Subject: S/CBC – Pemberton Family representation
From: Bidwells Planning
Date: 24/09/2026

CBC EXPANSION LAND – REPRESENTATION – THE PEMBERTON FAMILY

This paper forms a representation to the Regulation 19 September 2026 consultation to the emerging Greater Cambridge Local Plan (GCLP) on behalf of the Pemberton Family and Pemberton Family Trusts ("the Pemberton Family").

It is a submission focussed on the proposed allocation (ref: S/CBC) 'Cambridge Biomedical Campus (including Addenbrooke's Hospital)'.

The Pemberton Family is the landowner of a major part of the allocation area and remains a committed member of the 'Cambridge Biomedical Campus Landowners Collaboration Group (LCG)' and to continuing to work together as group to achieve a deliverable development.

The Pemberton Family support the overall ambition and intentions of the Policy, there are, however, various policy points where the Pemberton Family requires a detailed amendment to the policy to ensure the effective use of land and to ensure a sound allocation to support the release of Green Belt land.

The Pemberton Family has been a long-term stakeholder in the successful development of Phases 1 and 2 of the campus and as owners of land and interests required for its further expansion, they offer strong support to the overall policy and the continued recognition by the emerging Local Plan of the important role of the Cambridge Biomedical Campus and its future growth.

This representation refers to some detailed policy points that are requested to be changed. In the context of a Local Plan response they need to be lodged as 'objections', notwithstanding the overarching support to the policy.

The submission is structured to address only those parts of Policy S/CBC upon which a comment is made.

Policy: S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital

Paragraph 8 - Cambridge Biomedical Campus (including Addenbrooke's Hospital) – OBJECT

The reference to a single nature reserve pocket park is peculiar and not necessary. The proposals will inherently have to address all surrounding green infrastructure and so there is no need to highlight any single item to infer more importance over another.

Otherwise, the paragraph works well.

Changes Requested

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 to mitigate the impact of development and enhance its wider setting. 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 will also be used to deliver other associated uses, including new habitats, biodiversity and informal open space

To make the policy consistent with national policy and not infer one green space is more important than another, which will be assessed in detail through the masterplanning and application process. Otherwise, the paragraph works well and does not require additional caveats and tests.

Paragraph 14 - Cambridge Biomedical Campus (including Addenbrooke's Hospital) – OBJECT

The word "must" is be added to the second sentence. There is an imperative to make efficient use of land, especially precious land released from the green belt; this flows from Chapter 11 of the NPPF (2024).

Changes Requested

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 must optimise the use of the developable land within the Campus boundary and must align with the indicative Spatial Framework for the Campus and/or agreed masterplan and must also

To make the policy consistent with national policy to set the clear imperative to ensure the effective use of land.

Paragraph 18 – Cambridge Biomedical Campus (including Addenbrooke's Hospital) – OBJECT

Paragraph 18 would benefit from greater clarity to make clear what area this covers. This relating back to the submitted evidence to demonstrate a deliverable CBC expansion and the area of land capable of accommodating landscape and ecological mitigation and enhancements to underpin the original reason to accommodate SEA to the immediate south of the developable part of the allocation.

In part c to include "consideration of" to the list of items, otherwise it is too prescriptive for a high level policy and prior to detailed scheme design, including landscape and ecology detailed design.

Changes Requested

Proposals in the Strategic Enhancement Area (land south of the campus, east of the railway, north of Granham's Road and west of Babraham Road) (S/SEA/CBC) must

To ensure the policy presents a justified position. A position that flows from the evidence and not allow imprecision to deviate from the evidence to support a deliverable development.

c. Enhance arable habitats, including consideration of 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

To ensure the policy is justified and enable the appropriate ecological details to come through the detailed design at the appropriate time.

Paragraph 19 – Cambridge Biomedical Campus (including Addenbrooke's Hospital) – OBJECT

Paragraph 19 would benefit from greater clarity to make clear what area this covers as a separate item to the SEA land and so not cause confusion across the allocation area for how the supporting evidence relates to the SEA land (that to the west of Babraham Road).

Changes Requested

Proposals in the Landscape Improvement Area (land east of Babraham Road) (LIA) must:

To ensure the policy presents a justified position. A position that flows from the evidence and not allow imprecision to deviate from the evidence to support a deliverable development.

Sub-Text 3.2.35 – Cambridge Biomedical Campus (including Addenbrooke's Hospital) – OBJECT

The paragraph works well. The only amendment is to include "adjacent to the campus". The evidence underpins the importance of such green infrastructure having the most relevance and positive impact adjacent to the campus where it can provide the most significant landscape buffering and public open space to add to the amenities available to campus users.

Changes Requested

To include "adjacent to the campus" to better relate to the evidence and where such green infrastructure will have the most impactful contribution to support the campus expansion and to mitigate its impacts.

The Campus' location on the edge of Cambridge presents both opportunities and responsibilities. Development must respect the urban-rural transition, ensuring that the Campus integrates positively with surrounding residential areas, the wider countryside, and key environmental assets such as Nine Wells Local Nature Reserve, the Gog Magog Hills and Beechwoods Nature Reserve. The southern part of the allocation includes Green Belt land that will be used to deliver high-quality green infrastructure and biodiversity enhancements adjacent to the campus whilst also providing new, improved green space for the benefit of all Campus users. These measures will improve the setting of the Campus, support ecological networks, and provide new opportunities for recreation and wellbeing, while helping to mitigate the environmental impacts of growth. The enhancement of arable, grassland and woodland habitats, the creation of ecological corridors, and the restoration of farmland species such as grey partridge, corn bunting and brown hare are essential components of this strategy

To ensure the policy is justified by delivering mitigation in accordance with the supporting evidence to secure the appropriate development strategy for the campus expansion.

100 Word Summary

The policy is largely supported but would benefit from detailed amendments to improve clarity, consistency with national policy, and alignment with the supporting evidence. References to a specific pocket park should be removed to

avoid implying greater importance than other green infrastructure. The policy should ensure efficient use of land through the addition of "must" optimising developable land. Greater precision is needed in defining the Strategic Enhancement Area and Landscape Improvement Area to ensure consistency with the evidence base. Supporting text should emphasise green infrastructure adjacent to the campus, where landscape, biodiversity and mitigation benefits will be greatest.