Royal Papworth Hospital and adjacent open spaces, has sought to improve the quality of the public realm and open space ~~within the Campus such as through integrated public art, and~~ providing ~~ing~~ a glimpse into future opportunities that could be delivered elsewhere on the Campus.

[3.243.25](#) In terms of landscape, the Campus is located between a rolling agricultural landscape in the south including White Hill, the Gog Magog Hills and Wandlebury, and the suburban edges of the Cambridge in the north and east. Hobsons Park is located to the west of the Campus and railway line, providing a large open, green space. Within the Campus there are courtyard gardens in many of the clinical buildings which are accessible for patients and staff but largely hidden. New public green spaces at 'The Green and the Gardens' have recently been added to the northwest of the Campus and now form the main publicly accessible green open spaces. 'The Oval' green space to the north of the Frank Lee Centre also provides public open space in the north of the Campus.



Image 54: 'The Oval' green space on the Campus
Image Credit: CBC Ltd

3.263.26 Existing tree cover, habitats and green infrastructure are concentrated on the edges of the Campus and along the roads. There are also large established groups of trees around the Forvie site in the southeast corner of the Campus, and between buildings in the northern parts of the Campus particularly around the Frank Lee Centre and the residential accommodation to the north and east.

3.263.27 In summary, although parts of the Campus include an element of green space and public realm, it is dominated by streets and buildings. Most users of the Campus do not have direct access to high quality public realm or green open space for play, recuperation, sports or any other outdoor activities to support health and wellbeing. Green infrastructure is also unevenly distributed across the Campus ~~with and so there are~~ large areas with no green infrastructure ~~or~~ links to natural habitats to support biodiversity ~~and/or~~ improve the Campus environment.

Existing Campus building design

3.273.28 The existing hospital buildings, located in the north and east of the Campus mainly originate from the 1960s ~~and have large floor plates and that~~ together form a dense pattern of buildings of varying sizes, materials and styles. Entrances and approaches to the buildings are not legible and the ground floors include inactive frontages. Some buildings have complex podium and basement levels, including servicing tunnels that do not address the public realm but do provide internal circulation routes. Some buildings have outdated building fabrics, poor ventilation and services such as heating. More recent clinical and research buildings are located to the south and west of the Campus and tend to be on more generous plots with more space for high-quality public realm. There is more consistency in use of materials and more active facades at ground level in these more recent buildings but overall, due to the long term and ~~phased piecemeal~~ approach to development, the Campus architecture lacks coherency.

3.283.29 Building heights vary across the Campus from low rise single storey buildings up to 5m high, to buildings of 40m to 45m high which include some of the more recent buildings such as Papworth Hospital. The main Addenbrooke's Hospital building reaches nine storeys and is visible from the southern, southeastern and western approaches into the city. The tallest building on the Campus is the incinerator chimney that is approximately 78m high. ~~It is and~~ located to the northeast of the Campus, ~~which also form~~ ings a distinctive landmark in the built environment when approaching Cambridge by train to the northwest of the Campus, ~~and from Hills Road to the northeast, and from Babraham Road (A1307) to the southeast~~ of the Campus.



Image 65: Addenbrooke's Hospital incinerator chimney
Image Credit: CBC Ltd

Existing Campus connectivity and movement

3.293.30 The Campus is located between Hills Road/A1307 on the east of the Campus and the ~~West Anglia Main Railway Line~~ London to Kings Lynn railway on the west. ~~and~~ There is an internal Campus road layout which follows a rough north-south, east-west grid, providing blue light routes, bus routes, servicing, and car access routes. Three multi storey car parks (MSCPs) are in the north and centre of the Campus providing parking for hospital staff, visitors and patients and a further three MSCPs have planning approval. Surface level parking, including temporary car parks, also contributes to parking provision across the Campus. The main bus station is located on the east of the Campus at Hills Road and close to Addenbrookes Hospital. The site is also served by the Cambridgeshire Guided Busway which connects the Campus to Trumpington Park and Ride in the south to Cambridge Station and City Centre to the north of the Campus. Informal cycle and pedestrian routes access the Campus from the north, east and west with formal cycle paths including NCN 11, providing links into the south of the Campus and links to Babraham Park and Ride.

3.303.31 The railway line forms a barrier to movement to and from the west ~~with~~ ~~because there are~~ only two bridges over the railway, ~~and~~ one is exclusively for the guided busway, pedestrians and cyclists. The southern edge of the Campus is bordered by farmland and the northern edge of the Campus is bordered by housing and Long Road Sixth Form College. This means that the internal road layout and the links to Hills Road in the east and Trumpington in the southwest are critical connections. The Greater Cambridge Local Plan Transport Evidence Report (2021) sets out that ~~overall the proportion of 36% of trips to the people getting to the~~ Campus ~~are made by private vehicle and 33% of trips are by active modes of travel~~ is 36%, which is comparatively good considering the edge of city location of the Campus. ~~and that 33% of trips are made by active modes of travel.~~ The CBC Travel and Transport Plan (2024) sets out that 28% of the 23,000 staff accessing the Campus use active travel. Nevertheless, the location of the Campus, the limited connections over the railway and the layout of the existing road network means that most vehicular traffic accesses the Campus from Hills Road and the Addenbrooke's Access Road. As a result, this puts pressure on the road network and contributes to local traffic and congestion. The primary road layout within the Campus ~~and 'rat-running' of vehicles~~ also contributes to congestion inside the Campus which impacts on public transport accessibility.

Commented [LW5]: Amend link: [Greater Cambridge Local Plan Transport Evidence Report](#)

Commented [LW6]: Add link: [CBC Travel and Transport Plan](#)

3.343.32 The bus station on Hills Road is one of the main arrival points to the Campus but is distant from many of the newer clinical and non-clinical facilities. Routes into the Campus from the bus station are not clearly sign-posted ~~to~~, making it harder to navigate around the Campus. Bus stops for the guided bus way route from the west and other bus routes which pass through the Campus are less convenient to access from parts of the Campus. The Campus does benefit from an internal shuttle bus service for patients and visitors which looks to improve connectivity and accessibility across the Campus.

3.323.33 In summary, whilst the Campus is well connected to the rest of the city and the wider area by public transport, there are longer term opportunities to

optimise the movement network in and around the [Campus](#) to improve the way people get to and around the Campus whilst reducing impacts on local communities. In the short term, the opening of Cambridge South station and the proposed CSET project will further improve connectivity into the Campus and has the potential to significantly reduce car use for those working and visiting the Campus.

Chapter

4

Cambridge Biomedical Campus development principles

Development principles

- 4.1** This section of the SPD identifies a series of 'Biomedical Campus development principles' to help guide the approach of embedding health and wellbeing considerations to project design and integration across the Campus and so provide direction on how these issues can be resolved through high quality and well considered development. The complexity of the Campus and the range of projects coming forward means that there will need to be a degree of flexibility taken to ensure that guidelines are applied in a way that is proportionate to the scale, function, location and nature of the particular proposal being considered.
- 4.2** It is important to recognise principles of good design in the early stages of the planning process in order to deliver high quality development. The development principles set out in this SPD provide clear and tangible guidance to inform development proposals at the earliest stage of the pre-application process as a starting point for discussions, providing a response to the immediate [Ceampus](#) and wider local context, whilst also providing a clear framework for decision making in the planning process.
- 4.3** It may not be appropriate to apply all of the development principles set out in this SPD for smaller scale planning applications, for example, the installation of roof top plant, utility projects, accessibility improvements and maintenance projects. However, in these individual cases there may be opportunities to apply some of the principles that should be considered as part of the design and feasibility process. These will need to be considered on a case-by-case basis through pre-application discussions. A reasonable, pragmatic and feasible approach should be taken. Additionally, urgent responses to public health instances may take priority over wider planning objectives. For example, when temporary buildings and structures were introduced as part of the response to the Covid pandemic.
- 4.4** The development principles in this SPD are expressed through words and precedent images and not by reference to a masterplan.
- 4.5** The SPD identifies six overarching themes, which are identified below, that promote high quality development and align with the adopted policies for the Campus within the adopted Local Plans and the councils' ambition outlined above. The overarching themes and development principles are:

4a Open spaces and landscape

4a.1 Multi-purpose role of open spaces

4a.2 Ecology and biodiversity

4a.3 Landscape and key views

4b The public realm

4b.1 Health and wellbeing

4b.2 User experience and community

4b.3 Culture, services and facilities

4c The built form

4c.1 Ground floor activation

4c.2 Scale, character and materiality

4c.3 Townscape and the historic environment

4d Connectivity and movement

4d.1 Wayfinding and permeability

4d.2 Wider integration of the Campus

4d.3 Accessibility

4e Sustainability

4e.1 Climate resilience

4e.2 Design and construction

4e.3 Environmental Health

4f Phasing and delivery

4f.1 Phasing

4f.2 Delivery

4f.3 Stewardship and management

4a Open spaces and landscape

- 4.6 Provision of high-quality open space and landscapes that perform a range of functions and contribute to biodiversity, geodiversity and nature are vital in creating sustainable developments. Green spaces are of particular value in healthcare environments because they can improve air quality, reduce temperatures, provide outdoor space whilst also providing space for activity and relaxation for patients, staff and visitors.
- 4.7 In 2019, the Cambridge City Council passed a motion to declare a biodiversity emergency. The motion sets out how the council aims to reverse the decline in biodiversity in and around Cambridge and pledges to work with organisations and communities to deliver measurable biodiversity net gain. The Council also has a Biodiversity Strategy that plans to protect and enhance wildlife habitats and promote a greater understanding of biodiversity.
- 4.8 South Cambridgeshire District Council also recognised the ecological emergency in 2019 and agreed to support the aim of doubling nature in South Cambridgeshire. The Doubling Nature Strategy sets out the approach to supporting the aim and is accompanied by a Zero Carbon and Doubling Nature Action Plan which lists the action the Council is taking to increase and enhance nature across the Council's buildings and wider district.
- 4.9 In 2011 the Green Infrastructure Strategy was produced by the Green Infrastructure Forum that sets four objectives to assist in delivering green infrastructure in the County to provide social, environmental and economic benefits. Both Cambridge City Council and South Cambridgeshire District Councils are also part of the Cambridge Nature Network that highlights opportunities to create and enhance new habitats and natural green spaces in priority areas across the City, to contribute to the ambition of 'doubling nature' across Cambridgeshire. The Councils also recognise the importance of wildlife and geological sites such as those designated as County Wildlife Sites and Local Geological Sites.
- 4.10 In recent years, the Campus has seen a number of key public realm and open space improvements delivered with spaces like The Green and Gardens completed and other smaller spaces which are planned as part of the Cambridge Children's Hospital and Cambridge Cancer Research Hospital. However, delivery should continue more needs to be done to provide a coherent approach and ensure that high quality public realm and other open spaces are delivered which embed biodiversity needs as part of their inherent design. Consideration also needs to be made to the protection of for the open spaces at Nine Wells that could be negatively impacted by increased recreational pressure.
- 4.11 The principles set out in this chapter should be read alongside policies in the adopted Local Plans, set out in Appendix 1 and the Biodiversity SPD (2022), which sets out guidance on how development can enhance biodiversity through the planning process such as integrating biodiversity into the design stages and incorporating habitats into high quality landscape design. The principles should

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also be read alongside the [Cambridge City Council Tree Strategy](#) (2016-2026) that was adopted to enhance the benefits that urban trees can bring to our local communities and to the environment.

Key principles for open spaces and landscape

4a.1 Multi-purpose role of open spaces

- 4a.1.1 Optimise the use of open spaces by designing multi-purpose, high quality spaces that provide for health and wellbeing, ecology and biodiversity.
- 4a.1.2 Create a range of open spaces that provide comfortable formal and informal places to rest, socialise and play for people visiting, living, working or travelling through the Campus. Open spaces may be delivered through appropriately sized greens, gardens, pocket parks, play spaces or courtyards and ensure that the open space and play space needs of the development are met in full and on-site.
- 4a.1.3 Ensure that open spaces are suitable for the different users of the Campus throughout the year. These may be public, communal and private spaces, however, this should be clearly identifiable to users through their design, access routes and integration with the surrounding spaces and buildings.
- 4a.1.4 Create opportunities for open spaces to be used by all in flexible ways such as for allotments, concerts, performances, exercise classes, event spaces, and fetes that offer physical and mental health benefits as well as introduce greenery to new and existing sites and pedestrian routes. To support the flexible use of open spaces and any meanwhile uses, design should consider access to power and water.
- 4a.1.5 Given the 24-hour nature of the Campus, open spaces should feel safe and inclusive throughout the day and night for all users including for women and girls.

4a.2 Ecology and Biodiversity Net Gain

- 4a.2.1 Identify opportunities where the tree canopy cover across the Campus can be increased, through new street trees and creating opportunities to incorporate native trees and planting, hedgerows, natural and semi-natural water features to form high-quality biodiverse habitats that surround the built form, and at podium and roof levels.
- 4a.2.2 In line with planning legislation, provide for biodiversity and geodiversity whilst and-improving ecology on the Campus through habitat retention, creation and enhancement. To achieve the greatest biodiversity benefits, this should be integrated with the wider ecology network within and around the Campus, including wildlife corridors, and identifying specific local species to target through discussions with the councils' Ecology Team.
- 4a.2.3 Seek opportunities to deliver and exceed BNG requirements (to align with the Councils aspiration for 20% BNG) triggered by smaller schemes in a considered and ~~co-ordinated~~coordinated way.

4a.3 Landscape and key views

- 4a.3.1 Seek opportunities to integrate the Campus with the wider landscape, and biodiversity network and features with the wider countryside to the south of the Campus. This may be through landscaping and softening along the southern edge of the Campus.

4a.3.2 Take measures to protect and enhance open space, landscape and the historic environment, including south of the Campus and adjoining wider landscape areas.

4a.3.32 Identifying longer range views that require mitigating from impacts and exploring opportunities to incorporate key views and the skyline into and out from the Campus.

4b The public realm and wellbeing

- 4.12** Creating a high-quality public realm encourages healthy lifestyles, physically active communities and positively contributes to mental health and wellbeing. The quality of the public realm within the Campus varies considerably and whilst recent developments have either delivered or plan to improve parts of the Campus, there are existing streets and spaces that require significant improvement. A coherent approach to the public realm through the use of materials, ~~and~~ street furniture and public art and signage is key to lifting the quality and coordination ~~on of~~ streets and spaces on the Campus, recognising that some variation in style across the Campus can also support legibility and create characterful places. Public art is also an integral part of development that contributes to the cultural and local identity, character and quality of a place.
- 4.13** The Campus already provides a range of amenities and facilities to support the clinical and research functions and to provide for the everyday needs of patients, staff and visitors as well as those in surrounding neighbourhoods. In 2020 the NHS Property Services (NHSPS) launched the Healthy Places programme that focuses on transforming spaces and delivering projects that improve community wellbeing. As the Campus grows and develops, opportunities need to be taken to enhance and extend the range of amenities provided and to explore ways in which provision can be made both on a temporary and more permanent basis. Access to cultural facilities, retail and leisure also contributes to a sustainable community for people living and working in the area, visiting or using healthcare facilities.

Key principles for the public realm to support wellbeing

4b.1 The public realm

- 4b.1.1** Maximise opportunities to improve key streets and spaces throughout the Campus by aligning with emerging development proposals and maintenance regimes to achieve a high quality, consistently detailed and legible public realm.
- 4b.1.2** Create a high-quality public realm that promotes health and wellbeing and improves the user experience of the Campus through encouraging walking, wheeling and cycling and the use of outdoor spaces.
- 4b.1.3** Activate streetscapes, open spaces and the public realm by creating ~~routes and~~ places of interest that, provide opportunities for people to play, ~~encounter public art, heritage, and dwell in nature; for people to encounter nature and dwell~~ whilst ~~forming providing~~ legible routes that promote pedestrian and cycle movement.
- 4b.1.4** Create flexible spaces for health and wellbeing activities such as exercise, social activities and space that fosters a sense of wellbeing and community on the Campus.
- 4b.1.5** Paving materials, street furniture and lighting within the public realm should focus on materials which can be re-used or re-located in the future to suit the Campus as it is developed. Materials should be aligned and coordinated with architectural proposals, wayfinding and improvements to connectivity and movement.

4b.1.6 Identify opportunities to improve wayfinding through additional or improved signage, and use of materials.

4b.1.7 Support meanwhile uses which promote active and healthy lifestyles whilst providing a meeting place for the various communities to come together and interact prior to the availability of permanent facilities.

4b.2 User experience and community

4b.2.1 Positively contribute to the sense of place of the Campus by providing clear definition between buildings and the public realm, integrating public art, and improving the relationship with existing buildings on the Campus.

4b.2.2 Seek opportunities to foster a sense of social cohesiveness and community safety through creating high quality streetscapes, open spaces and the public realm that encourage social interaction and design out crime.

4b.3 Culture, services and facilities

4b.3.1 Seek and support opportunities to provide additional and enhanced services and facilities including a mix of flexible retail and commercial units that support the needs of patients, employees and visitors of the Campus throughout the day and night as well as supporting residents and the wider community.

4b.3.2 Review the range and location of facilities and services including food and beverage, retail, sports, leisure, recreation, faith, hotel and conference spaces- and leisure services as proposals come forward to cater for all users throughout the day and night. This could be informed by the principles from the NHS Healthy New Town programme including access to affordable and healthy food, designing multi-functional green spaces and establishing community hubs or spaces. Where possible, ground floor uses facing onto the street should include active retail and leisure units.

4b.3.3 Improve, and where needed, provide cultural facilities that foster a sense of belonging for Campus users to help to create a sense of community and provide valuable social infrastructure on the Campus.

4b.3.4 Explore temporary 'pop-up' facilities and meanwhile or interim provision to bridge gaps in provision and meet with the expectations of a world leading Biomedical Campus site.

4c Built form

4.14 Built form can be defined as the arrangement of streets, blocks and open spaces that are arranged to complement and work together in order to create a well-designed place. The built form can encourage the interaction between people and place and can respond to the local character, materiality and the historic environment. Research finds that the spatial layout of architectural forms and elements such as natural light effect the way we function, with both positive and negative impacts on our physical and psychological wellbeing.

4.15 The Campus has a range of buildings that vary significantly in terms of age,

Commented [LW8]: Link;
<https://doi.org/10.3390/ijerph20095637>

function and complexity. The need for delivering well designed buildings that meet the needs of patients, staff and visitors is well understood in hospital design and delivery and so achieving this on the Campus is a key part of helping it to maintain its reputations for excellence in terms of facilities and research.

- 4.16** Whilst large scale projects can plan and integrate current clinical and research needs, there are also a range of existing buildings where upgrades and refurbishment will be needed over the coming years. The principles below will need to be considered with the ambition of creating coherent and user-friendly spaces across the Campus.

Key principles for built form

4c.1 Ground floor activation

- 4c.1.1** Design ground floors and outdoor spaces to accommodate a mix of flexible uses to extend access to café, co-working spaces, nursery facilities and other leisure needs across the Campus for patients, employees and visitors of the Campus as well as supporting residents and the wider community.
- 4c.1.2** Opportunities to improve the visibility of existing amenities should be taken and new amenity uses should ensure that they are well-located to activate adjoining streets and spaces.
- 4c.1.3** Create a clear definition between public, communal and private spaces, and provide natural surveillance of the public realm to create safe and well managed spaces.

4c.2 Scale, character and materiality

- 4c.2.1** Seek to positively relate new buildings to the surrounding built form by using appropriate form, massing and material palettes to strengthen the sense of character and place.
- 4c.2.2** Contribute to the user experience of the Campus for patients, visitors, workers and the wider community by providing high quality 'human scale' buildings, by ensuring that entrances, receptions and other points of interaction should employ more tactile materials and think about user comfort.
- 4c.2.3** Create opportunities to use landscaping and planting that soften the space from the surrounding streets and built form and to create a sense of defined enclosure.
- 4c.2.4** Plant and service demands on existing and future buildings should be designed flexibly to allow future demands to be met whilst providing fundamental Campus infrastructure. This may ~~also~~ include exploring whether other more sustainable options are possible, such as alternatives to diesel back-up generators, and whether it is possible to rationalise plant and equipment within existing buildings and spaces and if additional equipment can be sensitively integrated into existing roof spaces or podium level before utilising other ground level and external locations.
- 4c.2.5** Recognise that some temporary and meanwhile buildings and structures may have a different scale, character and materiality to permanent solutions which may be considered acceptable in the context of a meanwhile proposal.

4c.3 Townscape and the historic environment

4c.3.1 Design buildings that positively respond to the emerging contemporary architectural character of the Campus whilst achieving coherent design with existing adjacent buildings.

4c.3.2 Seek opportunities for mitigation and enhancement around grade listed buildings and monuments to the south of the Campus and around Nine Wells.

4d Connectivity and movement

4.17 The Campus needs to meet a wide range of users' needs throughout the day and night. This creates challenges about who and what has priority and how key blue light and service delivery routes are integrated. However, streets and spaces should create safe and attractive routes that promote walking, wheeling and cycling ~~for those who can~~, and which can connect into Campus facilities, such as the through the patient shuttle bus, and so reduce dependency on private car use.

4.18 In 2021 Paths for All commissioned the Sensory Trust to develop The Outdoor Accessibility Guidance to support in creating outdoor places, spaces, routes and facilities more accessible and inclusive for all users. The guidance sets out principles and examples of good practice that can be implemented in designing outdoor spaces for walking, wheeling or cycling. This guidance along with the Active Travel England: planning application assessment toolkit should be referred to and incorporated into relevant development proposals. National Highways, Cambridgeshire County Council, Cambridge University Hospitals (Addenbrooke's) and other stakeholders form part of the Vision Zero Partnership that sets out to deliver safer roads for Cambridgeshire and Peterborough through road safety programmes that should also be considered in relevant schemes coming forward.

4.19 There are several Public Rights of Way (PROW) in and around the Campus that members of the public have the right to walk along. Some PROW are also open to horse riders, cyclists or motorists. The main PROW on the Campus is along Francis Crick Avenue and Dame Mary Archer Way. Guidance from Cambridgeshire County Council sets out that PROW should be provided to encourage sustainable access to and from the surrounding area for pedestrians, cyclists and equestrians, and to allow residents and workers easy access to and from the Campus. The County Council also produced a Rights of Way Improvement Plan to improve the network, and enhance countryside access.

4.19.20 Car parking provision to meet the needs of the Campus is well understood but needs to continue to be controlled and monitored in order for ~~For~~ the Campus ~~to continue to meet~~ to reduce its modal shift ambitions, monitoring and control of car parking provision to meet the needs of the Campus should continue, and to recognise ~~T~~ the significantly enhanced public transport opportunities that will be available for the Campus in the coming years

Commented [LW9]: Link to: [Outdoor Accessibility Guidance, formerly Countryside for All, by Sensory Trust and Paths for All](#)

Commented [LW10]: Link: [About the Vision Zero Partnership](#)

Commented [LW11]: Add link: [Rights of Way Improvement Plan | Cambridgeshire County Council](#)

including Cambridge South Station are also recognised as helping to achieve this modal shift. There will need to be ~~a~~ careful consideration for the provision of balance between both car parking ~~provision~~ for those who need to access healthcare facilities, and for ~~with~~ those working or visiting the Campus.

Key principles for connectivity and movement

4d.1 Wayfinding and permeability

- 4d.1.1 Create permeable and legible streets, spaces and movement networks that are accessible to all users and; allow users to navigate the Campus with ease and prioritise external spaces based on the street user hierarchy which prioritises the needs of pedestrians.
- 4d.1.2 Maintain the important network of internal streets and connections within Addenbrooke's hospital, whilst also incorporating the operational needs of strategic blue light routes along Dame Mary Archer Way and Robinson Way.

4d.1.3 Review routing and arrangements for delivery and service vehicles, including last mile delivery hubs and cycle-based deliveries. This should minimise the impact of servicing and deliveries on pedestrians, cyclists and public transport and limit peak time travel demand on the Campus whilst supporting the delivery of materials to ~~research-all~~ buildings.

4d.2 Wider integration of the Campus

4d.2.1 Improve the integration between the Campus and the surrounding communities by enhancing walking, wheeling, cycling and public transport connections to and from the Campus including to key healthcare and employment buildings.

4d.2.2 Integrate new development with new and emerging transport schemes and projects to create a joined-up approach to wayfinding ~~and~~ connectivity ~~and~~ across the Campus and to nearby areas. These schemes may include the development of Cambridge South Station and other projects.

~~4d.2.3~~ Provide safe access through Public Rights of Way for pedestrians, cyclists and equestrians to surrounding adjoining countryside and amenities whilst allowing residents and workers easy access to and from the Campus.

4d.3 Accessibility

4d.3.1 Promotion of Active Travel measures should underpin travel planning for the Campus, ~~maximising -with~~ opportunities to connect into existing and future sustainable travel modes (such as Cambridge South Station and CSETs) ~~maximised~~ to meet the needs of all mobility levels ~~those who experience reduced mobility~~.

4d.3.2 Encourage cycling and other forms of wheeling to and from the Campus by locating cycle and other wheeled parking within or adjacent to building entrances to allow for users on the Campus to be able to access their destination safely and comfortably.

4d.3.3 Develop cycle and car parking strategies to prioritise the provision of new or improved cycling infrastructure, further develop the walking and cycling network in and around the Campus and to manage the approach to car parking.

4d.3.4 Develop clear strategies for car parking to understand and mitigate cumulative impacts and support the transition towards a greater use of electric vehicles through vehicle charging points (both active and passive) which, given the urban nature of the Campus, reflect the standards applied within Cambridge City.

4e Sustainability

~~4.204.21~~ Cambridge City Council shared the sustainability vision to be net zero carbon by 2030, setting targets through a Climate Change Strategy and Carbon Management Plan. South Cambridgeshire District Council declared a climate

emergency in 2019 and has adopted a Zero Carbon Strategy to reduce carbon emissions and support businesses and local communities to achieve carbon net zero.

4.214.22 The principles set out in this chapter build on the adopted Local Plans and should be read alongside the Greater Cambridge Sustainable Design and Construction SPD (adopted 2020). The SPD provides guidance on ways to reduce energy demand and associated carbon emissions, as well as carbon reduction requirements for achieving BREEAM 'excellent' and BREEAM 'very good' through mandatory credits and guidance on the use of sustainable urban drainage systems (SuDs). Permanent proposals should adhere to or go beyond requirements for sustainability set out in the Sustainable Design and Construction SPD to design and deliver more sustainable forms of development. Proposals should also consider Historic England guidance on adapting historic buildings for energy and carbon efficiency.

Commented [LW12]: Link to: [Adapting Historic Buildings for Energy and Carbon Efficiency | Historic England](#)

4.224.23 The Cambridgeshire Flood and Water SPD (adopted 2018) should also be referred to which is particularly important in recognising local water issues such as surface water management and water scarcity. The SPD provides guidance for developers on how to manage flood risk and the water environment as part of new development proposals. It includes guidance on issues such as how to address flood-risk issues as part of the planning application process and should be read alongside the most recent guidance on Flood Risk Assessments from the Environment Agency, and how to design developments to manage and mitigate flood risk. It also covers how to design developments to manage and mitigate flood risk and how to incorporate sustainable drainage systems into new developments. The Greater Cambridge Chalk Stream Project is also working to restore and preserve the region's chalk streams, increase biodiversity, introduce sustainable water management practices and support communities in enhancing and sustaining their local environment.

Commented [LW13]: Link: [Flood risk assessments: climate change allowances - GOV.UK](#)

Commented [LW14]: Link to: [Greater Cambridge Chalk Stream Project - Cambridge City Council](#)

4.234.24 Greater Cambridge has committed to deliver continued air quality improvements working towards the World Health Organisation air quality guidelines in the Greater Cambridge Air Quality Strategy (2024). To protect the health of users on the Campus whilst supporting continued growth and development, all proposals should design out air quality impacts and reduce contribution to overall emissions. All relevant proposals should include an Air Quality Statement detailing how this has been achieved.

Commented [LW15]: Link to: <https://www.cambridge.gov.uk/media/i3eh0kvd/greater-cambridge-air-quality-strategy-2024.pdf>

Key principles for sustainability

4e.1 Climate resilience and mitigation

4e.1.1 Support the use of sustainable and energy efficient building materials with low embodied carbon that will support the transition to net zero carbon and contribute to achieving high quality design of buildings. Minimising the contribution of building materials to the urban heat island effect must also be considered.

4e.1.2 Prioritise a Retrofit first approach to existing buildings that focuses on retaining, adapting and existing buildings and structures as the first design option to be considered and assessed. Where this is not a viable long-term option, consider the use of buildings on a meanwhile basis and maximise the reuse of materials on the same building or Campus.

4e.1.3 Integrate the principles of sustainable design and construction in all aspects of design, including energy efficiency and renewable energy generation, biodiversity and green and blue infrastructure provision, heat and water demand. Applicants are encouraged to commit to post-occupancy evaluation studies with measurable data on the building's performance including energy and water efficiency standards.

4e.1.4 For non-clinical uses, seek to exceed water efficiency targets by including non-potable water supply, harvested rainwater or re-used greywater and including sustainable urban drainage systems (SuDS).

4e.1.5 Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management.

4e.1.6 Seek opportunities to reduce flood risk and consider carrying out hydraulic modelling of relevant watercourses as part of a site-specific Flood Risk Assessment proposals within high-risk Flood Zones.

4e.2 Design and construction

4e.2.1 Follow the energy hierarchy and take a 'fabric first' approach, which maximises the performance of the materials and components that make up the building fabric itself, before considering the use of electrical or mechanical building service systems.

4e.2.2 The thermal performance of the building fabric should seek to provide a comfortable internal environment throughout the year, with a specific emphasis upon the prevention of summertime overheating and winter heat loss. Providing natural ventilation, adequate daylight and the use of external shading are key elements of a passive design approach that will save energy and help achieve net zero carbon.

4e.2.3 Seek opportunity for buildings ~~orientation~~ to be set out and orientated to minimise energy demand and maximise renewable energy generation potential, with the use of simple building forms to improve energy performance and efficiency. Any external equipment must be shown on plans and elevations to show how they have been integrated into the building design.

4e.2.4 Seek opportunities to support the transition to net zero carbon with reference to relevant frameworks including the NHS Net Zero Building Standard.

4e.3 Environmental health considerations

4e.3.1 Consider impacts on air quality, noise and vibration, and contaminated land through the uses on the Campus and through construction phases of development.

4e.3.2 Ensure overall levels of light pollution, created through lighting of buildings and open spaces is ecologically sensitive to avoid impacts on the rural edge, Nine Wells Local Nature Reserve and Hobson's Brook/Vicar's Brook Green Corridor including Hobson's Park, ~~and overall levels of light pollution.~~

4e.3.3 Promote sustainable transport and dedicated routes for cycling and pedestrians to reduce dependency on car use and improve air quality.

4e.3.4 Create well-ventilated buildings that encourage convective air movement.

4f Phasing and delivery

4.244.25 The nature of projects likely to come forward during the timeframe of this SPD varies in terms of size and complexity. As such the phasing and co-ordination of change on the Campus is difficult to set out in any great detail. Large scale projects can deliver significant and coordinated change, but smaller projects present more of a challenge. The other key challenge is how to resolve and achieve beneficial change to areas that sit outside of replacement or refurbishment programs. Co-ordinating funding streams and maintenance and management plans creates the possibility of achieving coherent and comprehensive change and schemes coming forward will be challenged to demonstrate how they fit into the bigger picture plans for the Campus.

4.254.26 In March 2024, Cambridge City Council published its Community Wealth Building Strategy and Approach which seeks to address the significant inequalities experienced across parts of the City. A key approach identified in the Strategy is to take a holistic, systems-based approach by working collaboratively with a range of stakeholders including partner organisations and businesses. The Campus is well placed to support the implementation of this strategy. As an ~~anchor organisation and~~ key employer in the region, the Campus has good opportunity to play its part in bringing forward improvements to the health and wellbeing of the City and region.

Key principles for phasing and delivery

4f.1 Phasing

- 4f.1.1** Seek to deliver the Campus through appropriate strategies, assessments and evidence that conform to the adopted Local Plans.
- 4f.1.2** Deliver where appropriate infrastructure to support individual phases of the Campus and the longer-term proposals coming forward to future-proof the design of the Campus.
- 4f.1.3** Effectively deliver and manage a range of temporary permissions and meanwhile uses to improve the Campus for workers, visitors and local people. Therefore, positively contributing to the needs of existing and future users of the Campus and to effectively utilise space in the short-term.

4f.2 Delivery

- 4f.2.1** Actively manage the timely delivery of infrastructure and public realm enhancements at early phases of development to support the needs of all users of the Campus.
- 4f.2.2** Opportunities to deliver co-ordinated improvements to the streets and spaces across the Campus should be maximised as part of redevelopment and estate maintenance and renewal programmes.

4f.2.3 Seek to overcome barriers to delivery through appropriate strategic or site-specific strategies.

4f.2.4 Demonstrate how the proposal responds to the cumulative impacts that are generated and seek early engagement with companies, bodies or other organisations in the preparation of the scheme.

4f.3 Stewardship and management

4f.3.1 Encourage stewardship of streets, ~~and~~ spaces and public art to create opportunities for wider community involvement.

4f.3.2 Identify ways to work in partnership with Ceampus users, the wider community and other stakeholders across the City to support the Cambridge Community Wealth Building Strategy. This can range from providing skills, ~~and~~ training and apprenticeship opportunities to meet current and future skills gaps, supporting community decision-making, ~~and supporting~~ local businesses and social enterprises through supply chains to exploring opportunities to use or manage buildings and land assets for wider community ~~wider~~ benefit.

4f.3.3 Share knowledge and lessons learned in the delivery and phasing of development on the Campus with relevant landowners and stakeholders.

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Chapter
5

Obligations and mitigation

Guidance for new development proposals

- 5.1 The final chapter of this SPD sets out guidance to mitigate potential impacts from development proposals coming forward on the Campus and provides a framework for developers to consider ~~to create~~creating high-quality schemes across the Campus.
- 5.2 New development proposals may result in cumulative impacts beyond the proposal boundary. Therefore, the following guidance should be considered in the preparation of planning applications and demonstration of how the proposal responds to the cumulative impacts that are generated, ~~should be set out in through a Design and Access Statement~~, ~~demonstrate how the proposal responds to any cumulative impacts that are generated as a result of the proposal~~. This should be proportionate to the scale, function, location and nature of the particular proposal being considered.
- 5.3 Following the guidance below will give the decision maker a level of confidence that any mitigation measures sought on a site-wide level will either form part of, or, contribute towards addressing the wider pressures that new development will place on the Campus and wider surrounding areas. The outcome is that individual developments will be planned and considered in a holistic manner, recognising that not all projects will be able to meet all of these objectives.
- 5.4 The following questions should be considered alongside other more detailed checklists that form part of other Supplementary Planning Documents such as the Sustainability Checklist in the Greater Cambridge Design and Construction SPD (2020) and the technical guidance provided in the Greater Cambridge Biodiversity SPD (2022).
- 5.5 The questions to consider ask 'does the proposal' do the following:

Open spaces and landscape

Does the proposal?

- Provide sufficient open spaces for users of the development to avoid placing additional pressures on existing Ceampus and surrounding public open spaces? This should consider all types of open spaces and users including children's play spaces, sport and leisure facilities. Applicants should seek to share schemes and joint user agreements where appropriate.
- Increase recreational pressures on existing habitats and species both within and surrounding the Campus?
- Integrate new and/or enhanced open space and ecology features into a wider Ceampus and city-wide network?
- Appropriately balance the number and distribution of trees across the proposal to sequester carbon, provide cooling and shade to people, wildlife and buildings, reduce surface water runoff and form part of a wider tree canopy network?

The public realm and wellbeing

Does the proposal?

- Positively integrate with the Campus and surrounding community and provide spaces or opportunities that can improve community cohesion, integration and the health and wellbeing of all users?
- Provide or enhance services and facilities that are appropriate to the sites location and function and take opportunities to create a mix of flexible retail, community and/or commercial spaces?
- Offer opportunities for community planting and food growing spaces?
- Seek opportunity to deliver high quality public realm, landscape design and integrated public art projects?

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The built form

Does the proposal?

- Correctly locate uses, including those on the ground floor, in relation to the external environment and adjacent buildings?
- Incorporate sufficient amenity spaces into the scheme to optimise their use throughout the day and seasons? Make a positive contribution to the city's skyline through careful consideration of its visual impact?
- Take a holistic approach to the grain, form and facades to make sure they are well designed, have a good attention to detail and make a positive contribution to the surrounding context?
- Consider its environmental impact in terms of wind, daylight and overshadowing when also considered cumulatively with adjacent built form, open spaces and public realm?

Connectivity and movement

Does the proposal?

- Maintain or preferably enhance the level of pedestrian and cyclist permeability within the Campus to not add additional pressures on the existing movement network?
- Where appropriate locate fully accessible 'front doors' of buildings along routes that connect to key nodes and destinations, such as public transport interchanges.
- Improve wayfinding and legibility through the design and orientation of buildings and spaces but also through street furniture such as signage and maps?

- Position Mobility and Active Travel Hubs (including cycle parking provision) in convenient locations close to front doors and new or enhanced foot and cycle paths and have to ability to be expanded or relocated as future stages of development comes forward?
- Consider all feasible options to connect to existing Public Rights of Way, and cycle networks to maximise active travel and promote health and wellbeing?
- Prevent or mitigate additional pressures on the highways network given existing known highway capacity issues in this part of Cambridge?
- Accommodate servicing and deliveries into the design of the scheme without impacting on the wider movement network, the safety of pedestrians and cyclists and economic and biological security issues where relevant? Has thought been given to how servicing and delivery requirements could integrate into a wider Ceampus wide strategy in the future, for example through temporary arrangements or shared access points?
- Provide flexible private parking provision that can be reduced over time as active travel and public transport projects come forward?
- Generate a significant number of users that requires early engagement with transport providers, companies, bodies or other organisations in the preparation of the scheme?
- Consider opportunities to contribute to public costs to meet transport needs of the Campus?:-?

Sustainability

Does the proposal?

- Include climate adaptation measures to respond to changing climate conditions including the choice of building and public realm materials, passive design to address heat management, enhanced green and blue infrastructure and drought tolerant planting?
- Connect to or have the potential to connect to a wider Ceampus or development phase wide energy, utilities and drainage networks?
- Minimise the use of water through building design, rainwater harvesting and water recycling?
- Follow the energy hierarchy to reduce energy demand and associated emissions, support the transition to net zero carbon and meet energy efficiency standards?
- Design out air quality impacts and ensureing contribution to the sites-overall emissions ~~is are~~ reduced, preventing cumulative worsening of air quality across the Campussite?
- Consider the natural habitats and water quality along the green corridor at Nine Wells, Hobson's Brook and Conduit?

|

Phasing and delivery

Does the proposal?

- Set out a clear narrative to how the scheme will come forward and integrate with adjacent proposals and wider projects, such as Cambridge South Station?
- Provide Phasing Plans to demonstrate how development will be phased, having regard to current infrastructure, emerging plans/strategies and other technical evidence such as Transport Assessments?
- Provide in its entirety or make a material contribution to the provision of an incubator facility on the campus?
- Enable relevant and appropriate meanwhile and temporary uses to come forward that meets the needs of the Campus and wider community ~~that and~~ delivers positive outcomes, recognising and addressing any adverse impacts such as noise, traffic, parking, safety and general disturbance?_
- Support local economic growth and community wealth building for ~~both those living, working and visiting the Campus as well as surrounding communities and~~ the wider City as well as those working at and visiting the Campus?
- Enable skills and training and apprenticeship opportunities to meet current and future skills gaps?

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Preparing planning applications

- 5.6 ~~Whilst the~~The main purpose of this SPD is to provide a planning framework to achieve high quality and well considered development on the Campus. ~~It and~~ should form the basis for initial discussions with GCSP through the pre-application process which can then be demonstrated through supporting materials such as a Design and Access Statement. It is therefore strongly encouraged that applicants bringing forward planning applications for new development on the Campus should seek advice from the Greater Cambridge Shared Planning Pre-Application Advice Service before submitting an application. Applicants should also engage with other relevant statutory and local stakeholders. This early engagement will not only help to deliver the best planning outcomes and speed up the decision-making process, but also provide the opportunity to explore the principles, guidance and questions outlined in this SPD to determine how they can be practically and feasibly applied.

Appendix 1:

Adopted Local Plan Policies relevant to the Cambridge Biomedical Campus SPD

This Appendix sets out the relevant planning policies within the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018) that should be read alongside the SPD when determining planning applications for CBC. They are listed along with a summary of the policies content.

Cambridge Local Plan (2018) policies

Policy 1: The presumption in favour of sustainable development

The Council when considering development proposals take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF). The NPPF states that the purpose of planning is to help achieve sustainable development. For Cambridge, sustainable means supporting and enhancing an efficient, compact city form that is attractive, highly accessible and meets its needs now and in the future. Development in the region needs to manage new growth and also enhance economic success, quality of life and place, and contribute to the well-being of many diverse communities in Cambridge.

Policy 2: Spatial strategy for the location of employment development

To support Cambridge's economy, the Local Plan aims to increase the provision of employment opportunities across the region, with particular emphasis on growing the Cambridge Cluster of knowledge-based industries and institutions in the city. Proposals that help reinforce the existing high technology and research clusters of Cambridge will be supported. In Policy 2 of the Local Plan identifies six key locations that new employment land would be allocated to in order to support the growth of the Cambridge Cluster. One of these sites is the Cambridge Biomedical Campus (including Addenbrooke's).

Policy 3: Spatial strategy for the location of residential development

The overall development strategy set out in the Local Plan has focused the majority of new development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The Council have looked to make the most effective use of previously developed land and increase access to services and facilities locally. The Local Plan between 2011 and 2031 needs to provide 14,000 additional homes to meet the objectively assessed need for homes identified in the update to strategic housing market assessment (SHMA) for the Cambridge housing Market area.

Policy 4: The Cambridge Green Belt

The Cambridge Green Belt as indicated in [Cambridge City Councils Policy Map 2018](#), has been implemented to preserve the unique setting and special character of the city. The Green Belt is a key component in providing active and passive sport and recreation in the city and provides biodiversity value. Across Cambridge the impact of the Green Belt has contributed to the relationship between high quality of life, place and economic success. Therefore, the Local Plan sets out that new development in the Green Belt will only be approved if it is in line with Green Belt policy in the NPPF.

Policy 5: Sustainable transport and infrastructure

This policy states that development proposals must be consistent with and contribute to the implementation of transport strategies and priorities set out in the Cambridge Local Transport Plan (LTP) and the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC). Cambridge City Council and developers are working together to achieve the objectives and implement the Cambridge specific proposals in the LTP and the TSCSC with particular emphasis on securing modal shift and the greater use of more sustainable forms of transport. Working with partners to support the implementation of transport schemes to improve linkages across the region is something the Council has looked to achieve through adopting this policy. By increasing transport schemes in the region this will in turn increase the use of sustainable transport modes and will improve the accessibility to employment and service from all areas of the city.

Policy 6: Hierarchy of centres and retail capacity

Policy 6 sets out the Hierarchy of Centres which categorises areas of the city based on the size and range of services and facilities as shown on the Policies Map. New development that provides retail should contribute positively to the vitality and viability of the centre. Any retail developments proposed outside the identified centres must be subject to a retail impact assessment, where the proposed gross floorspace is greater than 2,500 square meters. Alternatively, a retail assessment may also be required below this threshold where a proposal could have cumulative impact or an impact on the role or health of nearby centres within the catchment of the proposal. New centres are planned in the urban extensions in the south and north-west of the city, and once these have been developed, they be considered as part of the hierarchy.

Policy 8: Setting of the city

Policy 8 states that development on the urban edge including sites within and abutting green infrastructure and the Cambridge Green Belt, open spaces and the River Cam corridor will only be supported if it meets a select criteria listed in the Plan. Proposals where the primary objective is to conserve or enhance biodiversity, particularly proposals for landscape-scale enhancement across the local authority boundaries will be supported. Moreover, the Council also supports proposals which deliver the strategic infrastructure network and priorities set out in Cambridge green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy.

Policy 10: The City Centre

The Local Plan has identified Cambridge City Centre as a primary focus for developments. The Council aims for development in the City Centre to improve the capacity and quality of the public realm. Cambridge City Centre is a thriving regional centre and an international tourist destination. In addition, it also accommodates the needs of individuals who live, work and study in the city through various retail and service provisions. The Council aspire to continue to increase and retain the capacity and improvement of the public realm of the City Centre and set out a specific criteria on what new development or redevelopment should implement to achieve this.

Policy 14: Areas of major change and opportunity area – general principles

Policy 14 sets out how development within the Areas of Major Change (AOMC) and Opportunity Areas should be of the highest quality design and incorporate the principles of sustainable design and Construction. The policy sets out clear criteria regarding how development at sites within AOMCs and the Opportunity Areas shall be granted permission. The council continues to ensure that the AOMC's and Opportunity Areas are developed in the most appropriate way, taking into account the sustainability, mixed-use and design objectives set elsewhere in the plan.

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 28 states that development should seek opportunities to integrate the principles of sustainable design and construction into the design of proposals. For promoters of major development, including redevelopment of existing floor space the City Council require them to prepare a Sustainability Statement as part of the Design and Access Strategy of their Design and Access Statement submitted with their planning application. In the submitted Sustainability statement issues including adaptation to climate change, carbon reduction, water management, site waste management and use of materials will be considered. Policy 28 also requires all new developments to meet minimum standards of sustainable construction, carbon reduction and water efficiency unless it can be demonstrated that listed standards are not technically or economically viable. The required standards are listed in the Cambridge Local Plan (2018).

Policy 29: Renewable and low carbon energy generation

The Local Plan sets out clear aims to increase the proportion of energy generated from renewable and low carbon sources to help Cambridge meet national targets for carbon reduction and meet its vision of a low carbon city. Policy 29 states that development proposals involving the provision of renewable or low carbon energy generation will be supported subject to acceptability of their wider impacts.

Policy 31: Integrated water management and the water cycle

The Surface Water Management Plan and Strategic Flood Risk Assessment for Cambridge have found there is little or no capacity in the rivers and watercourses locally to receive surface water run-off from Cambridge. This is an issue that the council have looked to address through the implementation of Policy 29 to ensure that surface water is adequately managed so that flood risk is not increased elsewhere. To gain approval, planning proposals must conform with the listed criteria in Policy 28~~9~~ which ultimately seeks to minimise the risk of surface water.

Policy 33: Contaminated Land

Contaminated land not only poses significant health risks to future occupiers, but also threatens water resources and the wider natural environment. Policy 33 acknowledges these risks and sets out the requirements for developers to quantify and to mitigate these risks ahead of new development.

Policy 34: Light pollution control

To ensure that development proposals are carefully designed to minimise the risk of light pollution, Policy 34 sets out clear criteria for developers when new external lighting or changes to existing lighting are proposed.

Policy 35: Protection of human health and quality of life from noise and vibration

The impact of noise can have a significant impact upon environmental quality, health and quality of life including amenities. Due to the urban nature of Cambridge, noise level varies across the city depending on its location to business, commercial and industrial areas. Policy 35 sets out clear criteria for developers to ensure that development will only be permitted where future user of the development is not exposed internally or externally to unacceptable levels of noise pollution/disturbance from existing or planned use.

Policy 36: Air quality, odour and dust

The primary impacts on air quality in Cambridge are from road transport, and domestic, commercial and industrial heating sources. Policy 36 sets out criteria for development proposals that looks to reduce these apparent impacts through ensuring that applications demonstrate that development will be monitored and mitigated by the developer.

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones

Policy 37 of the Local Plan sets out the conditions for development in Cambridge's Airport Public Safety Zone and Air Safeguarding Zones. Air Safeguarding zones are implemented to restrict the amount of development to ensure safety for the public and aircrafts when flying in the vicinity of Cambridge Airport.

Policy 40: Development and expansion of business space

Policy 40 encourages development in the form of new offices, research and development and research facilities to come forward at selected locations in the city. One of which is the Cambridge Biomedical Campus where research development facilities will be supported. Development at these selected locations will help grow the Cambridge Cluster, by ensuring that there is sufficient employment land in the right locations.

Policy 41: Protection of business space

The Employment Land Review (2012) noted a significant loss of industrial floorspace in Cambridge. High residential land values and a scarcity of developed land in Cambridge has meant that there is a continued pressure on employment floorspace from other uses. Policy 41 seeks to protect land in employment use (B use class) and sui generis research institutions, to ensure that sufficient supply remains to meet the demand. Criteria is set out in the policy for development inside and outside of protected industrial sites.

Policy 42: Connecting new developments to digital infrastructure

Policy 42 states that it is integral for new developments to make provision for high-capacity broadband. This provision of high-quality broadband to new homes and offices in Cambridge can avoid future disruption and harm to the street scene and also ensure that new development is fully integrated into modern communications technology.

Policy 43: University development

The University of Cambridge is a vital driver of the Cambridge economy and is the main reason for so many high technology and knowledge-based employers locating the city. Cambridge City Council acknowledge the importance of academic development and commercial research development in sustaining this growth in the economy, therefore the council have set policy to ensure university development continues to enhance faculty and research facilities. The Local Plan sets out clear criteria for university development inside and outside the City Centre. Development or redevelopment of faculty, research and administrative sites for the University of Cambridge and Anglia Ruskin University will be supported when it meets the principles set out in the policies criteria and other related planning policies. One of the allocations made outside of the City Centres is the development of medical teaching and research facilities and related university research institutes at Cambridge Biomedical Campus.

Policy 55: Responding to context

Ensuring that the context of any proposal is considered early on as part of the design processes is essential. A development that responds positively to its context is one that will either enhance areas of existing high quality or will seek to introduce distinctiveness to areas of weaker character. Having an understanding of and appropriate response to the context will ensure that the special character of Cambridge is protected and enhanced. Policy 55 provides a clear criteria for development stating that it will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from key characteristics from its surrounding to help create distinctive and high-quality places.

Policy 56: creating successful places

The Local Plan outlines how successful places will create environments that are inclusive and accessible by balancing the needs of all users through high quality design. Policy 56 sets criteria for development proposals to ensure that development is designed to be attractive, high quality, accessible, inclusive and safe. Proposals that adhere to this policy criteria will be supported.

Policy 57: Designing new buildings

High quality building design is linked to context, in terms of appropriateness, and to place making in terms of how the proposed development will be sited. The Local Plan states the importance of proposed development being considered in terms of site location, height, scale, form and proportions, along with materials and detailing. The policy supports development proposals for new buildings can demonstrate have a positive impact on their setting. Criteria is listed which identifies what needs to be demonstrated in order for a proposal to gain approval and conform with this policy.

Policy 58: Altering and extending existing buildings

Both residential and non-residential buildings often need to be adapted over time to meet the changing needs of occupiers. It is therefore vital that any alteration or extension to a building is carefully designed to avoid it destroying the character or integrity of the existing building or negatively impact neighbouring properties. Policy 58 sets out criteria for development proposals to gain permission to alter and extend buildings to ensure that development does not have adverse impacts.

Policy 59: Designing landscape and the public realm

Policy 59 sets out the importance of designing and integrating development into its surrounding landscape. Buildings and the spaces around them should be thought of holistically with the landscape and public realm being as important as the building itself. This policy ensures that development enhances the function, character and amenity value of spaces and boundaries surrounding development. Criteria is listed in the policy to ensure that external spaces, landscape, public realm and boundary treatments are an integral parts of new development proposals.

Policy 60: Tall buildings and the skyline in Cambridge

Policy 60 sets out the importance of maintaining and enhancing the overall character and qualities of its skyline as the city continues to and develop in the future. Proposals for new tall buildings will need to demonstrate how they have taken account of the prevailing context and more distant views to enhance the skyline. Any proposal for a structure that breaks the existing skyline or is significantly taller than the surrounding built form must conform to criteria set out in Policy 60.

Policy 61: Conservation and enhancement of Cambridge's historic environment

Cambridge's historic and natural environment defines the character and setting of the city and has a significant contribution to the quality-of-life residents in the city have. The Local Plan sets out that growth in the city through development will preserve and enhance the historic and natural environment surrounding the city's historic core. Policy 61 sets out clear criteria to ensure that proposal will conserve and enhance Cambridge's historic core.

Policy 62: Local Heritage Assets

Policy 62 of the Local Plan seeks the retention of local heritage assets, including buildings, structures, features and gardens of local interests as detailed in the Councils Local List. A proposal will be permitted where it can demonstrate that they retain the significance, appearance, character or setting of a local heritage asset.

Policy 68: Open space and recreation provision through new development

Policy 68 sets out that all residential development proposals should contribute to the provision of open space and recreation site/facilities on-site. The integration of open space into proposed development should be considered in the early stages of the design process. On-site provision of open space in new major developments will be considered the norm, therefore new development major sites must meet obligations to provide open space on-site.

Policy 69: Protection of sites of biodiversity and geo diversity importance

The Local Plan aims to continue to minimise the impacts of development on biodiversity and geodiversity in the city. Policy 69 ensures that development will only be supported when it can adequately demonstrate that the proposal will not have an adverse effect on biodiversity and where required suitable mitigation measures have been applied. The criteria set out in this policy also requires developers to demonstrate where possible measures to enhance the nature conservation value of the site affected through habitat creation, linkage and management.

Policy 70: Protection of priority species and habitats

Policy 70 states that the aim of any proposal should be to leave any protected species in situ. If this is not possible then the species population may be transferred to an alternative location, as long as it can be demonstrated that there will be no harm to the population being moved or to the species and habitats of the receptor site. A management plan must also be provided to show how this will be achieved in the long term.

Policy 73: Community, sports and leisure facilities

Policy 73 sets out criteria to ensure that developments of new or existing community, sports and leisure facilities improve the range, quality and access to facilities both within Cambridge and where appropriate, in the sub-region of the city. Proposals for new facilities or the replacement of existing facilities are supported where there is a local need. This must be demonstrated through a local need assessment.

Policy 75: Healthcare facilities

Cambridge City Council continue to work with relevant health organisation to provide high quality and convenient local health service in all parts of Cambridge, with particular emphasis on development occurring in areas of growth. Policy 75 sets out criteria for development proposals that are enhancing or introducing new healthcare facilities.

Policy 77: Development and expansion of visitor accommodation

Cambridge has continued to see a growing demand for visitor accommodation particularly in city centre and the outskirts of the city. Policy 77 identifies areas where visitor accommodation will be supported as part of mixed-use schemes. Cambridge Biomedical Campus is one of the areas listed in the policy. The policy also states that new visitor accommodation should be located on frontages of main roads or in areas of mixed-use with good public transport accessibility.

Policy 80: Supporting sustainable access to development

Policy 80 aims to ensure that any major development in that is proposed in the city has access to a high quality and efficient transport network. The council have continued to work with partners including the Cambridgeshire County Council as the highways authority to ensure that new developments promote good access to high quality, sustainable modes of transport.

Policy 81: Mitigating the transport impact of development

New development often brings with it a need for new transport and more pressure on existing transport networks. The additional strain on the transport network as a result of new development has to be appropriately assessed by the Council and Cambridgeshire County Council as the highways authority and mitigated. Development will be permitted where it does not have an unacceptable transport impact.

Policy 82: Parking management

Policy 82 outlines the need for planning proposals to conform with parking standards as set out in Appendix L of the Local Plan (2018) to gain approval. The Council have continued to promote lower levels of private car parking especially in non-residential development in favour of more sustainable transport modes such as walking, wheeling, cycling and public transport. This has been particularly important in the city centres as the transport strategy has been to increase access to the city without increasing overall parking levels.

Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

Policy 85 states that permissions will only be granted if it can demonstrate that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the new development. Where existing infrastructure will be placed under strain due to the impact of new development, the council require developers in their proposals to improve existing infrastructure or make additional provisions so that an appropriate level of infrastructure is maintained.

South Cambridgeshire Local Plan (2018) policies

Policy S/3: Presumption in favour of Sustainable Development

When considering development, South Cambridgeshire District council take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The council continue to work proactively with applicants to find solutions to ensure that proposals accord with the Local Plan and Neighbourhood Plans and thereby can be approved.

Policy S/4: Cambridge Green Belt

Policy S/4 of the Local Plan sets out the boundaries of the Green Belt in South Cambridgeshire and are defined on the Policies Map. The fundamental aim of the green belt policy has been to prevent urban sprawl by keeping land permanently open to ensure that the special character of the historic town is preserved. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

Policy CC/1: Mitigation and Adaptation to Climate Change

The National Planning Policy Framework (NPPF, 2012) requires that local planning authorities adopt proactive strategies to mitigate and adapt to climate changes. South Cambridgeshire District Council set out in policy CC/1 that in order for planning permission to be granted permission they must demonstrate and embed the principles of climate change mitigation and adaptation into the development. When applicants submit a proposal, they must submit a Sustainability Statement to demonstrate how these principles have been embedded into the development proposal.

Policy CC/3: Renewable and Low Carbon Energy in New Development

South Cambridgeshire District Council set out in policy CC/3 the requirement for new dwellings and new non-residential buildings of 1,000m² or more to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies. The choice of which renewable or low carbon energy technology to use to deliver compliance with the policy rests with the applicant and should respond to specific characteristics of the development proposed.

Policy CC/4: Water Efficiency

The Cambridge Water Company is in an area of water stress as designated by the Environmental Agency. Cambridge Water Companies Resource's management Plan shows that beyond 2035, without additional resources or greater efficiency, the need for water to serve development will be greater than currently available supply. Therefore, South Cambridgeshire District Council have set higher water efficiency standards than the National Building Regulations to ensure that a great supply of water can be saved to serve development. The requirements for proposals to achieve water efficiency are set out in Policy CC/4.

Policy CC/6: Construction Methods

The construction of new developments can adversely affect the amenity of surrounding occupiers and the local environment through the generation of construction waste and spoil. Policy CC/6 sets out the requirements for applicants to ensure that the effects of construction are managed effectively. Applicants are required to submit a Construction Environmental Management Plan or a similar document to set out the management measure that builder will adopt to manage the effects of construction on the environment and surrounding communities.

Policy CC/7: Water Quality

South Cambridgeshire District Council set out in Policy CC/7 clear criteria to ensure that any development that is proposed does not result in a deterioration of water quality and instead takes that opportunity to support the achievement of the Water Framework Directive Standards.

Policy HQ/1: Design Principles

South Cambridgeshire District Council set out in Policy HQ/1 ~~a set~~ criteria for new developments to ensure that they achieve a high-quality design and make a positive contribution to the local and wider context. The Council want development proposals to be of an appropriate scale, design and material for its location and conform with the design principles set out in the policy criteria. Proposals must reflect the design criteria appropriate to the scale and nature of the development.

Policy HQ/2: Public Art and New Development

The provision of quality visual arts and crafts as a part of new development is encouraged by South Cambridgeshire District Council to enhance the quality of development proposals. Policy HQ/2 states that residential developments comprising of 10 or more dwellings and other developments where the floor area to be built is 1,000m² gross or more, including office, manufacturing, warehousing and retail development will be encouraged to integrate public art into the design of development. Where development is unable to achieve an appropriate scheme on the site the Council encourage developers to make a financial contribution to support public art initiatives.

Policy NH/4: Biodiversity

National legislation and planning guidance place a duty on local authorities to consider biodiversity through their local plans. South Cambridgeshire District Council are committed to protecting and enhancing biodiversity and work with partners to ensure that a proactive approach to the protection and management of biodiversity identified in national and local strategies and plans such as the Cambridgeshire Green Infrastructure Strategy and Biodiversity Action Plan is being taken. Policy NH/4 sets out clear criteria for development proposals to ensure that they maintain, enhance, restore or add to biodiversity.

Policy NH/6: Green Infrastructure

In 2011 a partnership of local organisations, including the South Cambridgeshire District Council, produced the Cambridgeshire Green Infrastructure Strategy which provides an overarching green infrastructure strategy and network for Cambridgeshire. The level of growth that is planned in South Cambridgeshire and Cambridge will put pressure on existing green infrastructure and will require investment to develop this network. Policy NH/6 sets out criteria to ensure that all new developments contribute to the enhancement of green infrastructure.

Policy E/2: Cambridge Biomedical Campus Extension

Policy E/2 states that an extension to the Cambridge Biomedical Campus will be supported on land shown on the Policies Map for biomedical and biotechnology research and development within class B1(b) and related higher education and sui-generis medical research institutes. South Cambridgeshire District Council will continue to support the development of the Cambridge Biomedical Campus provided it conforms with criteria listed in policy E/2.

Policy E/9: Promotion of Clusters

The NPPF (2012) requires local planning authorities to plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries. Policy E/9 seeks to ensure that major sites continue to deliver land and buildings suitable for future development of the high-tech clusters. The policy outlines sectors that form the employment clusters in the region and state that development proposals that are in suitable locations that form part of these employment cluster will be supported.

Policy E/10: Shared Social Spaces in Employment Areas

Policy E/10 supports the development of complimentary facilities in order to help develop the social milieu of free-standing business parks which are not close to existing comparable village facilities. The policy sets out criteria to ensure that development proposals are appropriately scaled to the employment areas.

Policy SC/4: Meeting Community Needs

The sites allocated in the Local Plan identify where new communities will be developed over the plan period. Depending on the scale of development some sites may be required to allocate a wider range of services and facilities or improve existing provisions to support the formation of successful communities. Policy SC/4 sets out the criteria for development proposals to ensure that the provision of services and facilities meet the level of need generated by development.

Policy SC/6: Indoor Community Facilities

South Cambridgeshire District Council continually aim to ensure that all residents have access to indoor community facilities which are appropriate and suitable for their needs. Policy SC/6 states that if developments of a sufficient scale generate the need for new on-site facilities, then they will be required to do so, unless it can be demonstrated that there would be advantages in the delivery off-site facilities at a more accessible location or the delivery of a larger and better facility.

Policy SC/9: Lighting Proposals

The NPPF (2012) paragraph 125 states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. To ensure that the impacts of external lighting are limited Policy SC/9 sets out clear criteria for development proposals.

Policy SC/10: Noise Pollution

Policy SC/10 sets out clear criteria for development proposals to ensure that their impact on noise within the district does not give rise to significant adverse impacts on health and quality of life. The council aim to ensure that development is appropriate and compatible for its location, ensuring that noise sensitive developments are located away from existing sources of noise, in locations where noise will not have an unacceptable impact on surrounding land uses or the environment.

Policy SC/11: Contaminated Land

Where development is proposed on contaminated land or land suspected of being impacted by contaminants the Council will require developers to include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where land is, or can be made, suitable for the proposed use.

Policy SC/12: Air Quality

The requirement set out in paragraph 124 of the NPPF (2012) for planning policies to sustain compliance with and contribute towards EU limit values or national objectives for pollutants. Local authorities are required to take into account the presence of Air Quality Management areas and the cumulative impacts on air quality from individual sites in local areas. In Policy SC/12 the council require new developments in Air Quality Management Areas to be consistent with the local Air Quality Action Plan. Development proposals are also required to conform with other criteria to ensure that they do not deliver unacceptable impact on air quality.

Policy TI/2: Planning for Sustainable Travel

The NPPF (2012) requires that plans and decisions ensure that developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes are maximised. In assessing where the development proposal is likely to give rise to a material increase in travel demand, the South Cambridgeshire District Council consider the existing use of the buildings/ site, existing transport conditions and likely transport generation from the development proposal. Policy TI/2 sets out the requirement for new development proposals ensuring that proposals will only gain permission where they have been designed to promote sustainable travel.

Policy TI/3: Parking Provision

The car parking standards set out in Policy TI/3 are indicative and should be used by developers as part of a design-led approach whereby car parking provisions are tailored to reflect the specific development in terms of its location. The provision of cycle parking is also set out in Policy TI/3 and requires developers to conform with minimum standards.

Policy TI/6: Cambridge Airport Public Safety Zone

Policy TI/6 states that there is a general presumption against new development or changes of use within the Cambridge Airport Public Safety Zone except for change of use which could not reasonably be expected to increase the numbers of people living, working or congregating on the land. Applications for development within Cambridge's Air Safeguarding Zones will be the subject of consultation with the operator of the airport and the Ministry of Defence.

Policy TI/8: Infrastructure and New Developments

Policy T1/8 states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations or Community Infrastructure Levy (CIL) to secure developer contributions will be related to the form of the development and its potential impacts on the surrounding area. When development creates additional demand for physical infrastructure and social facilities, planning obligations are required to in accordance with government guidance to ensure that developers contribute to making necessary improvements and provide new facilities.

Policy TI/10: Broadband

South Cambridgeshire District Council continue to aim to improve broadband coverage in rural areas to support local enterprise and give more people the flexibility to work from home, saves transport costs and reducing congestion. Policy TI/10 states that new development (residential, employment and commercial) ~~are~~is expected to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the district.

How to find out more

You can find out more about the Cambridge Biomedical Campus
Supplementary Planning Document at:

 www.greatercambridgeplanning.org