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BY ONLINE SUBMISSION ONLY

24 January 2025

RE: Consultation on Cambridge Biomedical Campus SPD

Thank you for the opportunity to comment on the above document. The following comments are submitted by NHS Property Services (NHSPS) for and on behalf of NHS Cambridgeshire and Peterborough ICB (C&P ICB). C&P ICB has delegated authority from NHS England for the commissioning of most NHS health services in the Greater Cambridgeshire area.

Consultation Response

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.

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 with Addenbrooke's Hospital, the Rosie Maternity Hospital, the Royal Papworth Hospital NHS Foundation Trust and the Cambridgeshire and Peterborough NHS Foundation Trust on site. 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, which is managed by Sanctuary Housing Association. This 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.

One of the greatest challenges facing the NHS in this location is the recruitment and retention of staff, which is exacerbated by high housing costs in the area. Several studies have been undertaken examining this issue including, but not limited to, the Cambridge Biomedical Campus Housing Study (Lichfields, 2024) and Assessing the Housing Need of Hospital Workers (Savills, 2020). The Cambridgeshire and Peterborough ICS have also undertaken a survey of staff accommodation needs and have published a subsequent Cambridgeshire and Peterborough Housing Need Evaluation Report (2024), which 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.



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.

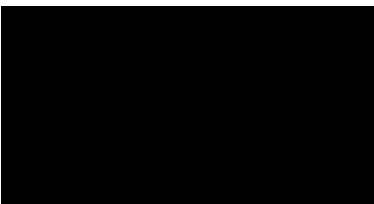
We therefore encourage any suitable housing sites in the emerging Local Plan to consider its suitability to provide affordable housing options for health/campus staff, which could encompass a range of housing tenures. Any relevant evidence base documents, including housing needs studies should also examine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

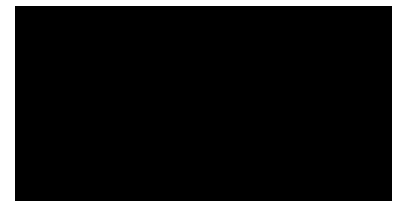
Conclusion

Cambridgeshire and Peterborough ICB and NHSPS thank the Council for the opportunity to comment on the Cambridge Biomedical Campus SPD consultation. Should you have any queries or require any further information, please don't hesitate to contact us. NHSPS would be grateful to be kept informed of the progression of the SPD via our dedicated email address, town.planning@property.nhs.uk.

Yours faithfully,



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NHS Cambridge and Peterborough ICB



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Laura Allen RTPI
Associate Town Planner
NHS Property Services

For and on behalf of NHS Cambridgeshire and Peterborough ICB