Policy S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)		
Para	Policy Wording + changes	Reason for change
1	The Cambridge Biomedical Campus including the land allocated for expansion through release of land from the Green Belt as shown on the Policies Map, is appropriate for a mix of uses centred on the Campus' unique function of bringing together clinical care, clinical and academic education and clinical and academic research including medical research institutes and life sciences which meet local, regional or national health care needs – together with ~~directly~~ related commercial biomedical and biotechnology research and development activities. The Campus will include provision for an innovation hub, visitor accommodation, additional campus worker homes, public open spaces and other supporting services and facilities to support those that work, live, visit and pass through the Campus.	Minor amends to reflect the natures of operations at the Campus.
2	The Cambridge Biomedical Campus will continue to evolve as a globally significant centre of public and commercial healthcare, research and innovation, where clinical, academic and commercial activities collaborate seamlessly to improve lives. Anchored by three leading NHS teaching hospitals at Addenbrooke's Hospital, the Rosie Hospital and Royal Papworth, the Campus will remain a nationally significant centre for specialised patient care while driving forward advances in life sciences that benefit communities locally, nationally and internationally.	Minor amends to reflect the natures of operations at the Campus.
3	As one of Europe's largest centres for health, life sciences and clinical research, the Campus brings together ~~a~~ leading NHS teaching hospitals, world-class academic institutions and a concentration of global life science businesses in a way rarely matched elsewhere. This close integration creates a unique advantage with the ability to rapidly translate discoveries into clinical practice and patient care.	Minor amends to reflect teaching status of Royal Papworth and the Rosie.
4	Future development will protect and strengthen this relationship, maximising opportunities to bring people together in a range of shared spaces and facilities to promote collaboration and foster an active, connected research community across the Campus. Ultimately, this will help to ensure the Campus continues to be a world-leading location for healthcare, education, medical innovation and life sciences research.	
5	The Campus will also grow to form a vibrant and sustainable area of Cambridge, capitalising on its highly accessible location. It will be a high quality and vibrant place to live, visit and work. Further development will deliver high-quality buildings, spaces and infrastructure, including a range of on-site services and facilities, that reflect both its international importance and its strong connections to the wider city and sub-region by walking, cycling and high quality public transport.	
6	The Campus will deliver a coherent and legible environment, utilising high-quality materials, landscaping and public realm that reflect the character of Cambridge and	Navigability amended for clarity.

	promote wellbeing, collaboration and innovation. Development will improve the ~~navigability~~ ability to navigate ~~of~~ the Campus and provide a range of services, facilities and green spaces that meet the needs of patients, staff, residents and visitors as well as being well integrated with surrounding neighbourhoods and the wider community. The Campus will include shared spaces promoting interaction between people across businesses~~firms~~ and sectors, promoting the sharing of ideas, where businesses~~firms~~ locating here are joining an active research community.	Firms amended for consistency with paragraph 3, where the term "businesses" is used. We suggest adopting the same terminology here as it better reflects the nature of the businesses on site.
7	Excellence in placemaking, sustainability, health and wellbeing will underpin this approach, ensuring the Campus remains not only a cornerstone of the UK's health and life sciences leadership, but also a positive and exemplary part of Cambridge's future. Given the scale and long term construction of the Campus, a site wide Place Book shall be prepared to establish the vision, place-making objectives and quality expectations for the new settlement and provide the foundation for the site wide Masterplan and Design Codes. The Design Code will ensure that each phase of development positively contributes towards the high-quality placemaking outcomes expected.	
8	There is existing high-quality green infrastructure and access to nature surrounding the Campus, ~~including the one-acre nature reserve Pocket Park off Granhams Road~~. Areas to the south of the Campus in the Cambridge Green Belt will be enhanced to provide additional green space, landscaping and biodiversity where necessary to mitigate the impact of development and enhance its wider setting, where any such benefits cannot reasonably be accommodated on site. The Strategic Enhancement Area and Landscape Improvement Area will contribute to the physical and visual separation between Campus and surrounding areas including the Nine Wells LNR and Gog Magog Hills. These areas may~~will~~ also be used to deliver other associated uses, including new habitats, biodiversity and informal open space as informed by the master planning process.	Reference to the Pocket Park is unnecessary and should be deleted. The campus is surrounded by a range of green infrastructure assets that provide recreational and amenity value, many of which are more accessible and better connected to the Campus. There is no reason to single out the Pocket Park above these other assets, particularly as access from the Campus would be indirect and reliant on routes along Granhams Road. Other amendments are proposed to clarify that the use of land to the south of the Campus, resulting in its removal from agricultural use, may be acceptable but should be justified through the master planning process. The extent of any such land should be based on a clearly evidenced need and limited to what is reasonably required to support the development, ensuring opportunities within the Campus itself are fully utilised. National policy and legislation establish a clear preference for landscaping, green infrastructure and biodiversity enhancements to be delivered on-site wherever possible. Accordingly, any use of land beyond the Campus boundary should be supported by a demonstrable need that cannot reasonably be met within the Campus.

		These amendments do not conflict with the objective of creating a strong and attractive green edge to the Campus and an appropriate landscape setting for its expansion, which can be achieved without removing land from agricultural use.
9	Land at the Cambridge Biomedical Campus as shown on the Policies Map and indicative Spatial Framework (Figure 54), including land removed from the Green Belt adjoining Babraham Road (shown in Figure 55), is allocated for a mix of uses contributing to health and life sciences, commercial, education and innovation floorspace, including those listed below. The final quantum, distribution and mix of floorspace shall be informed by the Campus Masterplan set out in paragraph 30.~~:~~	
a	Healthcare provision serving local, regional and international needs, including new and updated NHS buildings and supporting clinical infrastructure;	
b	Approximately ~~525,000~~ 650,000 net square metres (Gross Internal Area, excluding the internal and external plant) of additional biomedical, biotechnology and life sciences research and development;~~,~~ related ~~including~~ commercial uses,~~ and~~ medical research institutes; and higher education uses for academic teaching and research, training facilities supporting the development and retention of healthcare related skills and talent.	Floorspace has been brought together to add flexibility ahead of the campus masterplan work. The floorspace is amended to better reflect the likely mix of floorspace on Island Site and Forvie Site following the implementation of the University's Strategic Estate Framework which as a general principle, concludes that the University does not need to grow its academic and teaching floorspace as significantly as previously thought. Additional sentence added to provide flexibility over total floorspace once more detailed work is carried out through the Campus Masterplan.
c	~~Approximately 120,000 square metres (Gross Internal Area) of higher education uses for academic teaching and research, training facilities supporting the development and retention of healthcare related skills and talent, and~~ O~~o~~ther supporting uses including hotels and leisure facilities; and capacity for approximately 9d) 1,000 additional homes on the campus. Final floorspace quantum and uses shall be informed by the Campus Masterplan taking into account the other requirements in this policy.	
10	Development proposals must make a positive and meaningful contribution to ~~it~~the Campus enhancing its status as ~~becoming~~ a world leading healthcare, life-science and educational cluster. The delivery of the Campus vision relies on a coordinated approach between all major stakeholders, recognising that future development and infrastructure requirements are interdependent and extend beyond individual landholdings. In order to achieve this, a whole Campus Masterplan co-developed ~~with input from existing~~ with landowners and with input from major occupiers across the Campus, will be required prior to any major application being approved within	Additional sentence added to clarify that a coordinated approach is required for the Masterplan. To provide soundness for the plan the site has to be deliverable. To be deliverable the campus masterplan needs to be agreed with all parties otherwise the aims of the policy and the associated release from the Green Belt cannot be achieved.

	land which forms part of Phase 3 or Phase 4 (identified as land proposed for Green Belt release). Given the range of existing and proposed uses and continuous/cyclical nature of the Campus, an Amenity Strategy is required to achieve a thriving and world leading place. Supportive and ancillary uses such as hotels, conference centres, nurseries, sports, leisure, food and beverage, convenience retail, community gardens and food-growing spaces are required across the Campus to achieve this, and proposals that include these uses will need to:	A co-developed masterplan with agreement from all parties will ensure that there is certainty over delivery, phasing and the associated infrastructure. This cannot be achieved if there is merely 'with input from' and where a third party can introduce assumptions on land they don't own. This principle would result in the policy being unsound. The trigger for this co-developed masterplan should remain as drafted 'any major application being approved within land which forms part of Phase 3 or Phase 4'. Any proposals for development on the existing campus does not require a land allocation and should be able to progress without delay in any event that the Phase 3 and 4 land either does not come forward or is delayed.
a	Support the needs of the campus users throughout the day and night;	
b	Provide services and facilities which are appropriately located across the Campus, in particular at key areas of activity, to reduce the need for people to travel off the Campus;	
c	Ensure they do not compromise the operational needs of the Campus; and	
d	Enhance the vibrancy of the Campus and the visitor, patient and employee experience	
	To support the housing needs of those working on the Campus, the redevelopment and intensification of plots within the existing Campus for residential uses will be supported where they:	
11	To support the housing needs of those working on the Campus, the redevelopment and intensification of plots within the existing Campus for residential uses will be supported where they:	
a	Primarily serve CUH/NHS campus workers including medical students. Short term accommodation for patients and/or their families, housing for employees of an institution or ~~corporation~~ business that is resident within the Campus, including visiting, temporary workers and technical staff working with organisations on the Campus or life science organisations in the immediate southern cluster, may be acceptable where this is not prioritised or over provided relative to CUH/NHS accommodation;	Amendment following Reg 18 is supported. The range of campus related workers is appropriate and reflects the varied nature of those who may benefit from residential space on the campus. Further details would be provided through a planning application.
b	Provides opportunities for co-living, supporting community cohesion;	
c	Supports campus vitality, with appropriate high quality design; and	
d	Provides necessary services and infrastructure that are within close proximity; and	
e	Does not compromise healthcare operations or clinical safety.	

12	Applications for development will also be supported for:	
a	The progressive renewal of NHS estate, or other hospital buildings	
b	The delivery of infrastructure to support hospital operations including helipad or elevated helideck for the Helicopter Emergency Medical Services; A helipad may be permitted on an interim basis in the Strategic Environmental Assessment, subject to a comprehensive impact assessment confirming no unacceptable adverse effects, pending the delivery of a long term solution as part of the NHS site redevelopment; and	To ensure flexibility should a helipad be required prior to development of the new campus.
c	Mixed-use buildings that include incubator spaces to support research and development floorspace ancillary and supporting uses.	Amended to differentiate between ancillary and supporting as these can refer to different types of activity. For example, supporting uses may include small scale retail and leisure provision, whereas ancillary uses may comprise facilities directly related to the operation of R&D
13	Ensure the built area of the Campus is contained within the Site Allocation boundary identified on the Policies Map. Beyond this, other associated uses and mitigation may be provided in the Strategic Enhancement Area, including drainage, habitat compensation for displaced farmland species, sustainable and active travel infrastructure, access works and, in appropriate locations, open space and temporary helipad.	
14	Adopt a design-led approach to the planning and design of further development at the Campus ensuring its setting within Cambridge's urban and rural edge is respected. To achieve this, development should optimise the use of the developable land within the Campus boundary and should~~must~~ align with the indicative Spatial Framework for the Campus and/or agreed masterplan and must also:	The Spatial Framework is indicative and should not be treated as a fixed blueprint for all future development. Requiring proposals to be in accordance with it would be unjustified and could be unnecessarily restrictive, particularly given the long-term evolution of the Campus and the need for proposals to respond to changing operational, clinical, research and infrastructure requirements. The proposed wording would still require development to align with the Spatial Framework and/or an agreed masterplan, but would allow Greater Cambridge Shared Planning to consider alternative approaches where they are properly justified.
a	Integrate sensitively with adjoining residential neighbourhoods, the wider Green Belt, and countryside to the south, ensuring appropriate transitions in height (responding to Policy GP/ST), scale, and landscaping without undermining the optimisation and function of the land within the Campus;	
b	Retain ~~and where possible enhance~~ key strategic and local views, and seek to enhance them where appropriate especially the Magog Down and wider countryside approaches and local landscape features including Nine Wells Local Nature Reserve;	The proposed amendment recognises that enhancement of views will not always be possible or appropriate in every circumstance. The policy should require development to retain key views and

		seek enhancement where this can be achieved through a design-led response
c	Seek to respect and respond ~~Contribute~~ positively to the setting of designated and locally listed heritage assets including the Listed Monument at Nine Wells and the Scheduled Monument west of White Hill Farm and enhance the interface between the built form and its natural context; and	To ensure that the policy is effective and not overly prescriptive, amendments are proposed to avoid requiring enhancement in every circumstance. The amended wording promotes a design-led, context-responsive approach and allows site-specific considerations to be weighed in the planning balance, whilst still securing positive outcomes for heritage assets and their setting.
d	Respect the operational needs of existing NHS and institutional facilities and mitigate any unacceptable adverse impacts on surrounding communities.	Amended for consistency with the NPPF, which will be relevant to decision making on future applications. National policy does not treat all adverse impacts as unacceptable. In some cases, adverse impacts may be acceptable where they have been minimised, mitigated, or are not significant or severe. This is particularly relevant to matters such as noise, transport and lighting. The policy should therefore refer to mitigation of unacceptable adverse impacts, rather than implying that any adverse impact on surrounding communities would be unacceptable.
15	To maximise the potential for collaboration and ingenuity across the Campus, proposals for shared infrastructure, including affordable lab space, innovation hubs and residential accommodation that promotes inclusion and affordability, will be supported.	See comments for 14(c)
16	Respect and seek to enhance local landscape, townscape and heritage and adopt principles of high-quality design by:	As set out in our comments on part 14(c), the policy should recognise that optimising the use of land may not always enable all views to be enhanced. Views and visual amenity are important considerations, but they need to be balanced against the need to make efficient use of land and support the Campus' strategic role. The proposed amendment retains the requirement for high-quality design and appropriate mitigation, whilst allowing site-specific judgement and ensuring development is not unnecessarily constrained.
a	Optimising the effective use of land through a design-led approach that responds positively to the strategic importance of the site;	
b	Aligning with design principles that respond to local character and the city's townscape, using varied building forms and typologies to deliver high-design quality, architectural features and materials; and	

c	Where appropriate, providing active ground floor uses to activate streets, spaces and communal areas whilst recognising the physical and operational need for research and development uses to exist at ground-floor level.	Amendments proposed to clarify that there may be operational requirements for ground floor access.
d	Supporting appropriately sited taller buildings where they enhance legibility, mark key destinations, and do not ~~adversely~~ unacceptable impact sensitive views, heritage assets and their setting or neighbouring communities. Heights towards the edge of development must respond to the Heritage Impact Assessment and ensure that buildings step down in height with a varied roofscape and corner softening;	The policy should recognise that development of this scale will inevitably result in change and may affect views, heritage assets and their settings. Such effects are not necessarily unacceptable and should be assessed on their merits having regard to the wider benefits of the proposal. The proposed amendment ensures the policy supports a balanced, case-by-case assessment rather than implying that any adverse impact would be unacceptable.
e	Where practical, viable, and in the public interest, ~~P~~prioritising the retrofit and reuse of buildings where possible, especially where they are of heritage or operational value;	Draft Policy CC/CE(d) recognises that, in certain circumstances, proposals for demolition may deliver benefits that outweigh the carbon savings associated with retaining the existing building. It is also recognised in supporting text paragraph 3.2.30 that many of the older buildings in the Campus are in need of renewal. Given the very substantial benefits related to the growth of the Campus, it is in the public interest to ensure the most efficient and effective use of the land can be achieved. This may, in some cases, necessitate the demolition of existing buildings. Accordingly, amendments are proposed to more closely align part 16(e) of this policy with the approach set out in Draft Policy CC/CE.
f	Achieving high standards of energy and environmental performance, including climate resilience;	
g	Responding sensitively to adjoining Green Belt and residential areas through scale transitions and soft landscaping buffers, including realigned Granham's Road;	
h	Ensuring boundary treatments, lighting, servicing and operational layouts are designed to minimise negative impacts and contribute to the overall public realm; and	
i	Appropriately integrate the safeguarded Waste ~~Water~~ Management Area for the Energy Innovation Centre in design and construction on the Campus.	Amended to remove incorrect reference to water.
17	Establish a strong, varied and well-connected framework of accessible green infrastructure, optimising biodiversity value and integrating nature-rich open spaces and ecological corridors throughout the site. The design of such spaces must ensure:	
a	Delivery of biodiversity enhancements and longer-term habitat consideration, including restoration, while accommodating appropriate amenity, recreation, and wellbeing functions;	
b	Habitat features are, where possible, embedded within development parcels, enhancing the southern green edge and providing multifunctional landscapes that	

	balance ecological protection with informal play, sport, and relaxation, supporting both campus users and the surrounding community; and	
c	~~Existing arable, grassland and woodland habitats are enhanced, improving ecological~~ links between Nine Wells LNR and Gog Magog Hills should be improved. Proposals should consider opportunities to extend corridors up to Magog Down through an off-road path with hedge and margins.	Amendments proposed to clarify that the ecological link is the primary purpose of these works. The approach to achieving this should be flexible at this stage. Additional context is already provided below in para 18 and 19.
18	Proposals in the Strategic Enhancement Area (S/SEA/CBC) must:	
a	Provide a well-vegetated landscape buffer to the south of the Campus that responds positively and sensitively to the existing topography and habitats, including planting of native species, wetlands, woodland and hedgerows;	
b	Manage recreation pressure on areas of sensitive ecology and habitats, including valued habitats for farmland birds and other species;	
c	~~Enhance arable habitats, including woodland and hedgerows with margins and beetle banks, grasslands for ground-nesting birds, bunds for butterflies and pollinators, and where appropriate extension of existing woodland;~~	This paragraph doesn't work independently without a justification for the works. The need to enhance arable habitats for red-listed birds is dealt with at 19d; The need for ecological links is dealt with in 17c and 19a. Specific landscape measures will be developed through a Landscape and Ecological Management Plan.
d	Consider the retention of existing infrastructure features such as overhead lines, including at the Granham's Road realignment, or provide alternatives to support wildlife, particularly birds that use the posts;	
e	Include sustainable drainage (including wildlife-friendly drainage ponds for dragonflies, amphibians and reptiles) and flood risk mitigation; and	
f	Where appropriate, the SEA could also deliver other appropriate associated uses including active travel connections, habitat compensation and public open space.	
19	Proposals in the Landscape Improvement Area (LIA) must	
a	Create and/or enhance existing ecological networks, including between the nature reserves of Nine Wells and Beechwoods	
b	Establish high-quality active travel routes from Limekiln Road into the southern end of the Campus;	
c	Incorporate natural drainage features that specifically address surface water flood risk associated with the expansion land north of Granham's Road;	
d	Provide enhanced arable habitat for red-listed birds and other farmland species; and	
e	Prepare a Conservation Management Plan for the heritage assets in the LIA and their on-going maintenance.	

20	Provide a network of world-class, coherent, well-designed and high-quality public and communal spaces, taking a holistic, Campus-wide approach to ensure a range of user needs are addressed, including amenity spaces for employees, visitors and local residents, and facilities to support accelerated patient recovery, and to maximise delivery of complementary biodiversity enhancements. This will be achieved by provision of:	
a	A well-connected network of open spaces, squares and courtyards, on Campus unless robustly justified that SEA is required, in accordance with Policy BG/EO~~all within walking distance of the Campus~~, that are proportional in size and function to the number of people working, living close by to, visiting or passing through these areas;	Amendments suggested for consistency with Policy BG/EO which sees on site provision as a preference.
b	Safe, inclusive and accessible public spaces that can be used at any time that also consider the needs of users and surrounding residential neighbourhoods. Proposals should seek to design public realm that clearly demarcates between public and private, semi-public and semi-private areas, and must consider design of public realm (as set out in Policy GP/QP) that designs out crime and contributes to positive mental health and wellbeing outcomes;	
c	Coherent signage to improve wayfinding and legibility, helping to create a sense of place and foster a sense of safety and belonging on the Campus;	
d	Accessible spaces to promote wellbeing, social interaction and collaboration for the benefit of all Campus users;	
e	High-quality street furniture, planting and lighting that contribute public realm and do not clutter pavements, streets or open space for people walking, wheeling and cycling; and	
f	Carefully landscaped campus edges to create a green transition from the city to the surrounding countryside, integrating the Campus with its surroundings, helping to reduce the visual and operational impact, and supporting the setting of Nine Wells and the Green Belt.	
21	As part of major proposals on the Campus, ~~an~~ appropriate and proportionate contributions ~~via Section 106 Agreement~~ should be sought to support placemaking across~~in~~ the Campus ~~in the context of the development works proposed~~ whether through direct delivery as part of the development or through a Section 106 Agreement, as appropriate..	The principle that major proposals should contribute towards placemaking improvements across the Campus is noted. However, such contributions may be delivered either through financial contributions secured via a Section 106 Agreement or through works delivered in kind as part of the development itself.
22	Deliver an exemplar approach to connectivity and movement within and through the site, promoting sustainable transport, inclusive access, and active travel by:	
a	Ensuring the design of the site; i. Prioritises walking, wheeling and cycling, and public transport as the	

	primary means of access, supported by a clear, legible and accessible internal movement network that is safe, day and night, and an active travel hierarchy; ii. Integrates direct, safe, and efficient bus and other public transport routes, ensuring that all development is located within reasonable walking distance of mobility hubs served by high-quality public transport; iii. Enhances access to Cambridge South Station by active travel and public transport; and iv. Manages movements of private vehicles through the Campus, whilst ensuring blue light routes maintain prioritised access to key hospital departments, Air Ambulance Helipad and Ambulance Station(s).	
b	Setting aside land for and directly delivering the following physical transport measures within the site; i. ~~A~~ Steps should be taken to safeguard the future delivery of a public transport and active travel connectivity east west along Main Drive, connecting the Addenbrooke's Roundabout, via Main Drive, to Keith Day Road, recognising that such delivery will likely be beyond the plan period given the ongoing use of the site by the Addenbrooke's Hospital food court and theatre block. It is recognised that delivery will be subject to significant alternative sources of funding."~~new east-west 'high street' for active travel and public transport, to improve the permeability of the site;~~ ii. Improvements to key routes for walking, wheeling and cycling, including Francis Crick Avenue, Dame Mary Archer Way, Robinson Way and Puddicombe Way; iii. Focused enhancements to improve safety at key junctions for all road users, including the Guided Busway / Francis Crick Avenue junction and the Addenbrooke's roundabout; iv. A network of Mobility Hubs at key interchanges, including adjacent to Cambridge South station and bus interchange(s). v. Consolidation of new or re-provided car parking into Mobility Hubs wherever possible, providing high-quality cycle parking, shared mobility infrastructure, and accessible transport for all users. New permanent surface parking should be limited, with provision of short-stay drop-off and pickup bays and blue badge spaces sensitively planned for with dropped kerbs with short distances to hospital, research facilities and offices; and vi. A network of delivery and consolidation hubs and a last mile delivery system, exploring the use of dynamic kerbside management and other emerging technologies.	Amended for clarity on timing of the long term arrangement.
c	~~Facilitating~~Contribution towards, (via a combination of direct delivery, enabling works and financial contributions), the delivery of the GCP Cambridge South East Transport	The amendment clarifies that the Campus should contribute towards the delivery of CSET Phase 2, rather than implying that it

	(CSET) Phase 2 scheme, which will provide a high quality public transport corridor and active travel route into and through the site to the proposed A11 Travel Hub and connect to the Linton and Sawston Greenways. To ensure the agreed trip budget is not breached, unless it can be demonstrated by the applicant through the whole Campus masterplan and strategic and local transport mitigation plan (as agreed with the Local Planning Authority and Local Highways Authority) that alternative ~~temporary~~ sustainable transport measures can provide the transport capacity required by the proposed development, this must be in place prior to occupation of: i. any major application approved within land which forms part of Phase 3 or 4, as identified in the whole Campus masterplan; ii. relevant applications in other parts of the Campus, as determined by the Local Planning Authority and Local Highways Authority.	is solely responsible for its delivery. CSET is a strategic transport scheme which will support a wider area and will necessarily be funded and delivered through a combination of sources. It is therefore important that the policy recognises the role of direct delivery, enabling works and financial contributions, as appropriate. The deletion of "temporary" is also necessary because the Southern Access Road would not be a temporary measure. It would form part of the long-term transport strategy for the Campus, improving bus, walking and cycling connectivity and helping to manage traffic impacts on the wider network.
d	Making financial contributions towards and, as appropriate, enabling the following transport measures external to the site: i. Active and public transport improvements and enhanced connectivity to existing nearby Park and Ride sites at Babraham Road, Trumpington Road and other travel hubs. Existing established cycle routes to the Park and Ride sites should also be improved; ii. Other active travel connections and improvements surrounding the site, including connections through the Strategic Enhancement Area and Landscape Improvement Area towards wider destinations, including Shelford, East Cambridge (via Fendon Road to Barnwell Road), Babraham Road (south of Nine Wells) and Fulbourn; iii. A package of bus service improvements, including demand responsive transport services, focused on extending start and finish times to better match staff shift patterns and providing enhanced and new connections to key destinations as identified in the approved transport mitigation plan; and iv. A new multi-modal Southern Gateway access road and realignment of Granham's Road, to relieve congestion on Babraham Road, Hills Road and at the Addenbrookes roundabout and provide direct public and active travel routes from the Babraham Road Park and Ride into the Campus~~site~~.	
23	The agreed whole Campus masterplan, as required at paragraph 30 must demonstrate how:	
a	The distribution and mix of development ~~achieves optimal transport outcomes, including high levels of site~~ responds positively to opportunities to support trip internalisation, ~~the spreading~~spread of peak hour trips, and increase active and public transport mode share; ~~high active and public transport mode shares;~~ and	

b	The quantum and mix of development can be delivered within the agreed trip budget. A definitive trip budget based on detailed evidence must be agreed with the Local Highways Authority prior to submission of the outline application(s). A monitor and manage approach will be taken to ensure that the development remains within the agreed trip budget for the site throughout its delivery.	
24	To support delivery of the agreed campus wide masterplan, a strategic and local transport mitigation plan developed with input from all of the key landowners and major occupiers across the existing and expanded campus, ~~must be prepared by the applicants for Phases 3 or 4~~ for agreement with the Local Highways Authority and Local Planning Authority. This must include:	This work should include all landowners.
a	Sustainable transport measures, including high-quality mobility services that prioritise modal shift;	
b	Vehicular transport measures, including site access arrangements and a strategy for managing and restricting through-traffic of private vehicles through;	
c	A framework of measures to optimise freight activity as the Campus expands, including implementing data capture devices such as Automatic Number Plate Recognition (ANPR) that can monitor freight activity across the campus, allowing for impacts to be analysed;	
d	Infrastructure costing and delivery phasing, demonstrating how the necessary transport measures identified above will be delivered at a time that enables optimal transport outcomes and remains within the agreed trip budget; and	
e	Mechanisms for delivery, monitoring and review including potential delivery through Section 106 obligations, or CIL or other appropriate funding mechanisms.	
25	Utilise innovative approaches to water management on-site, including sustainable drainage systems (SuDS), water reuse and natural systems and landscaped solutions as appropriate to the function of the buildings and landscape, to help address flood risk, including surface water, foul drainage and sewage disposal, and maximise the sustainability of the Campus.	
26	Contribute to the efficient use of resources and the long-term sustainability of the Campus by incorporating other low-carbon energy infrastructure and circular economy principles wherever practical and viable.	
27	Planning for necessary services, facilities and infrastructure, identified in the Amenity Strategy and Infrastructure Delivery Strategy, must be undertaken in a comprehensive manner, ensuring their timely and efficient early delivery to avoid overburdening existing services.	
28	Development should not preclude operation and maintenance of sewer pumping stations located within or adjacent to the site.	

29	Further phases of major development at Cambridge Biomedical Campus, including the further extension to the south, must be planned and delivered in a comprehensive and coordinated manner to ensure the vision for the site is successfully achieved, contributing to the long-term, coordinated evolution of the Campus through a comprehensive and enforceable spatial approach.	
30	There are a range of matters that will need to be ~~fully~~ addressed before further development of phases 3 and 4 will be supported. To address these, a ~~comprehensive~~ co-developed framework masterplan engaging all landowners and with input from major occupiers on the Campus must be prepared and agreed with the Local Planning Authority prior to or alongside the submission of an outline planning application for Phases3 or 4, in order to demonstrate how any further expansion of the campus will secure the overall objectives for the campus.	Addition of co-developed to be consistent with comments in para 10. Removal of 'fully' as this could be misinterpreted as all strategies needing to be finalised ahead of or part of an OPA. Some detail may be developed on a phased basis.
31	A ~~comprehensive~~ Campus-wide framework Masterplan will be expected to:	Consistent with wording proposed elsewhere.
a	Address key requirements across the Campus such as access and movement, land uses, green and blue infrastructure, scale and massing and densities; and	
b	Set out an indicative framework for the future ~~the~~ layout, mix and scale of uses, including the relationship with the existing Campus composition whilst retaining flexibility to respond to future operational, market and development requirements;	Flexibility required.
c	Evidence a demonstrated understanding of the cumulative needs of people working, visiting and living on the campus, and the infrastructure, services and facilities necessary to deliver a world leading Campus, and how these needs will be met, including ~~proposed~~ potential phasing and funding approach;	Flexibility required.
d	Set out indicative~~full~~ Phasing Plans, including any further planned development or redevelopment in early phases of the Campus and measures for the Phasing Plan to be updated when necessary, in agreement with the Local Planning Authorities;	Flexibility required as per NPPF (Strategic sites), particularly where hospital redevelopment is subject to external funding being secured.
e	Include an Infrastructure Delivery Strategy, identifying site-specific and strategic infrastructure requirements to help achieve the vision for the Campus as well as wider Campus enhancement set out in the indicative Spatial Framework and masterplan, and demonstrating how this can be funded and delivered through enforceable ~~mechanisms for the coordinated and phased development of the Campus. It must identify appropriate~~ triggers to ensure the timely provision of infrastructure to align with development phasing;	The Spatial Framework in the dGCLP (Figure 63) shows one way in which the Campus could be effectively regenerated and expanded. It is described in paragraph 3.2.19 as being "indicative high-level". It should not be mistaken for a definitive blueprint, and therefore reference to the "Campus enhancements set out in the Spatial Framework" should instead refer to the same as set out in the Framework Masterplan. That is the much more appropriate reference point for what should be delivered. Other proposed amendments are only to simplify the wording and make the text more concise.
f	Provide a detailed transport assessment including the delivery of sustainable transport and active travel onto and across the Campus;	

g	Provide clear and enforceable strategies for delivery, management and stewardship of shared facilities and public realm in the proposed application area;	
h	Set out a Community Engagement Strategy, maintained and submitted alongside future planning applications to meaningfully enable local people and stakeholders to inform site wide and phase/neighbourhood specific proposals;	
i	Implement an Amenity Strategy, considering the overall contribution of proposals on the quality of place on the Campus;	
j	Where appropriate, provide a Meanwhile Use Strategy, identifying opportunities for the meanwhile use of buildings, facilities and other spaces to make efficient use of land while it is awaiting longer-term development; and	
k	Identify how Phases 3 and 4 will integrate with the existing Campus and life-science function.	
32	The masterplan should be kept up to date to reflect changes required such as amendments after major applications are approved.	
33	Applications for full planning permission and/or reserved matters applications must be supported by evidence of how the proposals accord with the relevant framework controls and details of how they will contribute to the delivery of a high quality Campus overall. ~~subsequent parameter plans, phase or plot specific masterplans and design codes, to ensure different phases of development integrate seamlessly and contribute positively to the overall design quality of the Campus. Where necessary, this should be informed by a Landscape Visual Impact Appraisal and Heritage Impact Assessment.~~	The wording here is not clear and needs to be revised. Reserved matters applications are required to be made in accordance with the outline permission to which they are pursuant and should not themselves require parameters or design codes (instead they should demonstrate how they comply with such as set by the 'parent' outline permission). The same goes for full planning applications which do not need parameters and design codes because they are made in detail. The requirement for applications to be submitted with a LVIA and a Heritage Impact Assessment is unnecessary; applications will need to be made in accordance with the local planning authority's validation requirements.
Supporting Information (selected paragraphs)		
3.2.29	The place book will provide the foundation for subsequent spatial planning and design work, informing the preparation of a site-wide masterplan, ~~together with~~future parameter plans, ~~a strategic~~and design code~~, place briefs and detailed design codes~~. These documents will translate the vision, principles and outcomes established through the place book into a coherent spatial structure and development framework capable of phased implementation whilst maintaining a consistent and high-quality sense of place throughout the lifetime of development.	The amendment retains a commitment to a developing a coherent spatial structure and development framework without unnecessarily prescribing the documents that must accompany future applications or implying that all elements of the design framework must be fixed at the outset of a long-term development programme. The revised wording allows the scope and level of detail of future submissions to be determined having regard to the

		stage of development and applicant requirements, which is essential for a strategic site, as recognised by NPPF HO13.
3.2.41	Given the complexity of the Campus and the scale of infrastructure required to support growth, development will need to be phased and delivered in a coordinated manner. This must be supported by an Infrastructure Delivery Plan identifying the strategic infrastructure and enhancements required to support the Campus' evolution and how and when they will be delivered. ~~Recognising the importance of implementation, the policy is contingent on the identification and management of the delivery of infrastructure and including securing the long-term stewardship of shared facilities and public spaces. Implementation may be delivered through agreement of a delivery body capable of managing infrastructure delivery.~~	The policy is not contingent on identifying a single delivery body, nor should it be interpreted as such.