

CONTENTS

PAGE

1/ Introduction

3

2/ Mapping Issues

4

3/ Sample Areas

10

4/ Conclusion

13

Appendix 1

14

Small example of local need

1/ INTRODUCTION

In 2023 Carnall Farrar (CF) was commissioned (1) to produce a follow on to the Centre for Economics and Business Research (Cebr) August 2022 Cambridge Biomedical Campus (CBC) report (2). This was an assessment of its economic impact on the local and wider economy. The report aimed to “estimate the healthcare impact of the CBC across three domains: NHS activity, clinical innovation, and biomedical research funding. The main hypothesis being evaluated in the report is that the CBC drives investment in healthcare, increases research funding, and promotes better clinical outcomes, all of which improve health outcomes and lead to economic gains in Gross Value Added (GVA) terms.”

One cannot but value the benefits of CBC/CUH ref (1):

CUH is a major cancer centre with low in-hospital mortality rates, and Cambridge & Peterborough STP have better cancer survival rates for breast, colorectal, and lung cancers than the national average. The analysis has also found that the mortality rate for all cancers in CUH is less than half of the in-hospital mortality rate across England.

Research funding, particularly in biomedical research and development (R&D), has a significant economic impact. It contributes to job creation both directly and indirectly, stimulates innovation and commercialisation, generates tax revenues, and attracts additional investment.

CBC creates an environment conducive to innovation and knowledge creation, as evidenced by Cambridge's high number of patent applications per capita. The CBC serves as a hub for cutting-edge research and development, showcasing the positive economic impact of research funding in driving progress within the biomedical sector.

Table 4. Top 5 cities with highest Patent applications 2020 (per 100,000 of population):

Rank	City	Patent applications 2020 (per 100,000 of population)
1	Cambridge	259
2	Derby	131
3	Oxford	79
4	Coventry	76
5	Aberdeen	48

GVA due to Healthcare Activity on the CBC £1.15 billion. There is no disputing the reports findings that the NHS' role in the economy is crucial, that it has a positive contribution on the wider economy and that it brings benefits to the UK.

Yet alongside rapid growth there can be unintended negative consequences, these can be felt by the neighbourhoods that the CBC site sits beside and on the established smaller residential areas.

To review all areas and provide a balanced view of impact of the Cambridge Biomedical Campus a Neighbourhood Impact Report would be a valuable addition to the understanding of this effect locally, taking forward the” CBC commitment from its Vison 2050 to be a good neighbour.”

There are a variety of models and theories that could be applied, from neighbourhood effects theory that refers to (a) the processes by which various neighbourhood conditions influence the well-being of residents collectively or individually or (b) outcomes associated with negative neighbourhood conditions, through to spatial community analysis.

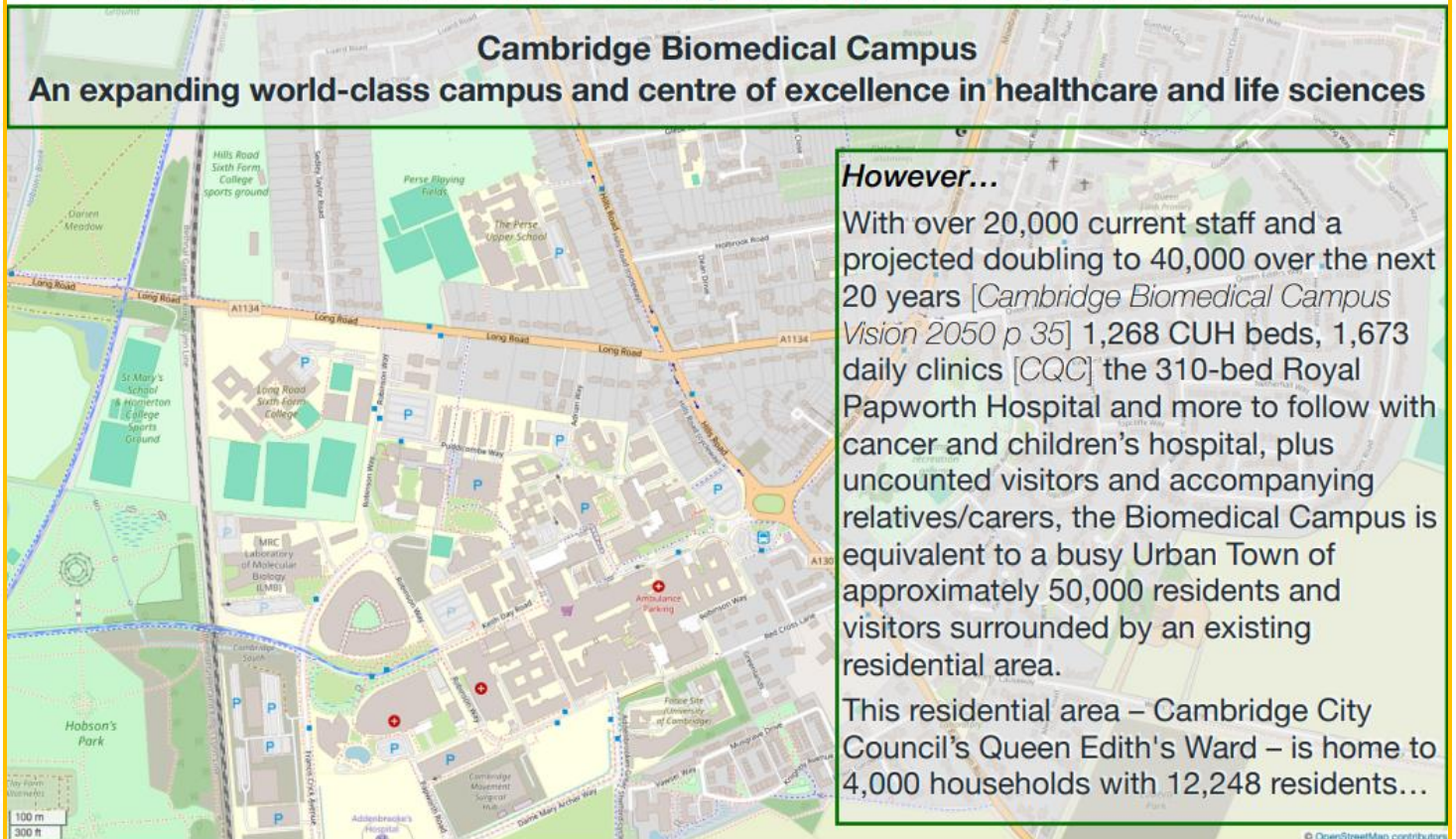
2/ MAPPING ISSUES

i. Why development needs to be managed.

Cambridge Biomedical Campus & Cambridge University Hospitals Neighbourhood Impact

Cambridge Biomedical Campus

An expanding world-class campus and centre of excellence in healthcare and life sciences



However...

With over 20,000 current staff and a projected doubling to 40,000 over the next 20 years [Cambridge Biomedical Campus Vision 2050 p 35] 1,268 CUH beds, 1,673 daily clinics [CQC] the 310-bed Royal Papworth Hospital and more to follow with cancer and children's hospital, plus uncounted visitors and accompanying relatives/carers, the Biomedical Campus is equivalent to a busy Urban Town of approximately 50,000 residents and visitors surrounded by an existing residential area.

This residential area – Cambridge City Council's Queen Edith's Ward – is home to 4,000 households with 12,248 residents...

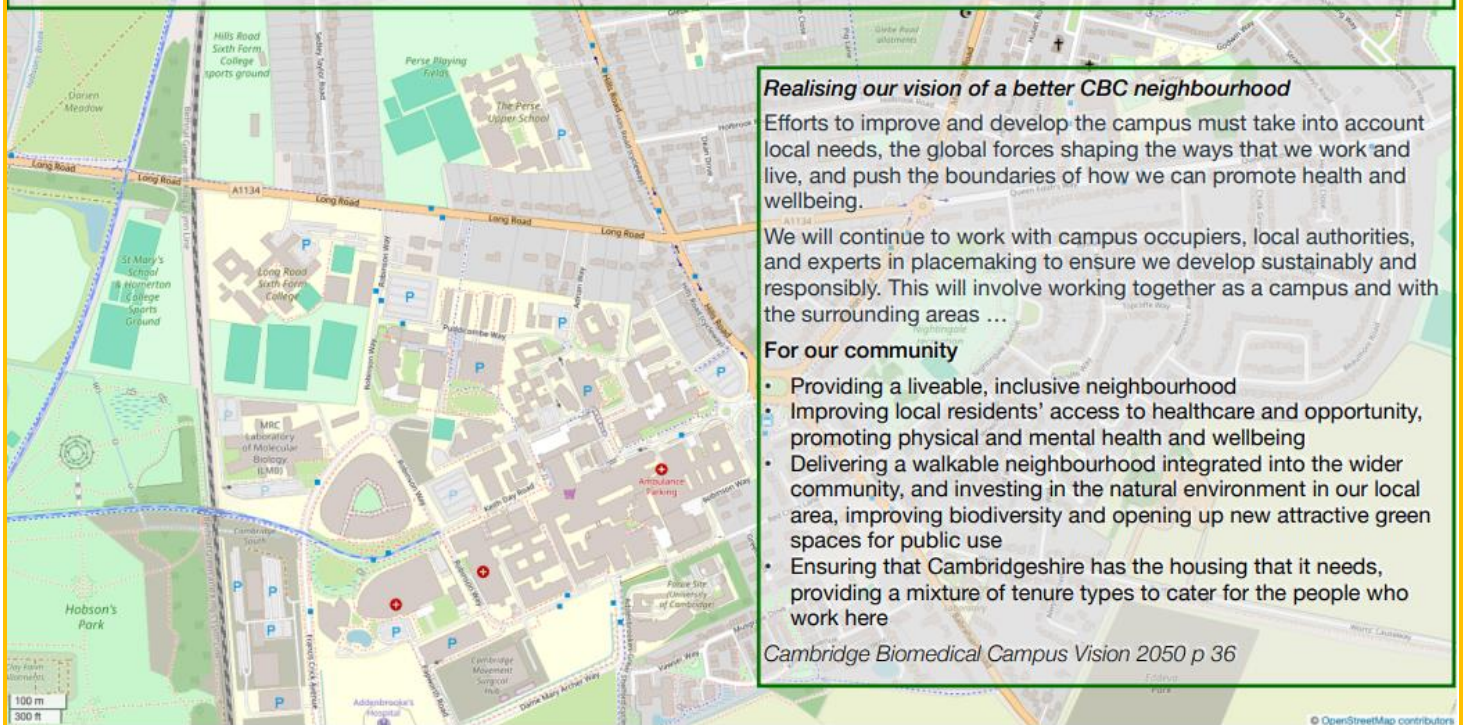
**What are the neighbourhood impacts? And what might be the solutions?
What would a Neighbourhood Impact Report look like?**

Map 1

ii. CBC Vision 2050

Cambridge Biomedical Campus & Cambridge University Hospitals Neighbourhood Impact

A Vision for the Cambridge Biomedical Campus Neighbourhood?



With growth of the Cambridge Biomedical Campus come unintended neighbourhood impacts.

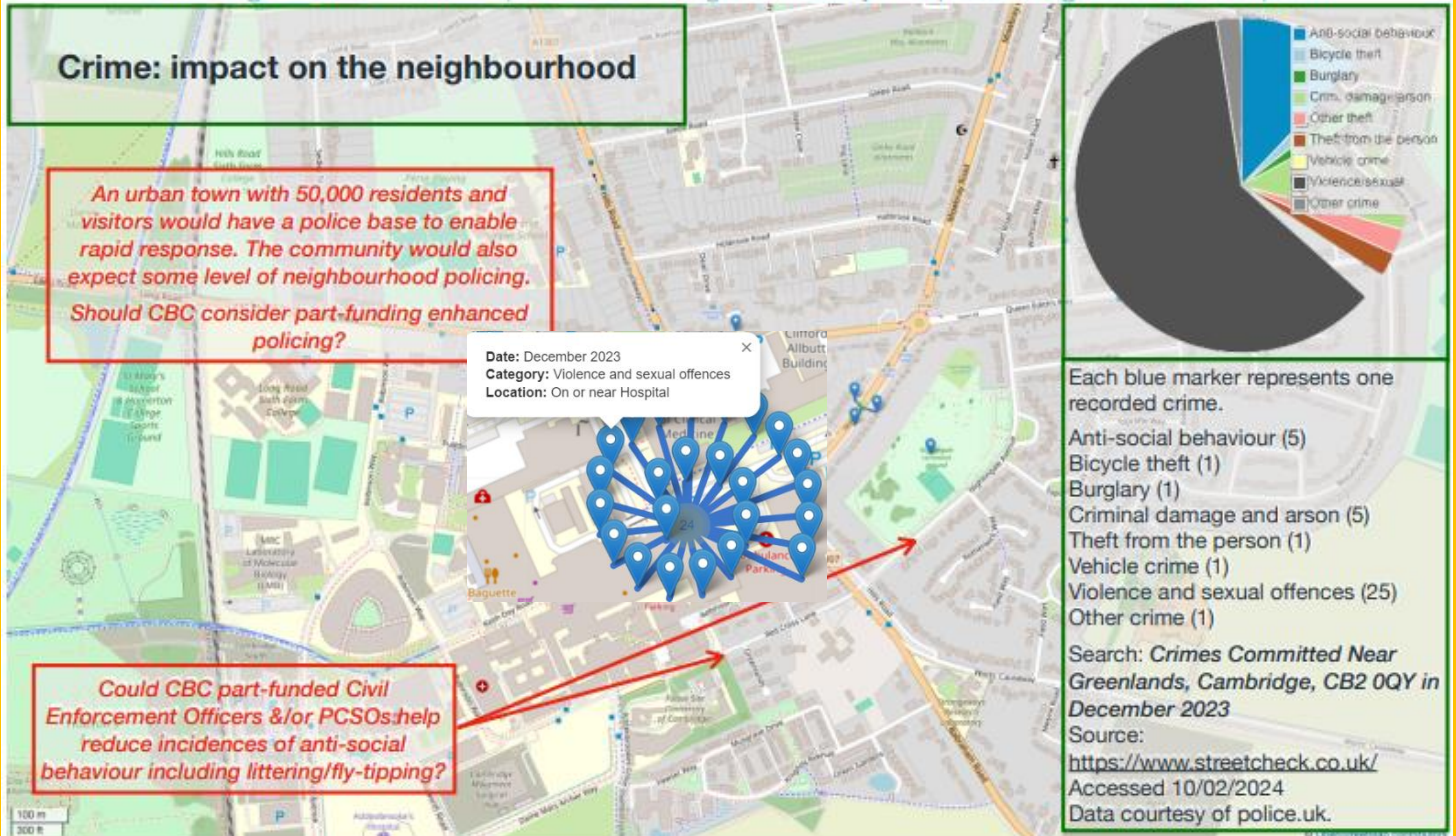
This is touched upon in the Cambridge Biomedical Campus Vision 2050 document (Autumn 2021 Update) quoted above [p 36, PDF p 19]

Subsequent pages of this presentation outline some of these neighbourhood impacts.

Map 2

iii. Neighbourhood Safety

Cambridge Biomedical Campus & Cambridge University Hospitals Neighbourhood Impact

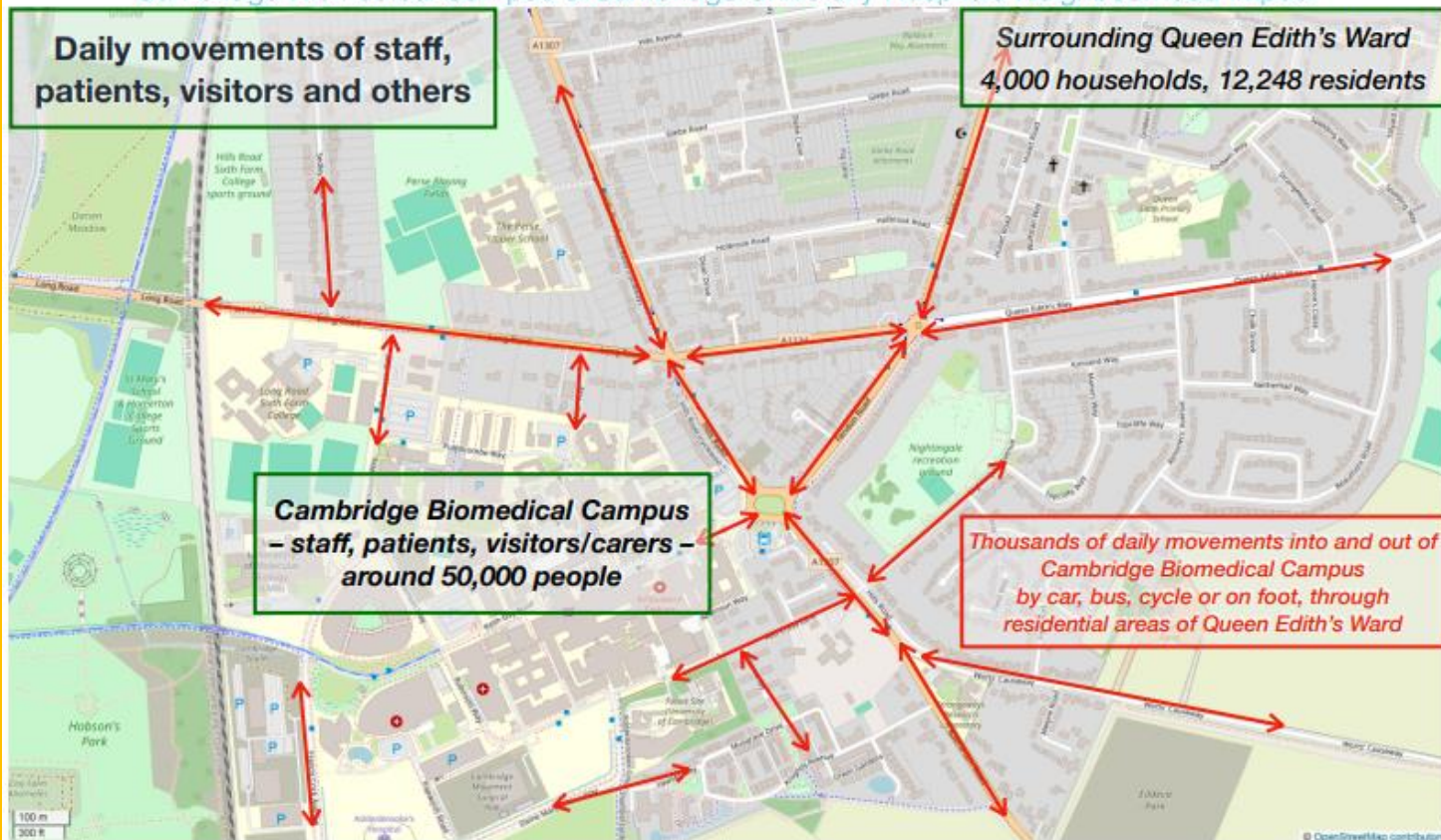


With Cambridge Biomedical Campus becoming the size of an Urban Town, a concomitant risk of crime is to be expected. But how is this managed on-Campus? Is the impact on the surrounding neighbourhood given sufficient consideration? How might this impact be managed?

Map 3

iv. Travel & movement of staff, patients, visitors & others

Cambridge Biomedical Campus & Cambridge University Hospitals Neighbourhood Impact



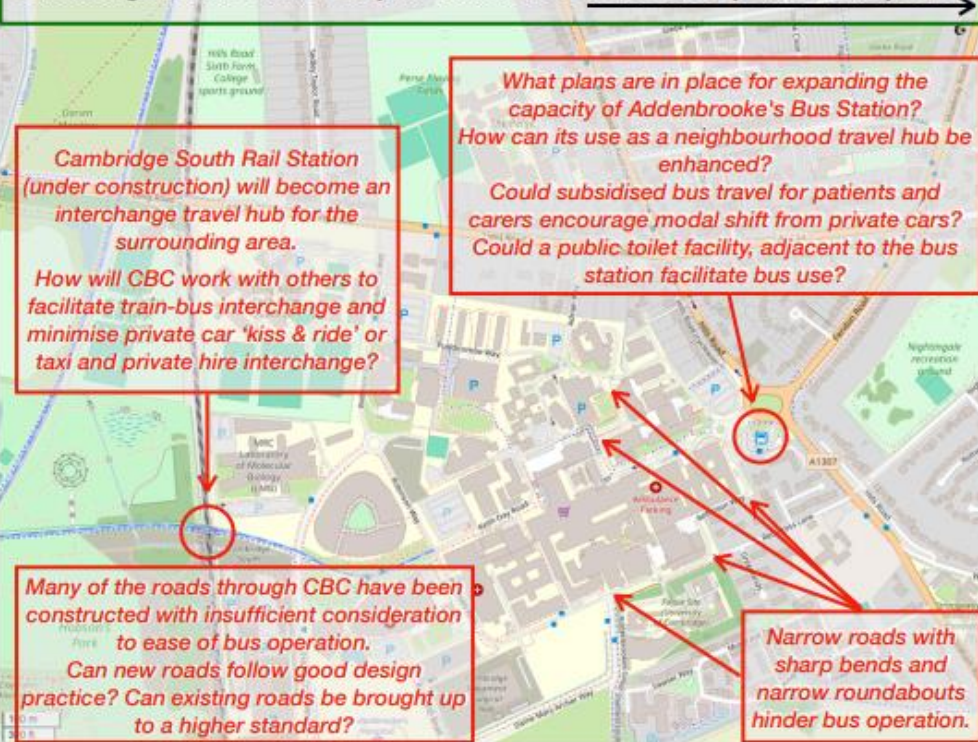
This disproportionate number of people travelling through the surrounding residential neighbourhood creates negative impacts. Active, continuing involvement with local governance bodies particularly the Greater Cambridge Partnership and Cambridgeshire County Council is needed to mitigate the impacts. Every effort including financial incentives, should be made to facilitate the maximum use of public transport and active travel.

Map 4

v. Transport & connectivity

Cambridge Biomedical Campus & Cambridge University Hospitals Neighbourhood Impact

Public Transport – Are the Neighbourhood Needs Factored In? Cambridge Biomedical Campus Vision 2050 references public transport...



Provided with excellent public transport links and committed to expansion, CBC can address these deficiencies [wider stresses on infrastructure and communities] by supporting sustainable growth within its cluster. [p 26]

The development of Cambridge South station and the extension of the Guided Busway both bring the opportunity for much greater access for visitors and staff by sustainable means, as well as providing the wider hinterland with improved connections to and from Cambridge. The main arterial routes through CBC have the space to accommodate improved walking and cycling routes, which would encourage people using the bus and rail stops to come by foot and bike, rather than by car. [p 31]

CBC already benefits from access to the Cambridge Guided Bus network and will soon be able to enjoy increased connectivity as that network is extended south and a new railway station opens on campus. The Cambridge South station will provide connections to the city centre, to London and to the East West Railway line (the Varsity Line) to Oxford. CBC is the only location with such a variety and reach of sustainable transport services. [p 34]

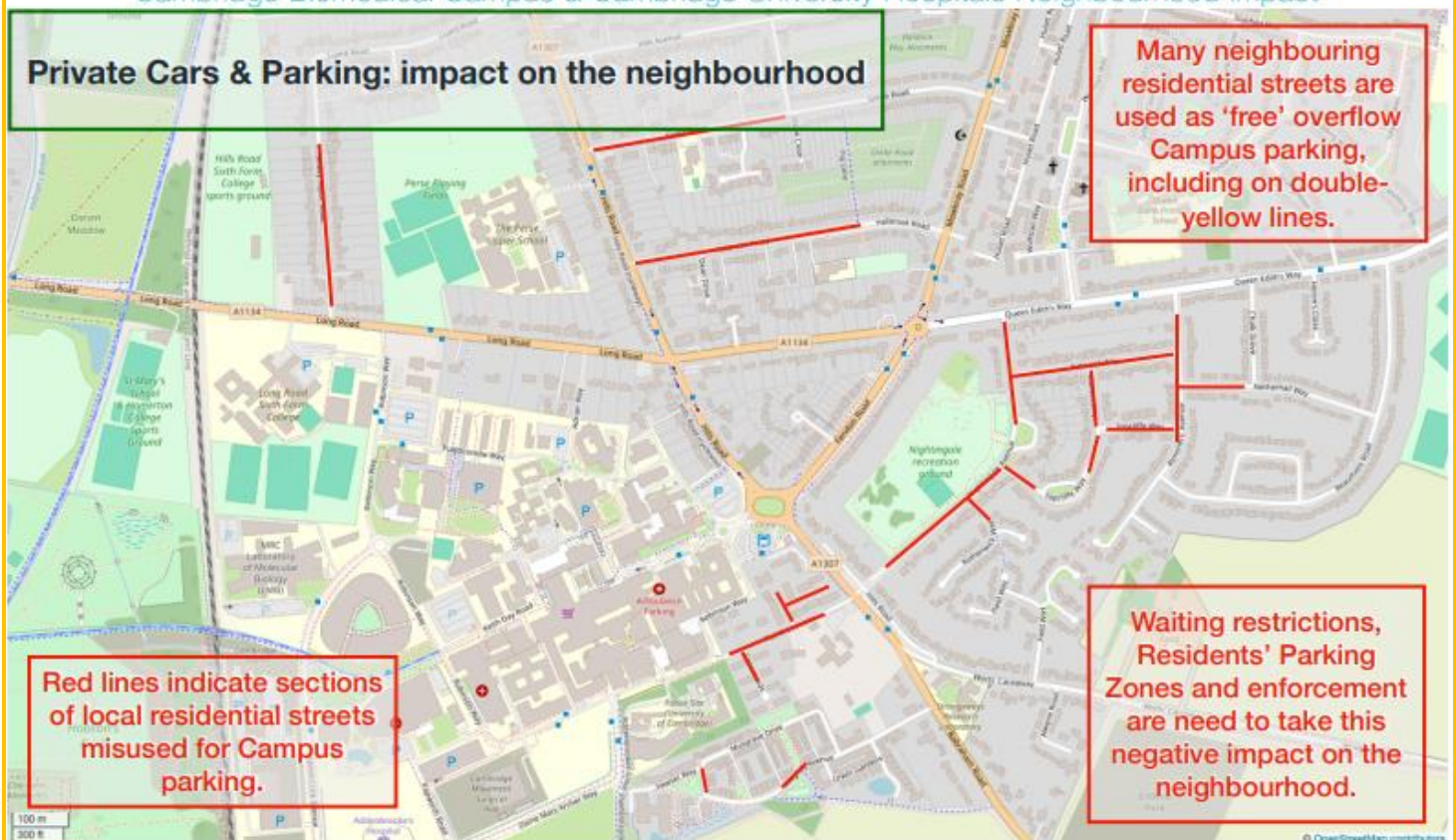
Connecting campus occupiers with Cambridge city centre, national transport networks and the world – optimising Cambridge South Station and other infrastructure investments [p 36]

Cambridge Biomedical Campus Vision 2050 rightly praises some of the public transport infrastructure, but has enough consideration been given to increases movement across campus? Has the increased use of public transport by the surrounding neighbourhood been factored in? There is little evidence that highway design principles, such as those outlined in *Buses in Urban Developments* [Principal author: Tim Pharoah, FCIHT, Chartered Institution of Highways & Transportation, 2018] have been considered.

Map 5

vi. Travel & movement of staff, patients, visitors & others

Cambridge Biomedical Campus & Cambridge University Hospitals Neighbourhood Impact

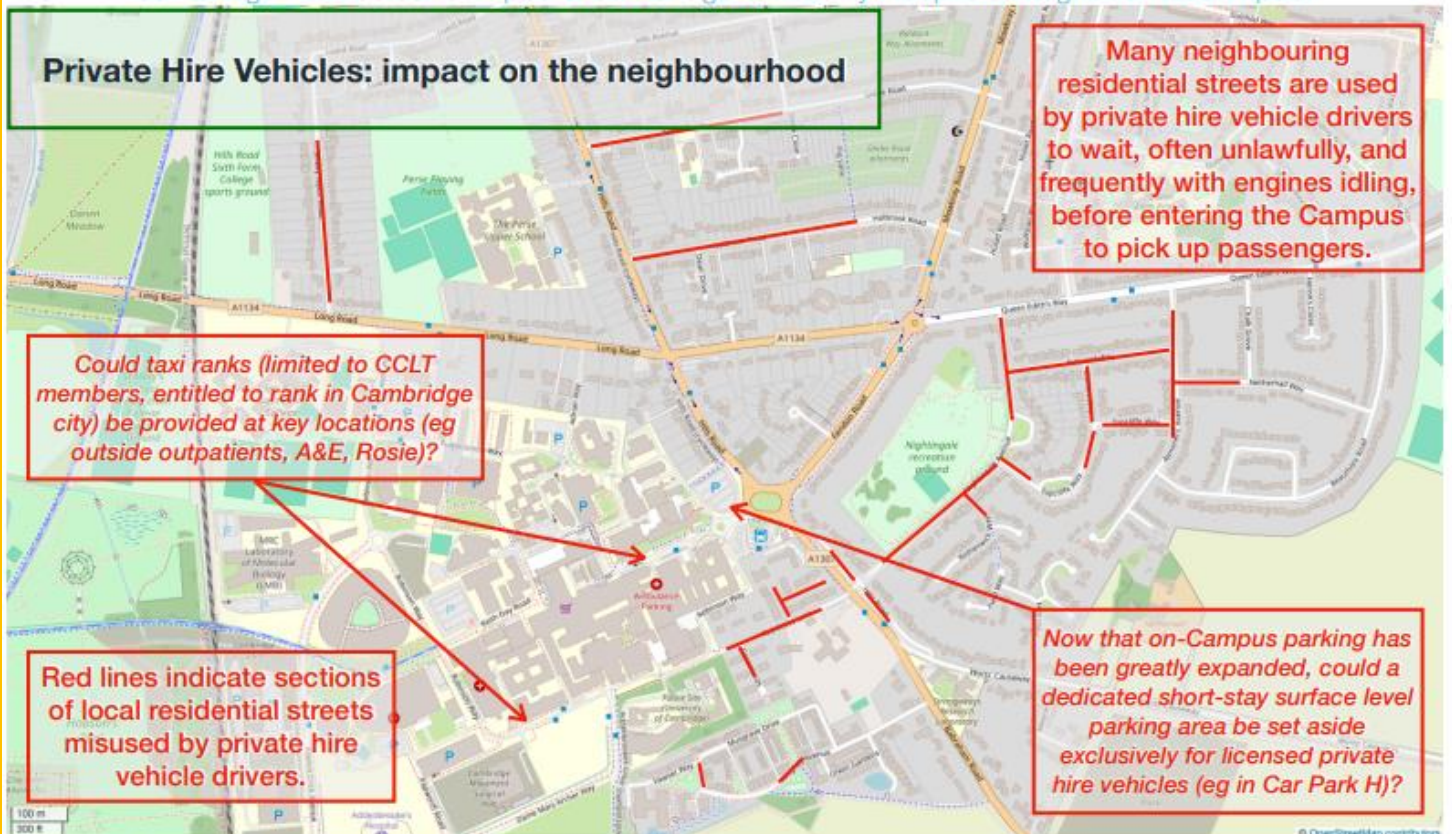


Misuse of residential streets for Cambridge Biomedical Campus parking can be tackled by yellow-line restrictions, Residents' Parking Zones, all implemented by Traffic Regulation Orders, and Civil Enforcement. Can Cambridge Biomedical Campus assist in the cost of the RPZ consultations, the set-up costs of TROs and the employment of Civil Enforcement Officers?

Map 6

vii. Private Hire Vehicles & Taxi Solutions m

Cambridge Biomedical Campus & Cambridge University Hospitals Neighbourhood Impact



Misuse of residential streets by Private Hire Vehicle drivers can be tackled with the same measures as parking, as outlined on the previous page. Could additional measures to help Taxi and PHV drivers to 'do the right thing' be considered (especially as there is a Private Hire phone and CUH books Private Hire Vehicles for patient transfers home)?

Map 7

3/ SAMPLE AREAS

Transport – the 2017 Cambridge Biomedical Campus Transport Needs Review Non-Technical Summary (3) noted “growth will lead to increased travel demand from patients, visitors and employees, and puts more pressure on an already constrained transport network.”

Figure 1 transport predictions in 2017 for 2031 have already being superseded due to CBC rapid growth.

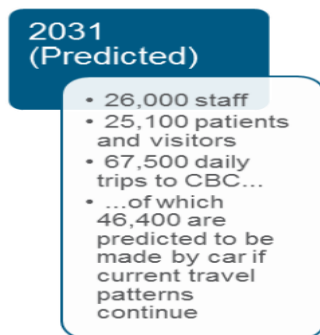


Figure 1

CBC recognises “a need to rethink how the streets in and around CBC are used, so that sustainable modes of transport are encouraged, and local congestion avoided. The main arterial routes through CBC have the space to accommodate improved walking and cycling routes, which would encourage people using the bus and rail stops to come by foot and bike, rather than by car.” CBC/CUH could support residents parking and double yellow lines so that the local streets are not used as an overspill car park for the campus.

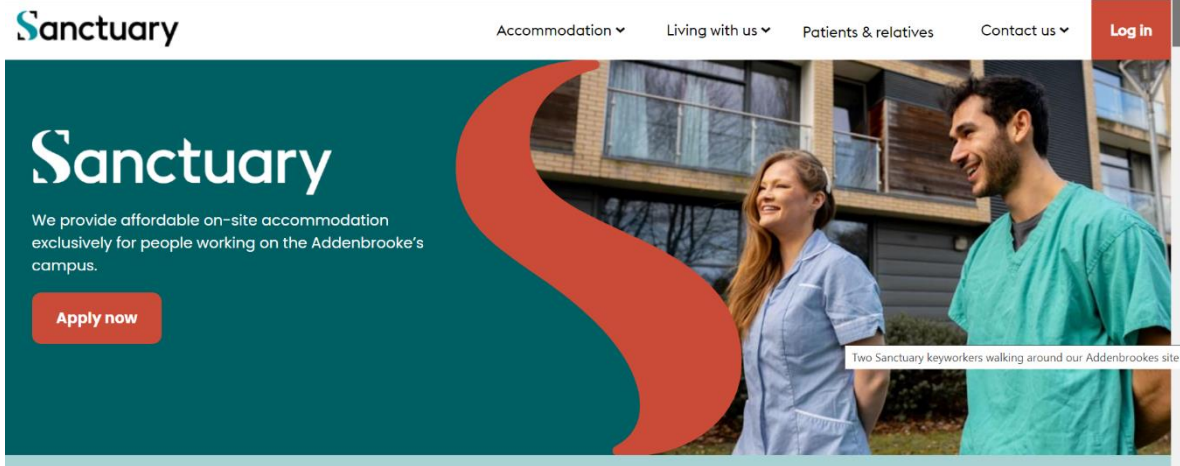
Staffing - CUH’s shares its mission: “to provide outstanding care, teaching and research, with a local focus is supported not only through the high calibre of its workforce and continuing service innovation but as a partner organisation in the development of Cambridge’s biomedical campus”. Yet staffing targets are not being met, CUH have said 40 staff are lost a month due to not being able to offer accommodation.

Housing - CBC states it “is a major employment site, with key workers, scientists, and business people commuting every day. Many travel long distances and are squeezed out of the city by high housing costs. These pressures can have detrimental effects on the institutions, who struggle to retain key staff, and communities: pushing up house prices/rents, creating congestion and generally impacting the quality of life of local people.” When new staff are recruited and then cannot find appropriate accommodation and have to resort to live in a room in the YMCA is this a lack of accommodation or lack of affordable accommodation e.g. a single room in a HMO near to the the campus can cost up to £1350 a month?

CBC states “it aims to create a new part of the city, densely developed through a more intensive use of existing land, that provides a mixture of amenities, that only meets the needs of those who work and visit.” It research shows “the life sciences sector in Cambridge will continue to grow and believe they can ensure that homes and services are provided in a way that is sustainable and affordable.” How can affordable accommodation be sustained in a growing and competitive marketplace? One option may be to expand the onsite accommodation and not to take over the private housing in residential areas. As this can be seen to push up rents and create more HMOs in residential streets, taking out the mixed tenure and family homes, this in turn does not support community cohesion and may lead to unbalanced communities.

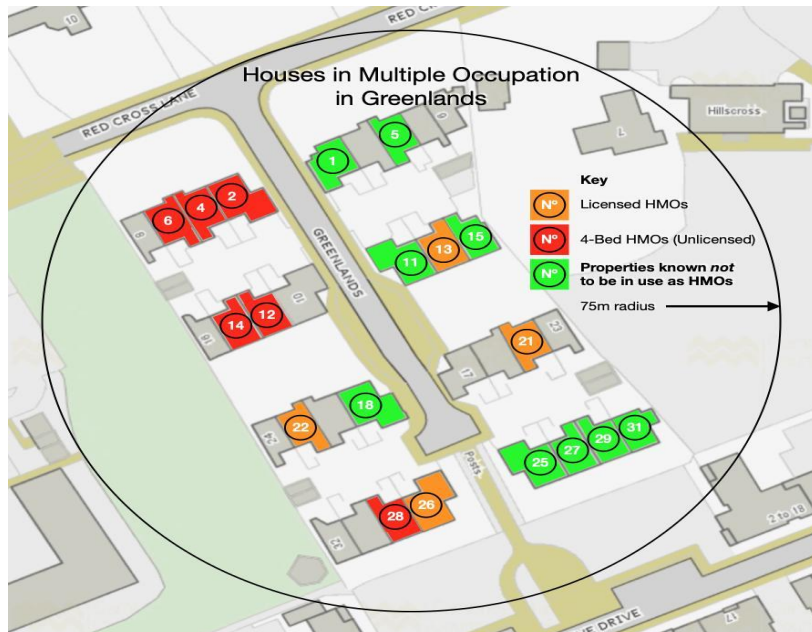
Successful housing needs to be compared both those with challenges, and those with successes such as Ninewells which has long-term rented family homes and shared ownership directed towards key workers. The new Netherall Farm with affordable long-term housing in the development prioritised for people who live, work or have a social connection within a proximity of between two and five kilometres of the site – which includes the Cambridge Biomedical Campus.

On site successful housing is run by a Housing Association and based on the CUH/CBC Campus. With well managed mixed tenure supported accommodation, clearly meeting the needs of key workers.



Private accommodation is mistaken as being on the CBC/CUH site causing stresses for the area. 4 bed HMOs in red were unknown to the Council and on inspection did not meet current fire safety regs.

A balance is required where key worker needs are aligned with creating cohesive communities. Government guidelines recommend no more than 10% HMOs in any street/estate to maintain balanced neighbourhoods where there is a mixed tenure and no one need dominates and removes family housing.



Cambridge is now being developed for housing for London NHS Trusts to meet their staffing needs.

4/ CONCLUSION

CBC Vision 2050 (4) focus is on the role CBC plays in city life wanting it to become “A fully functioning urban extension to Cambridge.” With the Campus being the largest employment site in Cambridge, it states it wants to become a more integrated quarter of the city, which offers attractive and welcoming places which are better connected to existing neighbourhoods. Yet it sees “the campus has become victim to its own success. “ Partnership working CBC states “is the bedrock of life at the Campus, wanting the Vision to be the future direction, that demonstrates working with the people of Cambridge and listening to what they have got to say”. CBC states it wants” to develop in a way that is inclusive rather than exclusive and contribute to making Cambridge an even better place.” But this is within a context of constant growth, delivering major new hospital builds on the CBC: Addenbrooke’s extensions, Cambridge Children’s and Cancer Research hospitals.

Consultation has taken place as have many transport surveys; the missing link is the impact on the neighbourhoods surrounding CBC. If further growth is not appropriately planned for, CBC has said “this will create wider stresses on infrastructure and communities” but not clearly identified the impact on these neighbourhoods and actions to take. There is not sufficient public transport links currently, so with further expansion CBC is continually having unintended consequences on communities surrounding its site.

CUH is engaged in recruiting the Governors of tomorrow with public roles to champion the voices of the local community and drive positive change. With Mike More as the current Chair of CUH and over a decade of work under his belt leaving a lasting legacy would include a recognition of both the positive and unintended consequences of growth. This would support CBC recognition that “We know that we have work to do to improve our environment, connect with our neighbours in the city and address some of the challenges that have followed our success.” Plus take on board “Life sciences have grown at an unprecedented rate over the last two decades around the world” and this is envisaged for the next 20!

By commissioning a Neighbourhood Impact Report CBC would be demonstrating its commitment to improve and develop the campus, taking into account local needs (see appendix 1). This would meet CBC aim “of the campus working together with the surrounding areas to ensure joined up efforts to improve South Cambridge.” This would be one element in the organisations intention to “being a good neighbour to its local communities”. By recognising and researching the impacts of growth, this would enable production of strategies and ways of working to mitigate for unintended consequences on the residents of Queen Ediths’ Ward, Cambridge, UK and beyond.

There are exciting opportunities ahead whereby establishing further apprenticeships, developing Careers Ambassadors from the model used at CUH across the CBC organisations to establish a programme with school encouraging local young people into STEM and the programmes provided on site and at partnership organisations such as UC. A ground breaking unique biomedical scientific centre on site could be created to take the CBC offer beyond events and activities to embedded into a programme of annual offers to the neighbouring residents and Cambridge. CBC giving back to the communities who are hosting the campus and its organisations within their neighbourhood. (<https://www.crick.ac.uk/about-us/visit-us/gallery-opening-times>).

- (1) https://cambridge-biomedical.com/wp-content/uploads/CBC_health_impact_final-Oct-2023.pdf
- (2) https://cambridge-biomedical.com/wp-content/uploads/Cebr_CBC-report_03082022.pdf
- (3) <https://scams.moderngov.co.uk/documents/s110161/Biomedical%20Campus%20Transport%20Needs%20Review%20Part%204.pdf>
- (4) <https://www.cbc-vision.co.uk/>

APPENDIX 1

Small example of local need

1/ Toilet at Addenbrooke's bus station

2/ Taxi/Private Hire Vehicles ranks at existing hospitals & new Cancer Hospital

3/ Taxi/Private Hire Vehicles provided a surface level short stay car park e.g. in car park H?

4/ Taxi ranks/Private Hire Vehicles at new office developments

5/ Staff drop off and pick up bays

6/ Patient drop off and pick up bays

7/ Improve active travel on site with better walking and cycling routes

8/ More effective buses with financial enhancements staff/companies and connectivity with roads, stations

9/ Part fund civil enforcement officers/Police (recognise/respond to impact of crime - site/neighbourhoods)

10/ More housing for key workers, recognising caps are required in the residential areas on HMOs to create balanced communities with a good mixed tenure enabling cohesive neighbourhoods to be established. Recognising the demands on the water table and utilities, can the current support developments?