

Chapter
3

Site context

Planning Policy Context

- 3.1** The CBC SPD has been prepared in the context of the National Planning Policy Framework (2023) 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) and other relevant material considerations set out in this chapter.

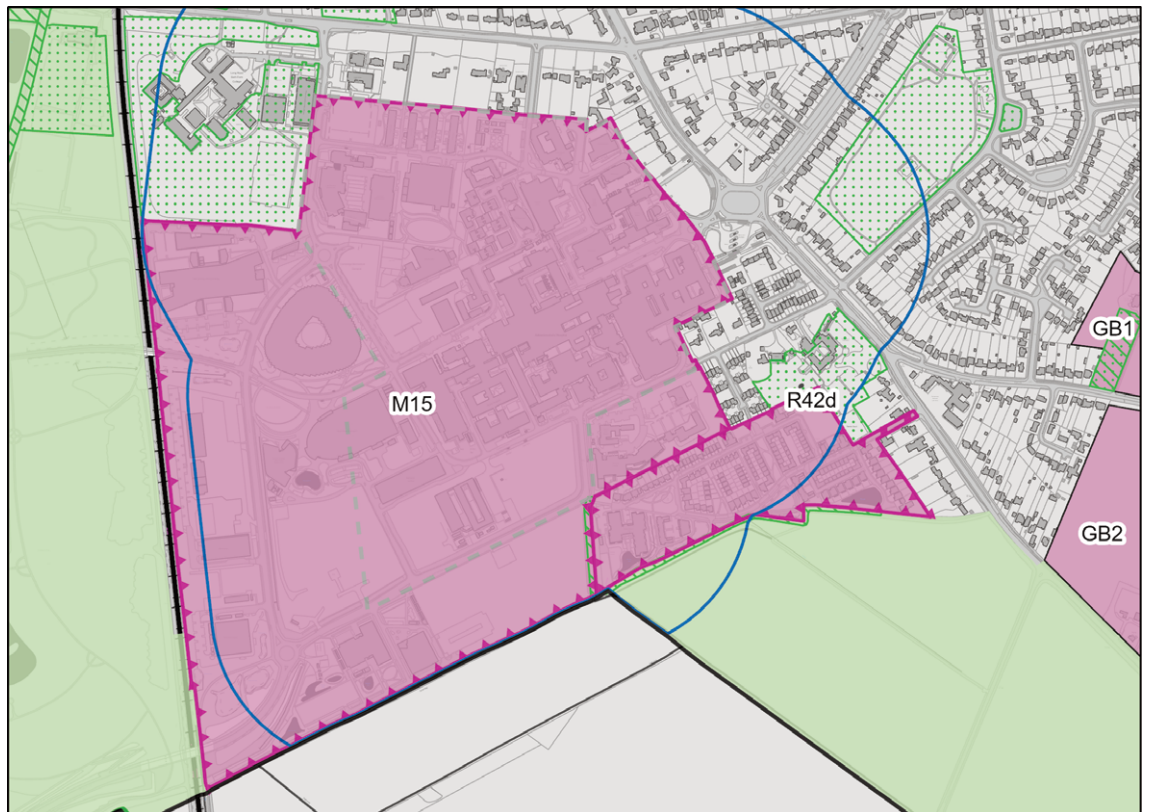
National Planning Policy Framework (2023)

- 3.2** The National Planning Policy Framework (NPPF) (2023) 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. Paragraph 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.
- 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.

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**.

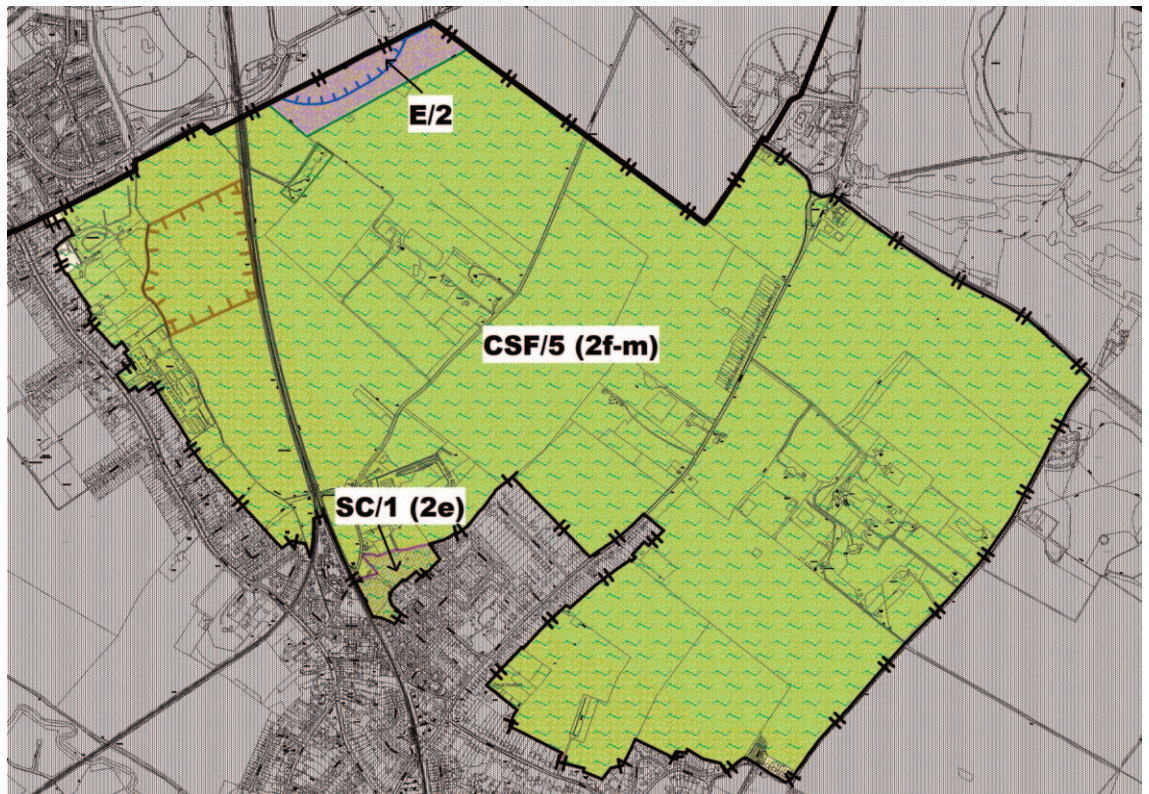
- 3.7** **Policy 17:** Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change sets out specific policy requirements for the CBC site. The policy requires development to demonstrate the meeting of local, regional or national health care needs for biomedical and biotechnology research and development activities within class use B1(b) for research and development. The Local Plan sets out support for the continuing development of CBC as a high quality, legible and sustainable campus and its expansion to meet the health needs of the expanding city.
- 3.8** The Local Plan identifies a site allocation M15 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. 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 campus 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 campus, 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 campus, 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.
- 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.

Overview of the existing Cambridge Biomedical Campus

Uses and occupants

- 3.16** 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 campus worker accommodation which are managed by Sanctuary Housing Association. There are also a number supporting complimentary uses across the Campus from retail, food and beverage to nursery provision.
- 3.17** The current occupiers can be found on the map below with accompanying key.



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

Credit: CBC Ltd

- 1** Cambridge Academy for Science and Technology
- 2** The MRC Laboratory of Molecular Biology (LMB)
- 3** CRUK Cambridge Institute
- 4** Jeffrey Cheah Biomedical Centre (JCBC)
- 5** NHS Blood and Transplant Cambridge Donor Centre
- 6** Cambridge South Railway Station (due 2025)
- 7** The AstraZeneca Discovery Centre (DISC)
- 8** The Frank Lee Leisure and Fitness Centre
- 9** The Deakin Centre
- 10** Cambridge Cancer Research Hospital (in development)

- 11 AstraZeneca facilities and development
- 12 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
- 19 Cambridge Movement Surgical Hub
- 20 Cambridge Children's Hospital (due 2028)
- 21 The Forvie Site (University of Cambridge)
- 22 Anne McLaren Laboratory
- 23 Abcam
- 24 1000 Discovery Drive
- 25 Discovery Drive development

3.18 The occupiers of the Campus can be categorised into Healthcare and the NHS, Education, University and Research Institutes, Industry and Expansion.

3.19 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
- Heart and Lung Institute
- Addenbrooke's Centre for Clinical Investigation
- The Jeffrey Cheah Biomedical Centre



Image 2: 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

3.20 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
- Café at 1000 Discovery Drive
- Other outposts with Catering 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

3.21 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 but is not located centrally and membership is undersubscribed.

Existing Campus public realm and open spaces

3.22 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 campus 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.

3.23 More recent development across the Phase 2 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 and provides a glimpse into future opportunities that could be delivered elsewhere on the Campus.

3.24 In terms of landscape, the Campus is located between a rolling agricultural landscape in the south 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 4: 'The Oval' green space on the Campus

Image Credit: CBC Ltd

- 3.25** 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.
- 3.26** 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 and so there are large areas with no green infrastructure, links to natural habitats to support biodiversity or improve the Campus environment.

Existing Campus building design

- 3.27** The existing hospital buildings, located in the north and east of the Campus mainly originate from the 1960s and have large floor plates and together form a dense pattern of buildings of varying 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 piecemeal approach to development, the Campus architecture lacks coherency.
- 3.28** 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 and located to the northeast of the Campus which also forms 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 of the Campus.



Image 5: Addenbrooke's Hospital incinerator chimney
Image Credit: CBC Ltd

Existing Campus connectivity and movement

- 3.29** The Campus is located between Hills Road/A1307 on the east of the Campus and the 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 (MSCP) 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.
- 3.30** The railway line forms a barrier to movement to and from the west 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 people getting to the Campus by private vehicle 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. 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 Addenbrookes 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 also contributes to congestion inside the Campus which impacts on public transport accessibility.
- 3.31** 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.
- 3.32** 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.