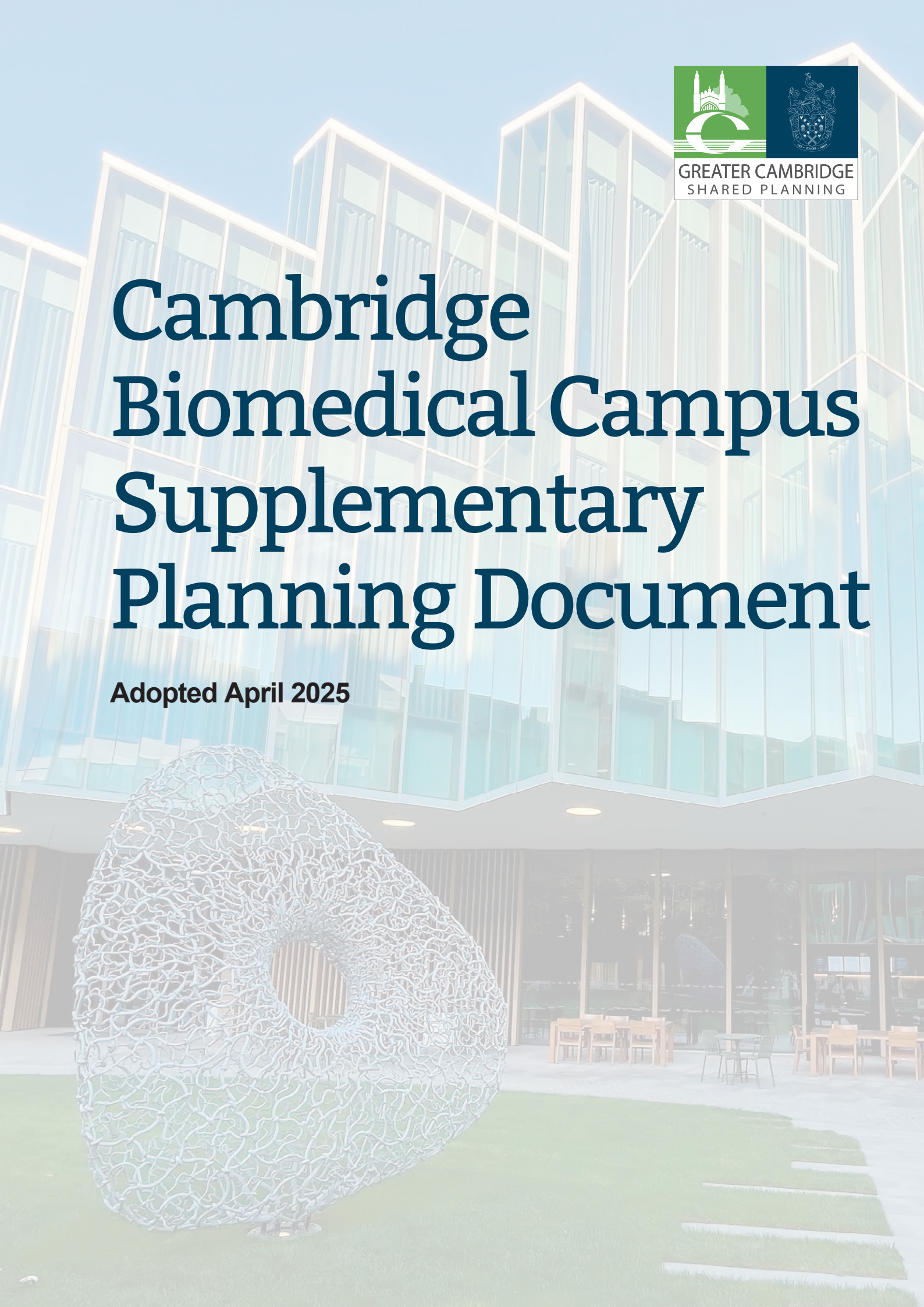
GREATER CAMBRIDGE
SHARED PLANNING

Cambridge Biomedical Campus Supplementary Planning Document

Adopted April 2025



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Foreword

The Cambridge Biomedical Campus is an international centre of excellence for patient care and healthcare education, providing world class medical facilities and research. Whilst the quality of new development has improved the look and feel of the Campus, it is important that future development is joined up in its approach.

This Supplementary Planning Document will help ensure that new development makes a positive and coherent contribution towards the longer-term vision for the Campus, whilst promoting health and wellbeing for visitors, patients, workers and for communities living in the area.

We encourage applicants, developers and infrastructure providers to work collaboratively with the Greater Cambridge Planning Service in the preparation of planning applications and look forward to seeing how the guidance in this document is applied to future schemes.

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Cambridge City Council

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Executive Summary

The Cambridge Biomedical Campus Supplementary Planning Document (SPD) provides guidance on the implementation of policies within the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018) regarding future development at the Cambridge Biomedical Campus. The SPD sets out development principles to guide future development proposals for phases one to three at the Cambridge Biomedical Campus and provides a planning framework for consideration when determining planning applications.

The Cambridge Biomedical Campus is an international centre of excellence for patient care, biomedical research and healthcare education, and plays an important local, regional and national role in providing medical facilities research and learning. The Campus includes several major research laboratories and hospitals and facilitates the delivery of world class health, education and life science services.

The guidance provided in this SPD will form an integral part of the development management process, setting out material considerations for determining planning applications on the Campus. It will also inform developers and infrastructure providers of key development principles to consider when bringing forward proposals, to ensure that they individually and cumulatively make a positive contribution towards the longer-term ambition for the Campus.

The initial chapters of the SPD set out its purpose, the updated overarching ambitions for the Campus, and details the local context and current provision on the Campus. Chapter four then identifies high-level principles that will inform development coming forward to support the delivery of the ambition for the Campus. Lastly, Chapter five sets out a list of questions that developers should consider when preparing a planning application in order to positively plan for wider impacts and mitigation measures beyond the boundary of the individual site.

Chapter

1

Introduction and purpose

Purpose of the Supplementary Planning Document

1.1 The purpose of this Supplementary Planning Document (SPD) is to provide planning guidance to inform development at the existing Cambridge Biomedical Campus (CBC). The SPD sets out development principles that provide a clear framework for applications at the current time, ensuring that decisions made now do not undermine the potential future evolution of the Campus. The development principles in this SPD are expressed through words and precedent images and not by reference to a spatial strategy or masterplan.

1.2 The nature and form of projects coming forward at the Campus varies considerably in terms of scale and complexity. Some proposals will be in response to urgent and changing needs and priorities on the Campus and others are part of longer term and more strategic changes and development opportunities. As such, a measured and proportionate approach will be needed when considering how the development principles established in this SPD are applied to the wide range of projects likely to come forward.

1.3 The guidance provided in the SPD will form an integral part of the development management process, setting out material considerations for determining planning applications. It will also inform developers and infrastructure providers of the key principles to consider when bringing forward proposals within the Campus to ensure that they individually and cumulatively make a positive and co-ordinated contribution towards the longer-term ambition for the Campus.

1.4 The SPD will support the delivery of adopted planning policies set out in the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018). Reference is made throughout the document to the adopted Local Plans and other documents that should be read and considered alongside this SPD when determining planning applications, or when bringing forward development and infrastructure proposals.

1.5 References to 'the Campus' made throughout this SPD refer to Phases 1-3 of development that are allocated within the adopted Local Plans and to the existing Addenbrooke's, Rosie, and Royal Papworth Hospitals and related buildings.

How the Supplementary Planning Document has been prepared

1.6 This SPD has been prepared by the Greater Cambridge Shared Planning service.

1.7 The SPD was consulted on from November 2024 to January 2025 to seek feedback from statutory bodies, key stakeholders and members of the public. Representations were considered and amendments have been incorporated into this adopted version of the CBC SPD.

Structure of the document

1.8 The remaining sections of this SPD are set out in chapters as follows:

- **Chapter 2**
  updates the overarching ambitions for the Campus

- **Chapter 3**
  sets out the local context and the current provision of services and facilities within the Campus

- **Chapter 4**
  identifies high-level principles that will inform future development on the Campus, supporting the delivery of the overarching ambition

- **Chapter 5**
  sets out a framework for applicants to bring forward high quality development and how they should mitigate wider impacts both within the Campus and the wider area.

Chapter

2

Ambitions for the Campus and development to date

Landowners of the Campus

2.1 The land across the Campus is under the ownership of a number of organisations including Cambridgeshire County Council, the Pemberton Family Trust, Prologis, Cambridge University Hospitals and the University of Cambridge.

2.2 As well as the landowners, Cambridge Biomedical Campus Ltd (CBCL) was formed in 2021 as a not-for-profit company which represents the major occupiers within the Campus including Abcam, the Medical Research Council and Astra Zeneca as well as Cambridge University Hospitals, Addenbrooke's, Rosie, and Royal Papworth Hospitals and the University of Cambridge who are also occupiers as well as landowners.

How the vision for the Campus has changed and why

2.3 Cambridge University Hospital commissioned and led the Adddenbrooke's 2020 Vision that was first published in 1999 and updated in 2004. The Vision established the strategic case for growth and development at CBC to help deliver excellence in clinical and research needs. The 2020 Vision aimed to achieve an environment that is attractive, well-designed and distinctive, accessible and inclusive.

2.4 Since Addenbrooke's opened in 1962, The Campus has experienced significant growth and redevelopment and now forms the largest employment site in Cambridge. Member institutions include the University of Cambridge, Cambridge University Hospitals, Royal Papworth Hospital, Cambridgeshire and Peterborough NHS Foundation Trust, the Medical Research Council Laboratory of Molecular Biology, and commercial partners that include AstraZeneca and Abcam.

2.5 The ability to co-locate world-leading academic and industry scientists on the same site as the teaching hospitals of the University of Cambridge, provides the basis for creating the optimum environment for the rapid and effective translation of research into routine clinical practice and this relationship makes the Campus unique globally.

2.6 The current Addenbrookes Hospital way officially opened in 1962 and was the start of four decades of growth around the hospital. The Cambridge Local Plan (2006) released land from the Green Belt for further expansion (known as Phases 1 and 2) and this allocation was carried through into the Cambridge Local Plan (2018). Additionally, the South Cambridgeshire Local Plan (2018) released some further Green Belt to the south of the Campus (known as Phase 3) and together, the adopted Local Plan allocations provide the basis for the wider growth and development of the Campus.

2.7 Despite opening in 1962, there was no overall masterplan for the Campus until the publication of the 2020 Vision in 1999. This was then updated in 2004, and subsequently in 2010 following the allocation of the Phase 2 land in the Cambridge Local Plan (2006). The Strategic Masterplan and Vision document for the Campus, which was led by Allies & Morrison Architects, identified and resolved key challenges with the spatial organisation of the site and sought to provide a more comprehensive and coherent green space and public realm experience for users of the hospital and wider Biomedical Campus. This work linked to existing and emerging work for Phase 1 of the Biomedical expansion along Francis Crick Avenue (consented in 1999) which had already fixed a series of Parameter Plans to govern the form and scale of development. It also looked forward to the further expansion through Phase 2 along Dame Mary Archer Way. The Masterplan was not adopted by the Councils but has been instructive in identifying the ambition for coordinated change on the Campus. The completion of recent schemes and the provision of infrastructure including the new access roads within both Phases 1 and 2 is a good example of both the public and private sectors working in partnership from initiation to project design and delivery.

2.8 A safeguarded waste management site is located within the plan area for the SPD. This is identified as “South west of Addenbrooke's Hospital, between Robinson Way and Addenbrooke's Road, Cambridge” Waste Management Area under Policy 16 of the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) (MWLP). The safeguarded site is for the Erection of an Energy Innovation Centre as part of the wider Biomedical Campus. Planning permission was granted in 2016 by Cambridgeshire County Council and subsequently was implemented by the construction of the underground tunnel connecting to the Hospital to the new site.

2.9 The Cambridge South railway station, due to open in 2026, represents a significant development for the Campus and wider area, meaning that patients, visitors and employees will have much improved public transport connectivity to the Campus. Whilst the station is recognised as a primary destination station, it will mean that communities in the south of the city and beyond will have better access to the rail network. As such, the Campus is likely to have an increase in the number of people travelling through it to access the station, increasing pressure on the movement network. Following funding announced in the 2024 Spring Budget, work is also progressing on bringing forward the Cambridge South East Transport (CSET) public transport route, improving connectivity to the Campus and Cambridge South station from the south of the city.

2.10 The Cambridge Children's Hospital, the first specialist children's hospital for the East of England, was granted planning permission in 2022. In 2024, the Cambridge Cancer Research Hospital was also approved. This means that alongside Addenbrooke's Hospital and the Royal Papworth Hospital (which moved to the Biomedical Campus in 2019), there will be five hospitals within the campus, consolidating it as a regional centre for healthcare. Alongside this, AstraZeneca and Abcam have headquarters within the Campus which sit alongside already established buildings including the Anne McLaren Building, Victor Phillip Dahdaleh Heart and Lung Research Institute, the Jeffrey Cheah Biomedical Centre, 1000 Discovery Drive, and other Campus occupiers such as Cancer Research UK (Cambridge) and the MRC Laboratory of Molecular Biology. Recently, there has been planning consent for 2000 and 3000 Discovery Drive for additional commercial biomedical development.

2.11 More recently, CBC Limited has sought to update the vision for the Campus up to 2050 (published in 2021 and updated in 2024) setting out the high level aspirations in health, education and life sciences for organisations working on the Cambridge Biomedical Campus. This in part is to reflect the rapid growth the Campus has seen since the publication of the 2010 Vision and to maintain the Campus' status as being at the forefront of globally significant biomedical research and development. The CBC vision document was not produced to support the Landowners proposals for land in the emerging Greater Cambridge Local Plan. Whilst this vision, and more widely how it can be delivered, is currently under consideration as part of the emerging Greater Cambridge Local Plan, there are some aspects which can be drawn from to inform this SPD. Until the Greater Cambridge Local Plan is adopted, the Councils have identified the following ambition for Campus:

The **Cambridge Biomedical Campus** will be a world-leading location for healthcare, education, medical innovation and life science research, integrated with surrounding communities as well as the wider landscape beyond the city.

At the heart of the Campus is the collective desire to improve healthcare outcomes for patients, underpinned by research, business and clinical excellence. The principles of placemaking, health and well-being are therefore critical to achieving exemplary development that will support the continued success of the Campus.

2.12 To deliver this ambition, development proposals will need to carefully consider and demonstrate how they address the principles set out in this SPD. This will ensure that proposals not only positively address the ongoing plans and projects within and around the Campus but also do not compromise future development and the longer-term ambition for the Campus that will be set out in the Greater Cambridge Local Plan.

2.13 Whilst the Campus is an international centre of excellence for patient care, biomedical research and healthcare education, it also plays an important local, regional and national role in providing medical facilities and medical research. The work carried out on the Campus leads to significant health benefits and positive outcomes for the local community it serves as set out in the key statistics infographic below. There are, however, a number of key areas that lessen the quality and performance of the Campus, including transport infrastructure, some elements of the public realm and built form as well as the services and facilities available to patients, visitors and employees. This is explored further in Chapter 3 of the SPD.

41,000 people visit the site every day

The three world-class hospitals and three NHS trusts see well over **1m** NHS patients every year

The Heart and Lung Research Institute has the largest concentration of scientists and clinicians in heart and lung medicine in Europe

Cambridge University's **School of Clinical Medicine** is located on the Campus alongside the **NHS research hospital** and the **MRC Lab of Molecular Biology**…

Lower cancer, heart and circulatory disease and respiratory disease mortality rates than the national average, with **468 extra lives** saved each year

…producing a combined total of **12 Nobel Prizes**

Research excellence and innovation lead to a **much higher NHS spend** at CBC compared with other NHS Trust areas

The Campus contributes **£4.2bn** to the UK economy each year

The CBC is the biggest employment site in Cambridge, supporting **22,000 jobs** in 2022 including **700 apprentices**

Sources: 2023 Carnall Farrar Report, 2022 CEBR Report and 2024 CBC Travel & Transport Plan

Chapter

3

Site context

Planning Policy Context

3.1 The CBC SPD has been prepared in the context of the National Planning Policy Framework (2024) 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), the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and other relevant material considerations set out in this chapter.

National Planning Policy Framework (2024)

3.2 The National Planning Policy Framework (NPPF) (2024) 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. Paragraphs 131 to 135 of the NPPF set out that decisions should ensure that the creation of high quality, beautiful and sustainable buildings and places is achieved in planning developments. Paragraphs 96 to 108 also promote healthy and safe communities through access to a network of high-quality open spaces, sports and recreation, cultural facilities and access to public rights of way. Other relevant paragraphs of the NPPF should be considered including Paragraphs within Chapters 14 and 15.

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, whilst setting out the need to deliver high quality healthcare outcomes.

Cambridge Local Plan (2018)

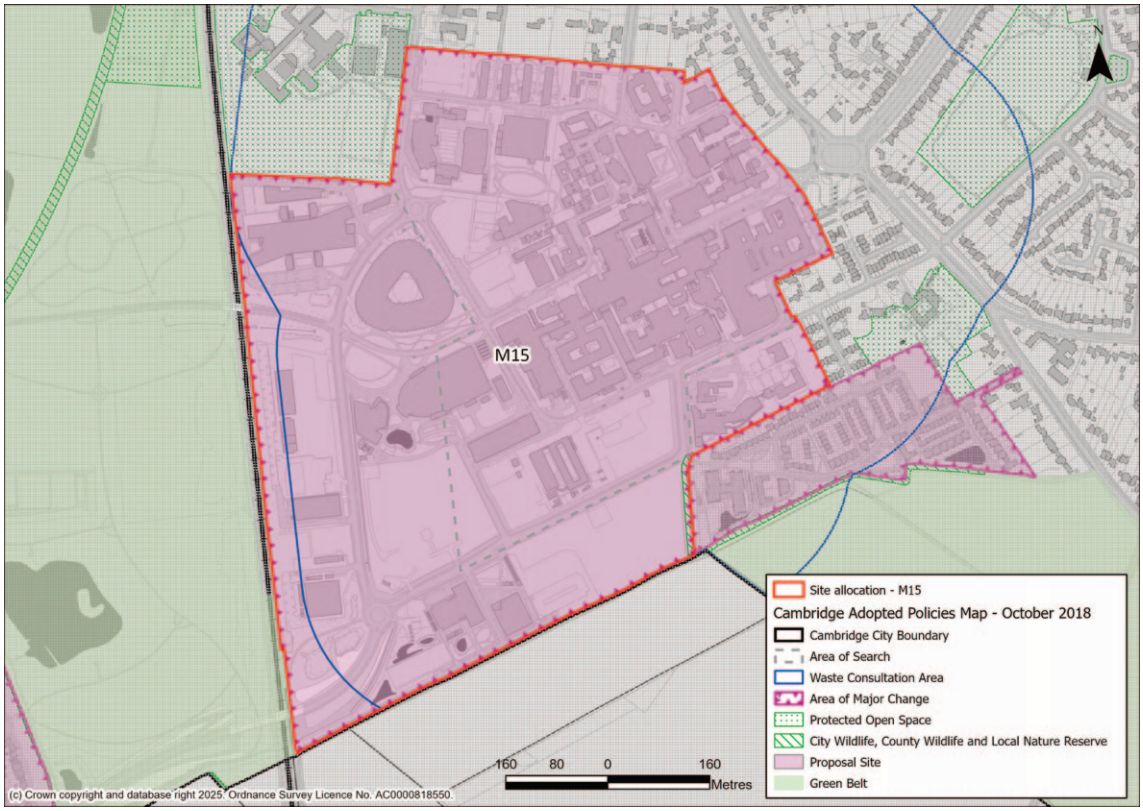
3.4 The Cambridge Local Plan was adopted in 2018 and sets out the aims of future development up until 2031. The vision for Cambridge is to build on the city's reputation for design excellence, promoting innovative and sustainable development. The Local Plan promotes the continued vision to further expand 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 In 2020, the Use Class Order was amended, and B1(b) use is now Class E (g) (ii). 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 (the area covered by Policy 17) set out in the Map below.

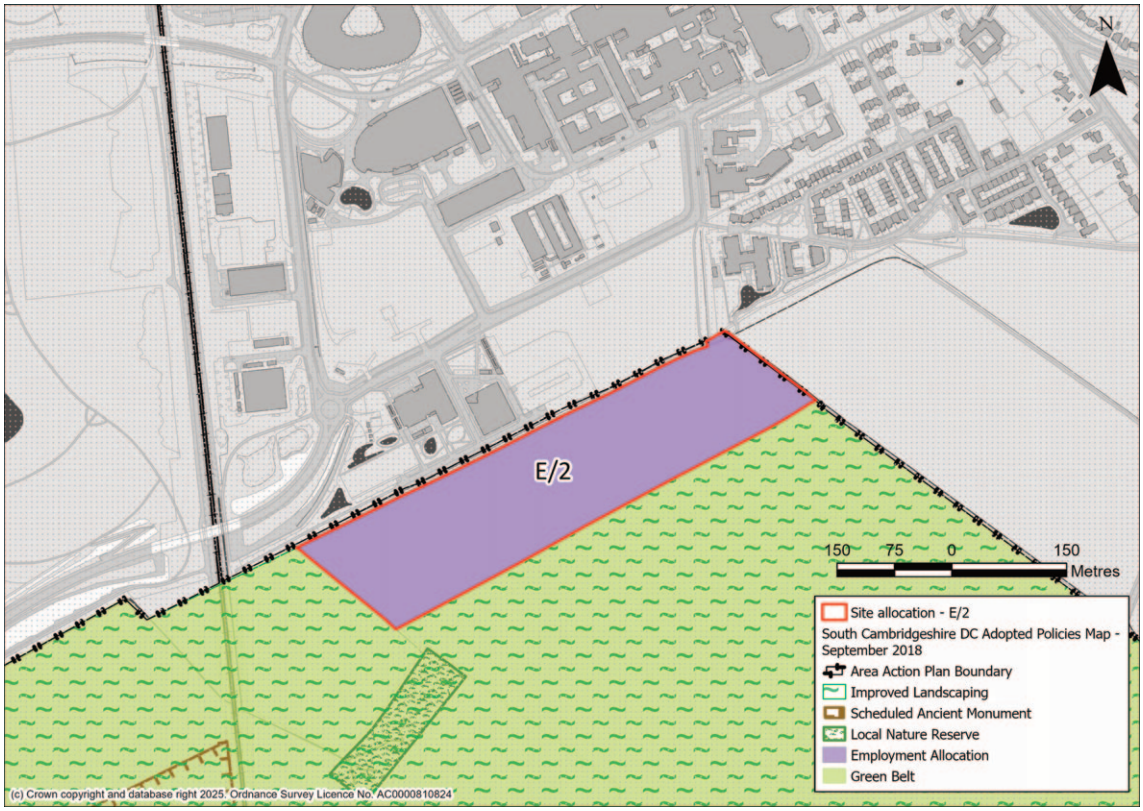


Map 1: Map of Cambridge Local Plan site allocation M15

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. In 2020, the Use Class Order was amended, and B1(b) use is now Class E (g) (ii). 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 and geodiversity.

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.

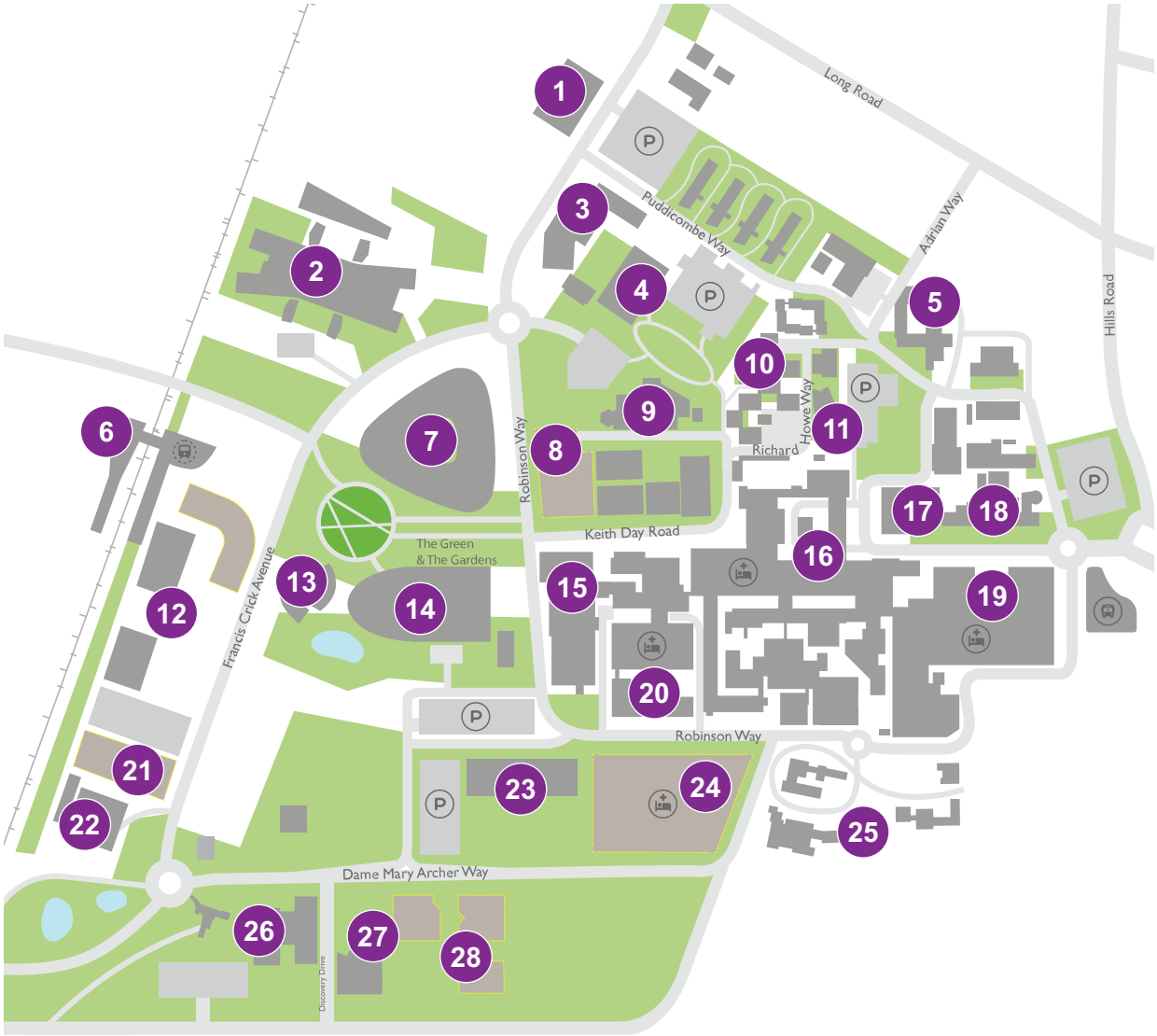
3.16 The Public Art SPD (2010) provides guidance on the Councils commitment to develop and deliver public art and to support best practice for new developments. Since the SPD was adopted, the Public Art Manifesto (2022) was published to reinforce the importance of providing high quality public art whilst providing more guidance on how the provision of maintenance of on-site public art for new developments can be secured by planning conditions.

Overview of the existing Cambridge Biomedical Campus

Uses and occupants

3.17 The Campus includes several major publicly funded and commercial research laboratories and NHS hospitals, which in combination, provide 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 is managed by Sanctuary Housing Association. There are also a number of supporting complimentary uses across the Campus from retail, food and beverage to nursery provision.

3.18 The current occupiers and proposed development can be found on the map below with accompanying key.



Map 3: Current occupiers and proposed development 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 2026)
7. The AstraZeneca Discovery Centre (DISC)
8. Cambridge Cancer Research Hospital (in development)
9. The Frank Lee Leisure and Fitness Centre
10. Addenbrooke's on site Accommodation
11. The Deakin Centre
12. AstraZeneca facilities and development
13. Victor Phillip Dahdale Heart and Lung Research Institute (HLRI)
14. Royal Papworth Hospital NHS Foundation Trust
15. Addenbrooke's Treatment Centre (ATC) – part of Cambridge University Hospitals NHS Foundation Trust
16. Addenbrooke's Hospital (Main entrance and Accident & Emergency)
17. University of Cambridge's School of Clinical Medicine
18. Clifford Allbutt Building (including ideaSpace and Medirest Company)
19. Addenbrooke's Hospital (Outpatient department)
20. The Rosie Hospital
21. Plot 9 (allocated for future research-led development)
22. Anne McLaren Building
23. Cambridge Movement Surgical Hub
24. Cambridge Children's Hospital (due 2029)
25. The Forvie Site (University of Cambridge)
26. Abcam
27. 1000 Discovery Drive
28. 2000 and 3000 Discovery Drive

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

3.20 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
- Victor Phillip Dahdaleh Heart and Lung Research Institute
- Addenbrooke's Centre for Clinical Investigation
- The Jeffrey Cheah Biomedical Centre

Image 2: Victor Phillip Dahdaleh 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
- Stir Café at 1000 Discovery Drive
- Other publicly accessible 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

Image 4: 1000 Discovery Drive building
Image Credit: Prologis

3.22 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 available for employees of the Campus, but it is not located centrally, and membership is undersubscribed.

Existing Campus public realm and open spaces

3.23 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.

3.24 More recent development across the Phase 1 land, including the AstraZeneca Discovery Centre, Royal Papworth Hospital and adjacent open spaces, has sought to improve the quality of the public realm and open space such as through integrated public art, providing a glimpse into future opportunities that could be delivered elsewhere on the Campus.

3.25 In terms of landscape, the Campus is located between a rolling agricultural landscape in the south including White Hill, the Gog Magog Hills and Wandlebury, 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 5: 'The Oval' green space on the Campus
Image Credit: CBC Ltd

3.26 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.

3.27 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 with large areas with no green infrastructure or links to natural habitats to support biodiversity and improve the Campus environment.

Existing Campus building design

3.28 The existing hospital buildings, located in the north and east of the Campus mainly originate from the 1960s that together form a dense pattern of buildings of varying sizes, 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 phased approach to development, the Campus architecture lacks coherency.

3.29 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. It is located to the northeast of the Campus, forming a distinctive landmark in the built environment when approaching Cambridge by train to the northwest of the Campus, from Hills Road to the northeast, and from Babraham Road (A1307) to the southeast of the Campus.

Image 6: Addenbrooke's Hospital incinerator chimney
Image Credit: CBC Ltd

Existing Campus connectivity and movement

3.30 The Campus is located between Hills Road/A1307 on the east of the Campus and the West Anglia Main Railway Line on the west. 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 (MSCPs) 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.

3.31 The railway line forms a barrier to movement to and from the west with only two bridges over the railway; 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 36% of trips to the Campus are made by private vehicle and 33% of trips are by active

modes of travel which is comparatively good considering the edge of city location of the Campus. The CBC Travel and Transport Plan (2024) sets out that 28% of the 23,000 staff accessing the Campus use active 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 Addenbrooke's 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 and 'rat-running' of vehicles also contributes to congestion inside the Campus which impacts on public transport accessibility.

3.32 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, 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. The Campus does benefit from an internal shuttle bus service for patients and visitors which looks to improve connectivity and accessibly across the Campus.

3.33 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.

Chapter

4

Cambridge Biomedical Campus development principles

Development principles

4.1 This section of the SPD identifies a series of 'Biomedical Campus development principles' to help guide the approach of embedding health and wellbeing considerations to project design and integration across the Campus and so provide direction on how these issues can be resolved through high quality and well considered development. The complexity of the Campus and the range of projects coming forward means that there will need to be a degree of flexibility taken to ensure that guidelines are applied in a way that is proportionate to the scale, function, location and nature of the particular proposal being considered.

4.2 It is important to recognise principles of good design in the early stages of the planning process in order to deliver high quality development. The development principles set out in this SPD provide clear and tangible guidance to inform development proposals at the earliest stage of the pre-application process as a starting point for discussions, providing a response to the immediate Campus and wider local context, whilst also providing a clear framework for decision making in the planning process.

4.3 It may not be appropriate to apply all of the development principles set out in this SPD for smaller scale planning applications, for example, the installation of roof top plant, utility projects, accessibility improvements and maintenance projects. However, in these individual cases there may be opportunities to apply some of the principles that should be considered as part of the design and feasibility process. These will need to be considered on a case-by-case basis through pre-application discussions. A reasonable, pragmatic and feasible approach should be taken. Additionally, urgent responses to public health instances may take priority over wider planning objectives. For example, when temporary buildings and structures were introduced as part of the response to the Covid pandemic.

4.4 The development principles in this SPD are expressed through words and precedent images and not by reference to a masterplan.

4.5 The SPD identifies six overarching themes, which are identified below, that promote high quality development and align with the adopted policies for the Campus within the adopted Local Plans and the councils' ambition outlined above. The overarching themes and development principles are:

4a Open spaces and landscape

4a.1 Multi-purpose role of open spaces

4a.2 Ecology and biodiversity

4a.3 Landscape and key views

4b The public realm

4b.1 Health and wellbeing

4b.2 User experience and community

4b.3 Culture, services and facilities

4c The built form

4c.1 Ground floor activation

4c.2 Scale, character and materiality

4c.3 Townscape and the historic environment

4d Connectivity and movement

4d.1 Wayfinding and permeability

4d.2 Wider integration of the Campus

4d.3 Accessibility

4e Sustainability

4e.1 Climate resilience

4e.2 Design and construction

4e.3 Environmental Health

4f Phasing and delivery

4f.1 Phasing

4f.2 Delivery

4f.3 Stewardship and management

4a Open spaces and landscape

4.6 Provision of high-quality open space and landscapes that perform a range of functions and contribute to biodiversity, geodiversity and nature are vital in creating sustainable developments. Green spaces are of particular value in healthcare environments because they can improve air quality, reduce temperatures, provide outdoor space whilst also providing space for activity and relaxation for patients, staff and visitors.

4.7 In 2019, the Cambridge City Council passed a motion to declare a biodiversity emergency. The motion sets out how the council aims to reverse the decline in biodiversity in and around Cambridge and pledges to work with organisations and communities to deliver measurable biodiversity net gain. The Council also has a Biodiversity Strategy that plans to protect and enhance wildlife habitats and promote a greater understanding of biodiversity.

4.8 South Cambridgeshire District Council also recogised the ecological emergency in 2019 and agreed to support the aim of doubling nature in South Cambridgeshire. The Doubling Nature Strategy sets out the approach to supporting the aim and is accompanied by a Zero Carbon and Doubling Nature Action Plan which lists the action the Council is taking to increase and enhance nature across the Council's buildings and wider district.

4.9 In 2011 the Green Infrastructure Strategy was produced by the Green Infrastructure Forum that sets four objectives to assist in delivering green infrastructure in the County to provide social, environmental and economic benefits. Both Cambridge City Council and South Cambridgeshire District Council are also part of the Cambridge Nature Network that highlights opportunities to create and enhance new habitats and natural green spaces in priority areas across the City, to contribute to the ambition of 'doubling nature' across Cambridgeshire. The Councils also recognise the importance of wildlife and geological sites such as those designated as County Wildlife Sites and Local Geological Sites.

4.10 In recent years, the Campus has seen a number of key public realm and open space improvements delivered with spaces like The Green and Gardens completed and other smaller spaces which are planned as part of the Cambridge Children's Hospital and Cambridge Cancer Research Hospital. However, delivery should continue to provide a coherent approach and ensure that high quality public realm and other open spaces are delivered which embed biodiversity needs as part of their inherent design. Consideration also needs to be made to the protection of open spaces at Nine Wells that could be negatively impacted by increased recreational pressure.

4.11 The principles set out in this chapter should be read alongside policies in the adopted Local Plans, set out in Appendix 1 and the Biodiversity SPD (2022), which sets out guidance on how development can enhance biodiversity through the planning process such as integrating biodiversity into the design stages and

incorporating habitats into high quality landscape design. The principles should also be read alongside the Cambridge City Council Tree Strategy (2016-2026) that was adopted to enhance the benefits that urban trees can bring to our local communities and to the environment.

Key principles for open spaces and landscape

4a.1 Multi-purpose role of open spaces

4a.1.1 Optimise the use of open spaces by designing multi-purpose, high quality spaces that provide for health and wellbeing, ecology and biodiversity.

4a.1.2 Create a range of open spaces that provide comfortable formal and informal places to rest, socialise and play for people visiting, living, working or travelling through the Campus. Open spaces may be delivered through appropriately sized greens, gardens, pocket parks, play spaces or courtyards and ensure that the open space and play space needs of the development are met in full and on-site.

4a.1.3 Ensure that open spaces are suitable for the different users of the Campus throughout the year. These may be public, communal and private spaces, however, this should be clearly identifiable to users through their design, access routes and integration with the surrounding spaces and buildings.

4a.1.4 Create opportunities for open spaces to be used by all in flexible ways such as for allotments, concerts, performances, exercise classes, event spaces, and fetes that offer physical and mental health benefits as well as introduce greenery to new and existing sites and pedestrian routes. To support the flexible use of open spaces and any meanwhile uses, design should consider access to power and water.

4a.1.5 Given the 24-hour nature of the Campus, open spaces should feel safe and inclusive throughout the day and night for all users including for women and girls.

4a.2 Ecology and Biodiversity Net Gain

4a.2.1 Identify opportunities where the tree canopy cover across the Campus can be increased, through new street trees and creating opportunities to incorporate native trees and planting, hedgerows, natural and semi-natural water features to form high-quality biodiverse habitats that surround the built form, and at podium and roof levels.

4a.2.2 In line with planning legislation, provide for biodiversity and geodiversity whilst improving ecology on the Campus through habitat retention, creation and enhancement. To achieve the greatest biodiversity benefits, this should be integrated with the wider ecology network within and around the Campus, including wildlife corridors, and identifying specific local species to target through discussions with the councils' Ecology Team.

4a.2.3 Seek opportunities to deliver and exceed BNG requirements (to align with the Councils aspiration for 20% BNG) triggered by smaller schemes in a considered and coordinated way.

4a.3 Landscape and key views

4a.3.1 Seek opportunities to integrate the Campus with the wider landscape and biodiversity network and features with the wider countryside to the south of the Campus. This may be through landscaping and softening along the southern edge of the Campus.

4a.3.2 Take measures to protect and enhance open space, landscape and the historic environment, including south of the Campus and adjoining wider landscape areas.

4a.3.3 Identify longer range views that require mitigating from impacts and explore opportunities to incorporate key views and the skyline into and out from the Campus.

4b The public realm and wellbeing

4.12 Creating a high-quality public realm encourages healthy lifestyles, physically active communities and positively contributes to mental health and wellbeing. The quality of the public realm within the Campus varies considerably and whilst recent developments have either delivered or plan to improve parts of the Campus, there are existing streets and spaces that require significant improvement. A coherent approach to the public realm through the use of materials, street furniture, public art and signage is key to lifting the quality and coordination of streets and spaces on the Campus, recognising that some variation in style across the Campus can also support legibility and create characterful places. Public art is also an integral part of development that contributes to the cultural and local identity, character and quality of a place.

4.13 The Campus already provides a range of amenities and facilities to support the clinical and research functions and to provide for the everyday needs of patients, staff and visitors as well as those in surrounding neighbourhoods. In 2020 the NHS Property Services (NHSPS) launched the Healthy Places programme that focuses on transforming spaces and delivering projects that improve community wellbeing. As the Campus grows and develops, opportunities need to be taken to enhance and extend the range of amenities provided and to explore ways in which provision can be made both on a temporary and more permanent basis. Access to cultural facilities, retail and leisure also contributes to a sustainable community for people living and working in the area, visiting or using healthcare facilities.

Key principles for the public realm to support wellbeing

4b.1 The public realm

4b.1.1 Maximise opportunities to improve key streets and spaces throughout the Campus by aligning with emerging development proposals and maintenance regimes to achieve a high quality, consistently detailed and legible public realm.

4b.1.2 Create a high-quality public realm that promotes health and wellbeing and improves the user experience of the Campus through encouraging walking, wheeling and cycling and the use of outdoor spaces.

4b.1.3 Activate streetscapes, open spaces and the public realm by creating places of interest that provide opportunities for people to play, encounter public art, heritage, and dwell in nature whilst providing legible routes that promote pedestrian and cycle movement.

4b.1.4 Create flexible spaces for health and wellbeing activities such as exercise, social activities and space that fosters a sense of wellbeing and community on the Campus.

4b.1.5 Paving materials, street furniture and lighting within the public realm should focus on materials which can be re-used or re-located in the future to suit the Campus as it is developed. Materials should be aligned and coordinated with architectural proposals, wayfinding and improvements to connectivity and movement.

4b.1.6 Identify opportunities to improve wayfinding through additional or improved signage, and use of materials.

4b.1.7 Support meanwhile uses which promote active and healthy lifestyles whilst providing a meeting place for the various communities to come together and interact prior to the availability of permanent facilities.

4b.2 User experience and community

4b.2.1 Positively contribute to the sense of place of the Campus by providing clear definition between buildings and the public realm, integrating public art, and improving the relationship with existing buildings on the Campus.

4b.2.2 Seek opportunities to foster a sense of social cohesiveness and community safety through creating high quality streetscapes, open spaces and the public realm that encourage social interaction and design out crime.

4b.3 Culture, services and facilities

4b.3.1 Seek and support opportunities to provide additional and enhanced services and facilities including a mix of flexible retail and commercial units that support the needs of patients, employees and visitors of the Campus throughout the day and night as well as supporting residents and the wider community.

4b.3.2 Review the range and location of facilities and services including food and beverage, retail, sports, leisure, recreation, faith, nursery, hotel and conference spaces as proposals come forward to cater for all users throughout the day and night. This could be informed by the principles from the NHS Healthy New Town programme including access to affordable and healthy food, designing multi-functional green spaces and establishing community hubs or spaces. Where possible, ground floor uses facing onto the street should include active retail and leisure units.

4b.3.3 Improve, and where needed, provide cultural facilities that foster a sense of belonging for Campus users to help to create a sense of community and provide valuable social infrastructure on the Campus.

4b.3.4 Explore temporary 'pop-up' facilities and meanwhile or interim provision to bridge gaps in provision and meet with the expectations of a world leading Biomedical Campus site.

4c Built form

4.14 Built form can be defined as the arrangement of streets, blocks and open spaces that are arranged to complement and work together in order to create a well-designed place. The built form can encourage the interaction between people and place and can respond to the local character, materiality and the historic environment. Research finds that the spatial layout of architectural forms and elements such as natural light effect the way we function, with both positive and negative impacts on our physical and psychological wellbeing.

4.15 The Campus has a range of buildings that vary significantly in terms of age, function and complexity. The need for delivering well designed buildings that meet the needs of patients, staff and visitors is well understood in hospital design and delivery and so achieving this on the Campus is a key part of helping it to maintain its reputations for excellence in terms of facilities and research.

4.16 Whilst large scale projects can plan and integrate current clinical and research needs, there are also a range of existing buildings where upgrades and refurbishment will be needed over the coming years. The principles below will need to be considered with the ambition of creating coherent and user-friendly spaces across the Campus.

Key principles for built form

4c.1 Ground floor activation

4c.1.1 Design ground floors and outdoor spaces to accommodate a mix of flexible uses to extend access to café, co-working spaces, nursery facilities and other leisure needs across the Campus for patients, employees and visitors of the Campus as well as supporting residents and the wider community.

4c.1.2 Opportunities to improve the visibility of existing amenities should be taken and new amenity uses should ensure that they are well-located to activate adjoining streets and spaces.

4c.1.3 Create a clear definition between public, communal and private spaces, and provide natural surveillance of the public realm to create safe and well managed spaces.

4c.2 Scale, character and materiality

4c.2.1 Seek to positively relate new buildings to the surrounding built form by using appropriate form, massing and material palettes to strengthen the sense of character and place.

4c.2.2 Contribute to the user experience of the Campus for patients, visitors, workers and the wider community by providing high quality 'human scale' buildings, by ensuring that entrances, receptions and other points of interaction should employ more tactile materials and think about user comfort.

4c.2.3 Create opportunities to use landscaping and planting that soften the space from the surrounding streets and built form and to create a sense of defined enclosure.

4c.2.4 Plant and service demands on existing and future buildings should be designed flexibly to allow future demands to be met whilst providing fundamental Campus infrastructure. This may include exploring whether other more sustainable options are possible, such as alternatives to diesel back-up generators, and whether it is possible to rationalise plant and equipment within existing buildings and spaces and if additional equipment can be sensitively integrated into existing roof spaces or podium level before utilising other ground level and external locations.

4c.2.5 Recognise that some temporary and meanwhile buildings and structures may have a different scale, character and materiality to permanent solutions which may be considered acceptable in the context of a meanwhile proposal.

4c.3 Townscape and the historic environment

4c.3.1 Design buildings that positively respond to the emerging contemporary architectural character of the Campus whilst achieving coherent design with existing adjacent buildings.

4c.3.2 Seek opportunities for mitigation and enhancement around grade listed buildings and monuments to the south of the Campus and around Nine Wells.

4d Connectivity and movement

4.17 The Campus needs to meet a wide range of user needs throughout the day and night. This creates challenges about who and what has priority and how key blue light and service delivery routes are integrated. However, streets and spaces should create safe and attractive routes that promote walking, wheeling and cycling, and which can connect into Campus facilities, such as the through the patient shuttle bus, and so reduce dependency on private car use.

4.18 In 2021 Paths for All commissioned the Sensory Trust to develop The Outdoor Accessibility Guidance to support in creating outdoor places, spaces, routes and facilities more accessible and inclusive for all users. The guidance sets out principles and examples of good practice that can be implemented in designing outdoor spaces for walking, wheeling or cycling. This guidance along with the Active Travel England: planning application assessment toolkit should be referred to and incorporated into relevant development proposals. National Highways, Cambridgeshire County Council, Cambridge University Hospitals (Addenbrooke's) and other stakeholders form part of the Vision Zero Partnership that sets out to deliver safer roads for Cambridgeshire and Peterborough through road safety programmes that should also be considered in relevant schemes coming forward.

4.19 There are several Public Rights of Way (PROW) in and around the Campus that members of the public have the right to walk along. Some PROW are also open to horse riders, cyclists or motorists. The main PROW on the Campus is along Francis Crick Avenue and Dame Mary Archer Way. Guidance from Cambridgeshire County Council sets out that PROW should be provided to encourage sustainable access to and from the surrounding area for pedestrians, cyclists and equestrians, and to allow residents and workers easy access to and from the Campus. The County Council also produced a Rights of Way Improvement Plan to improve the network, and enhance countryside access.

4.20 For the Campus to meet its modal shift ambitions, monitoring and control of car parking provision to meet the needs of the Campus should continue. The significantly enhanced public transport opportunities that will be available for the Campus in the coming years including Cambridge South Station are also recognised as helping to achieve this modal shift. There will need to be careful consideration for the provision of both car parking for those who need to access healthcare facilities, and for those working or visiting the Campus.

Key principles for connectivity and movement

4d.1 Wayfinding and permeability

4d.1.1 Create permeable and legible streets, spaces and movement networks that are accessible to all users and allow users to navigate the Campus with ease and prioritise external spaces based on the street user hierarchy which prioritises the needs of pedestrians.

4d.1.2 Maintain the important network of internal streets and connections within Addenbrooke's hospital, whilst also incorporating the operational needs of strategic blue light routes along Dame Mary Archer Way and Robinson Way.

4d.1.3 Review routing and arrangements for delivery and service vehicles, including last mile delivery hubs and cycle-based deliveries. This should minimise the impact of servicing and deliveries on pedestrians, cyclists and public transport and limit peak time travel demand on the Campus whilst supporting the delivery of materials to all buildings.

4d.2 Wider integration of the Campus

4d.2.1 Improve the integration between the Campus and the surrounding communities by enhancing walking, wheeling, cycling and public transport connections to and from the Campus including to key healthcare and employment buildings.

4d.2.2 Integrate new development with new and emerging transport schemes and projects to create a joined-up approach to wayfinding and connectivity across the Campus and to nearby areas. These schemes may include the development of Cambridge South Station and other projects.

4d.2.3 Provide safe access through Public Rights of Way for pedestrians, cyclists and equestrians to surrounding adjoining countryside and amenities whilst allowing residents and workers easy access to and from the Campus.

4d.3 Accessibility

4d.3.1 Promotion of Active Travel measures should underpin travel planning for the Campus, maximising opportunities to connect into existing and future sustainable travel modes (such as Cambridge South Station and CSET) to meet the needs of all mobility levels.

4d.3.2 Encourage cycling and other forms of wheeling to and from the Campus by locating cycle and other wheeled parking within or adjacent to building entrances to allow for users on the Campus to be able to access their destination safely and comfortably.

4d.3.3 Develop cycle and car parking strategies to prioritise the provision of new or improved cycling infrastructure, further develop the walking and cycling network in and around the Campus and to manage the approach to car parking.

4d.3.4 Develop clear strategies for car parking to understand and mitigate cumulate impacts and support the transition towards a greater use of electric vehicles through vehicle charging points (both active and passive) which, given the urban nature of the Campus, reflect the standards applied within Cambridge City.

4e Sustainability

4.21 Cambridge City Council shared the sustainability vision to be net zero carbon by 2030, setting targets through a Climate Change Strategy and Carbon Management Plan. South Cambridgeshire District Council declared a climate emergency in 2019 and has adopted a Zero Carbon Strategy to reduce carbon emissions and support businesses and local communities to achieve carbon net zero.

4.22 The principles set out in this chapter build on the adopted Local Plans and should be read alongside the Greater Cambridge Sustainable Design and Construction SPD (adopted 2020). The SPD provides guidance on ways to reduce energy demand and associated carbon emissions, as well as carbon reduction requirements for achieving BREEAM 'excellent' and BREEAM 'very good' through mandatory credits and guidance on the use of sustainable urban drainage systems (SuDs). Permanent proposals should adhere to or go beyond requirements for sustainability set out in the Sustainable Design and Construction SPD to design and deliver more sustainable forms of development. Proposals should also consider Historic England guidance on adapting historic buildings for energy and carbon efficiency.

4.23 The Cambridgeshire Flood and Water SPD (adopted 2018) should also be referred to which is particularly important in recognising local water issues such as surface water management and water scarcity. The SPD provides guidance for developers on how to manage flood risk and the water environment as part of new development proposals. It includes guidance on how to address flood-risk issues as part of the planning application process and should be read alongside the most recent guidance on Flood Risk Assessments from the Environment Agency. It also covers how to design developments to manage and mitigate flood risk and how to incorporate sustainable drainage systems into new developments. The Greater Cambridge Chalk Stream Project is also working to restore and preserve the region's chalk streams, increase biodiversity, introduce sustainable water management practices and support communities in enhancing and sustaining their local environment.

4.24 Greater Cambridge has committed to deliver continued air quality improvements working towards the World Health Organisation air quality guidelines in the Greater Cambridge Air Quality Strategy (2024). To protect the health of users on the Campus whilst supporting continued growth and development, all proposals should design out air quality impacts and reduce contribution to overall emissions. All relevant proposals should include an Air Quality Statement detailing how this has been achieved.

Key principles for sustainability

4e.1 Climate resilience and mitigation

4e.1.1 Support the use of sustainable and energy efficient building materials with low embodied carbon that will support the transition to net zero carbon and contribute to achieving high quality design of buildings. Minimising the contribution of building materials to the urban heat island effect must also be considered.

4e.1.2 Prioritise a Retrofit first approach to existing buildings that focuses on retaining, adapting and existing buildings and structures as the first design option to be considered and assessed. Where this is not a viable long-term option, consider the use of buildings on a meanwhile basis and maximise the reuse of materials on the same building or Campus.

4e.1.3 Integrate the principles of sustainable design and construction in all aspects of design, including energy efficiency and renewable energy generation, biodiversity and green and blue infrastructure provision, heat and water demand. Applicants are encouraged to commit to post-occupancy evaluation studies with measurable data on the building's performance including energy and water efficiency standards.

4e.1.4 For non-clinical uses, seek to exceed water efficiency targets by including non-potable water supply, harvested rainwater or re-used greywater and including sustainable urban drainage systems (SuDS).

4e.1.5 Maintain water quality and the natural habitats along the green corridor at Nine Wells, Hobson's Brook and Conduit including through surface water and ground water management.

4e.1.6 Seek opportunities to reduce flood risk and consider carrying out hydraulic modelling of relevant watercourses as part of a site-specific Flood Risk Assessment proposals within high-risk Flood Zones.

4e.2 Design and construction

4e.2.1 Follow the energy hierarchy and take a 'fabric first' approach, which maximises the performance of the materials and components that make up the building fabric itself, before considering the use of electrical or mechanical building service systems.

4e.2.2 The thermal performance of the building fabric should seek to provide a comfortable internal environment throughout the year, with a specific emphasis upon the prevention of summertime overheating and winter heat loss. Providing natural ventilation, adequate daylight and the use of external shading are key elements of a passive design approach that will save energy and help achieve net zero carbon.

4e.2.3 Seek opportunity for buildings to be set out and orientated to minimise energy demand and maximise renewable energy generation potential, with the use of simple building forms to improve energy performance and efficiency. Any external equipment must be shown on plans and elevations to show how they have been integrated into the building design.

4e.2.4 Seek opportunities to support the transition to net zero carbon with reference to relevant frameworks including the NHS Net Zero Building Standard.

4e.3 Environmental health considerations

4e.3.1 Consider impacts on air quality, noise and vibration, and contaminated land through the uses on the Campus and through construction phases of development.

4e.3.2 Ensure overall levels of light pollution, created through lighting of buildings and open spaces is ecologically sensitive to avoid impacts on the rural edge, Nine Wells Local Nature Reserve and Hobson's Brook/Vicar's Brook Green Corridor including Hobson's Park.

4e.3.3 Promote sustainable transport and dedicated routes for cycling and pedestrians to reduce dependency on car use and improve air quality.

4e.3.4 Create well-ventilated buildings that encourage convective air movement.

4f Phasing and delivery

4.25 The nature of projects likely to come forward during the timeframe of this SPD varies in terms of size and complexity. As such the phasing and co-ordination of change on the Campus is difficult to set out in any great detail. Large scale projects can deliver significant and coordinated change, but smaller projects present more of a challenge. The other key challenge is how to resolve and achieve beneficial change to areas that sit outside of replacement or refurbishment programs. Co-ordinating funding streams and maintenance and management plans creates the possibility of achieving coherent and comprehensive change and schemes coming forward will be challenged to demonstrate how they fit into the bigger picture plans for the Campus.

4.26 In March 2024, Cambridge City Council published its Community Wealth Building Strategy and Approach which seeks to address the significant inequalities experienced across parts of the City. A key approach identified in the Strategy is to take a holistic, systems-based approach by working collaboratively with a range of stakeholders including partner organisations and businesses. The Campus is well placed to support the implementation of this strategy. As a key employer in the region, the Campus has good opportunity to play its part in bringing forward improvements to the health and wellbeing of the City and region.

Key principles for phasing and delivery

4f.1 Phasing

4f.1.1 Seek to deliver the Campus through appropriate strategies, assessments and evidence that conform to the adopted Local Plans.

4f.1.2 Deliver where appropriate infrastructure to support individual phases of the Campus and the longer-term proposals coming forward to future-proof the design of the Campus.

4f.1.3 Effectively deliver and manage a range of temporary permissions and meanwhile uses to improve the Campus for workers, visitors and local people. Therefore, positively contributing to the needs of existing and future users of the Campus and to effectively utilise space in the short-term.

4f.2 Delivery

4f.2.1 Actively manage the timely delivery of infrastructure and public realm enhancements at early phases of development to support the needs of all users of the Campus.

4f.2.2 Opportunities to deliver coordinated improvements to the streets and spaces across the Campus should be maximised as part of redevelopment and estate maintenance and renewal programmes.

4f.2.3 Seek to overcome barriers to delivery through appropriate strategic or site-specific strategies.

4f.2.4 Demonstrate how the proposal responds to the cumulative impacts that are generated and seek early engagement with companies, bodies or other organisations in the preparation of the scheme.

4f.3 Stewardship and management

4f.3.1 Encourage stewardship of streets, spaces and public art to create opportunities for wider community involvement.

4f.3.2 Identify ways to work in partnership with Campus users, the wider community and other stakeholders across the City to support the Cambridge Community Wealth Building Strategy. This can range from providing skills, training and apprenticeship opportunities to meet current and future skills gaps, supporting community decision-making, and local businesses and social enterprises through supply chains to exploring opportunities to use or manage buildings and land assets for wider community benefit.

4f.3.3 Share knowledge and lessons learned in the delivery and phasing of development on the Campus with relevant landowners and stakeholders.

Chapter

5

Obligations and mitigation

Guidance for new development proposals

5.1 The final chapter of this SPD sets out guidance to mitigate potential impacts from development proposals coming forward on the Campus and provides a framework for developers to consider creating high-quality schemes across the Campus.

5.2 New development proposals may result in cumulative impacts beyond the proposal boundary. Therefore, the following guidance should be considered in the preparation of planning applications and demonstration of how the proposal responds to the cumulative impacts that are generated should be set out in a Design and Access Statement. This should be proportionate to the scale, function, location and nature of the particular proposal being considered.

5.3 Following the guidance below will give the decision maker a level of confidence that any mitigation measures sought on a site-wide level will either form part of, or, contribute towards addressing the wider pressures that new development will place on the Campus and wider surrounding areas. The outcome is that individual developments will be planned and considered in a holistic manner, recognising that not all projects will be able to meet all of these objectives.

5.4 The following questions should be considered alongside other more detailed checklists that form part of other Supplementary Planning Documents such as the Sustainability Checklist in the Greater Cambridge Design and Construction SPD (2020) and the technical guidance provided in the Greater Cambridge Biodiversity SPD (2022).

5.5 The questions to consider ask 'does the proposal' do the following:

Open spaces and landscape

Does the proposal?

- Provide sufficient open spaces for users of the development to avoid placing additional pressures on existing Campus and surrounding public open spaces? This should consider all types of open spaces and users including children's play spaces, sport and leisure facilities. Applicants should seek to share schemes and joint user agreements where appropriate.
- Increase recreational pressures on existing habitats and species both within and surrounding the Campus?
- Integrate new and/or enhanced open space and ecology features into a wider Campus and city-wide network?
- Appropriately balance the number and distribution of trees across the proposal to sequester carbon, provide cooling and shade to people, wildlife and buildings, reduce surface water runoff and form part of a wider tree canopy network?

The public realm and wellbeing

Does the proposal?

- Positively integrate with the Campus and surrounding community and provide spaces or opportunities that can improve community cohesion, integration and the health and wellbeing of all users?
- Provide or enhance services and facilities that are appropriate to the sites location and function and take opportunities to create a mix of flexible retail, community and/or commercial spaces?
- Offer opportunities for community planting and food growing spaces?
- Seek opportunity to deliver high quality public realm, landscape design and integrated public art projects?

The built form

Does the proposal?

- Correctly locate uses, including those on the ground floor, in relation to the external environment and adjacent buildings?
- Incorporate sufficient amenity spaces into the scheme to optimise their use throughout the day and seasons?
- Make a positive contribution to the city's skyline through careful consideration of its visual impact?
- Take a holistic approach to the grain, form and facades to make sure they are well designed, have a good attention to detail and make a positive contribution to the surrounding context?
- Consider its environmental impact in terms of wind, daylight and overshadowing when also considered cumulatively with adjacent built form, open spaces and public realm?

Connectivity and movement

Does the proposal?

- Maintain or preferably enhance the level of pedestrian and cyclist permeability within the Campus to not add additional pressures on the existing movement network?
- Where appropriate locate fully accessible 'front doors' of buildings along routes that connect to key nodes and destinations, such as public transport interchanges.
- Improve wayfinding and legibility through the design and orientation of buildings and spaces but also through street furniture such as signage and maps?

- Position Mobility and Active Travel Hubs (including cycle parking provision) in convenient locations close to front doors and new or enhanced foot and cycle paths and have to ability to be expanded or relocated as future stages of development comes forward?
- Consider all feasible options to connect to existing Public Rights of Way, and cycle networks to maximise active travel and promote health and wellbeing?
- Prevent or mitigate additional pressures on the highways network given existing known highway capacity issues in this part of Cambridge?
- Accommodate servicing and deliveries into the design of the scheme without impacting on the wider movement network, the safety of pedestrians and cyclists and economic and biological security issues where relevant? Has thought been given to how servicing and delivery requirements could integrate into a wider Campus wide strategy in the future, for example through temporary arrangements or shared access points?
- Provide flexible private parking provision that can be reduced over time as active travel and public transport projects come forward?
- Generate a significant number of users that requires early engagement with transport providers, companies, bodies or other organisations in the preparation of the scheme?
- Consider opportunities to contribute to public costs to meet transport needs of the Campus?

Sustainability

Does the proposal?

- Include climate adaptation measures to respond to changing climate conditions including the choice of building and public realm materials, passive design to address heat management, enhanced green and blue infrastructure and drought tolerant planting?
- Connect to or have the potential to connect to a wider Campus or development phase wide energy, utilities and drainage networks?
- Minimise the use of water through building design, rainwater harvesting and water recycling?
- Follow the energy hierarchy to reduce energy demand and associated emissions, support the transition to net zero carbon and meet energy efficiency standards?
- Design out air quality impacts and ensure contribution to the overall emissions is reduced, preventing cumulative worsening of air quality across the Campus?
- Consider the natural habitats and water quality along the green corridor at Nine Wells, Hobson's Brook and Conduit?

Phasing and delivery

Does the proposal?

- Set out a clear narrative to how the scheme will come forward and integrate with adjacent proposals and wider projects, such as Cambridge South Station?
- Provide Phasing Plans to demonstrate how development will be phased, having regard to current infrastructure, emerging plans/strategies and other technical evidence such as Transport Assessments?
- How does the proposal demonstrably meet the needs identified for growth, innovation, and productivity on the Campus?
- Enable relevant and appropriate meanwhile and temporary uses to come forward that meets the needs of the Campus and wider community that deliver positive outcomes, recognise and address any adverse impacts such as noise, traffic, parking, safety and general disturbance?
- Support local economic growth and community wealth building for surrounding communities and the wider City as well as those working at and visiting the Campus?
- Enable skills and training and apprenticeship opportunities to meet current and future skills gaps?

Preparing planning applications

5.6 The main purpose of this SPD is to provide a planning framework to achieve high quality and well considered development on the Campus. It should form the basis for initial discussions with GCSP through the pre-application process which can then be demonstrated through supporting materials such as a Design and Access Statement. It is therefore strongly encouraged that applicants bringing forward planning applications for new development on the Campus should seek advice from the Greater Cambridge Shared Planning Pre-Application Advice Service before submitting an application. Applicants should also engage with other relevant statutory and local stakeholders. This early engagement will not only help to deliver the best planning outcomes and speed up the decision-making process, but also provide the opportunity to explore the principles, guidance and questions outlined in this SPD to determine how they can be practically and feasibly applied.

Appendix 1:
Adopted Local Plan Policies relevant to the Cambridge Biomedical Campus

This Appendix sets out the relevant planning policies within the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018) that should be read alongside the SPD when determining planning applications for CBC. They are listed along with a summary of the policies content.

Cambridge Local Plan (2018) policies

Policy 1: The presumption in favour of sustainable development

The Council when considering development proposals take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework (NPPF). The NPPF states that the purpose of planning is to help achieve sustainable development. For Cambridge, sustainable means supporting and enhancing an efficient, compact city form that is attractive, highly accessible and meets its needs now and in the future. Development in the region needs to manage new growth and also enhance economic success, quality of life and place, and contribute to the well-being of many diverse communities in Cambridge.

Policy 2: Spatial strategy for the location of employment development

To support Cambridge's economy, the Local Plan aims to increase the provision of employment opportunities across the region, with particular emphasis on growing the Cambridge Cluster of knowledge-based industries and institutions in the city. Proposals that help reinforce the existing high technology and research clusters of Cambridge will be supported. In Policy 2 of the Local Plan identifies six key locations that new employment land would be allocated to in order to support the growth of the Cambridge Cluster. One of these sites is the Cambridge Biomedical Campus (including Addenbrooke's).

Policy 3: Spatial strategy for the location of residential development

The overall development strategy set out in the Local Plan has focused the majority of new development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The Council have looked to make the most effective use of previously developed land and increase access to services and facilities locally. The Local Plan between 2011 and 2031 needs to provide 14,000 additional homes to meet the objectively assessed need for homes identified in the update to strategic housing market assessment (SHMA) for the Cambridge housing Market area.

Policy 4: The Cambridge Green Belt

The Cambridge Green Belt as indicated in Cambridge City Councils Policy Map 2018, has been implemented to preserve the unique setting and special character of the city. The Green Belt is a key component in providing active and passive sport and recreation in the city and provides biodiversity value. Across Cambridge the impact of the Green Belt has contributed to the relationship between high quality of life, place and economic success. Therefore, the Local Plan sets out that new development in the Green Belt will only be approved if it is in line with Green Belt policy in the NPPF.

Policy 5: Sustainable transport and infrastructure

This policy states that development proposals must be consistent with and contribute to the implementation of transport strategies and priorities set out in the Cambridge Local Transport Plan (LTP) and the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC). Cambridge City Council and developers are working together to achieve the objectives and implement the Cambridge specific proposals in the LTP and the TSCSC with particular emphasis on securing modal shift and the greater use of more sustainable forms of transport. Working with partners to support the implementation of transport schemes to improve linkages across the region is something the Council has looked to achieve through adopting this policy. By increasing transport schemes in the region this will in turn increase the use of sustainable transport modes and will improve the accessibility to employment and service from all areas of the city.

Policy 6: Hierarchy of centres and retail capacity

Policy 6 sets out the Hierarchy of Centres which categorises areas of the city based on the size and range of services and facilities as shown on the Policies Map. New development that provides retail should contribute positively to the vitality and viability of the centre. Any retail developments proposed outside the identified centres must be subject to a retail impact assessment, where the proposed gross floorspace is greater than 2,500 square meters. Alternatively, a retail assessment may also be required below this threshold where a proposal could have cumulative impact or an impact on the role or health of nearby centres within the catchment of the proposal. New centres are planned in the urban extensions in the south and northwest of the city, and once these have been developed, they be considered as part of the hierarchy.

Policy 8: Setting of the city

Policy 8 states that development on the urban edge including sites within and abutting green infrastructure and the Cambridge Green Belt, open spaces and the River Cam corridor will only be supported if it meets a select criteria listed in the Plan. Proposals where the primary objective is to conserve or enhance biodiversity, particularly proposals for landscape-scale enhancement across the local authority boundaries will be supported. Moreover, the Council also supports proposals which deliver the strategic infrastructure network and priorities set out in Cambridge green infrastructure network and priorities set out in the Cambridgeshire Green Infrastructure Strategy.

Policy 10: The City Centre

The Local Plan has identified Cambridge City Centre as a primary focus for developments. The Council aims for development in the City Centre to improve the capacity and quality of the public realm. Cambridge City Centre is a thriving regional centre and an international tourist destination. In addition, it also accommodates the needs of individuals who live, work and study in the city through various retail and service provisions. The Council aspire to continue to increase and retain the capacity and improvement of the public realm of the City Centre and set out a specific criteria on what new development or redevelopment should implement to achieve this.

Policy 14: Areas of major change and opportunity area – general principles

Policy 14 sets out how development within the Areas of Major Change (AOMC) and Opportunity Areas should be of the highest quality design and incorporate the principles of sustainable design and Construction. The policy sets out clear criteria regarding how development at sites within AOMCs and the Opportunity Areas shall be granted permission. The council continues to ensure that the AOMC's and Opportunity Areas are developed in the most appropriate way, taking into account the sustainability, mixed-use and design objectives set elsewhere in the plan.

Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy 28 states that development should seek opportunities to integrate the principles of sustainable design and construction into the design of proposals. For promoters of major development, including redevelopment of existing floor space the City Council require them to prepare a Sustainability Statement as part of the Design and Access Strategy of their Design and Access Statement submitted with their planning application. In the submitted Sustainability statement issues including adaptation to climate change, carbon reduction, water management, site waste management and use of materials will be considered. Policy 28 also requires all new developments to meet minimum standards of sustainable construction, carbon reduction and water efficiency unless it can be demonstrated that listed standards are not technically or economically viable. The required standards are listed in the Cambridge Local Plan (2018).

Policy 29: Renewable and low carbon energy generation

The Local Plan sets out clear aims to increase the proportion of energy generated from renewable and low carbon sources to help Cambridge meet national targets for carbon reduction and meet its vision of a low carbon city. Policy 29 states that development proposals involving the provision of renewable or low carbon energy generation will be supported subject to acceptability of their wider impacts.

Policy 31: Integrated water management and the water cycle

The Surface Water Management Plan and Strategic Flood Risk Assessment for Cambridge have found there is little or no capacity in the rivers and watercourses locally to receive surface water run-off from Cambridge. This is an issue that the council have looked to address through the implementation of Policy 29 to ensure that surface water is adequately managed so that flood risk is not increased elsewhere. To gain approval, planning proposals must conform with the listed criteria in Policy 28 which ultimately seeks to minimise the risk of surface water.

Policy 33: Contaminated Land

Contaminated land not only poses significant health risks to future occupiers but also threatens water resources and the wider natural environment. Policy 33 acknowledges these risks and sets out the requirements for developers to quantify and to mitigate these risks ahead of new development.

Policy 34: Light pollution control

To ensure that development proposals are carefully designed to minimise the risk of light pollution, Policy 34 sets out clear criteria for developers when new external lighting or changes to existing lighting are proposed.

Policy 35: Protection of human health and quality of life from noise and vibration

The impact of noise can have a significant impact upon environmental quality, health and quality of life including amenities. Due to the urban nature of Cambridge, noise level varies across the city depending on its location to business, commercial and industrial areas. Policy 35 sets out clear criteria for developers to ensure that development will only be permitted where future user of the development is not exposed internally or externally to unacceptable levels of noise pollution/disturbance from existing or planned use.

Policy 36: Air quality, odour and dust

The primary impacts on air quality in Cambridge are from road transport, and domestic, commercial and industrial heating sources. Policy 36 sets out criteria for development proposals that looks to reduce these apparent impacts through ensuring that applications demonstrate that development will be monitored and mitigated by the developer.

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones

Policy 37 of the Local Plan sets out the conditions for development in Cambridge's Airport Public Safety Zone and Air Safeguarding Zones. Air Safeguarding zones are implemented to restrict the amount of development to ensure safety for the public and aircrafts when flying in the vicinity of Cambridge Airport.

Policy 40: Development and expansion of business space

Policy 40 encourages development in the form of new offices, research and development and research facilities to come forward at selected locations in the city. One of which is the Cambridge Biomedical Campus where research development facilities will be supported. Development at these selected locations will help grow the Cambridge Cluster, by ensuring that there is sufficient employment land in the right locations.

Policy 41: Protection of business space

The Employment Land Review (2012) noted a significant loss of industrial floorspace in Cambridge. High residential land values and a scarcity of developed land in Cambridge has meant that there is a continued pressure on employment floorspace from other uses. Policy 41 seeks to protect land in employment use (B use class) and sui generis research institutions, to ensure that sufficient supply remains to meet the demand. Criteria is set out in the policy for development inside and outside of protected industrial sites.

Policy 42: Connecting new developments to digital infrastructure

Policy 42 states that it is integral for new developments to make provision for high-capacity broadband. Thie provision of high-quality broadband to new homes and offices in Cambridge can avoid future disruption and harm to the street scene and also ensure that new development is fully integrated into modern communications technology.

Policy 43: University development

The University of Cambridge is a vital driver of the Cambridge economy and is the main reason for so many high technology and knowledge-based employers locating the city. Cambridge City Council acknowledge the importance of academic development and commercial research development in sustaining this growth in the economy, therefore the council have set policy to ensure university development continues to enhance faculty and research facilities. The Local Plan sets out clear criteria for university development inside and outside the City Centre. Development or redevelopment of faculty, research and administrative sites for the University of Cambridge and Anglia Ruskin University will be supported when it meets the principles set out in the policies criteria and other related planning policies. One of the allocations made outside of the City Centres is the development of medical teaching and research facilities and related university research institutes at Cambridge Biomedical Campus.

Policy 55: Responding to context

Ensuring that the context of any proposal is considered early on as part of the design processes is essential. A development that responds positively to its context is one that will either enhance areas of existing high quality or will seek to introduce distinctiveness to areas of weaker character. Having an understanding of and appropriate response to the context will ensure that the special character of Cambridge is protected and enhanced. Policy 55 provides clear criteria for development stating that it will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from key characteristics from its surrounding to help create distinctive and high-quality places.

Policy 56: creating successful places

The Local Plan outlines how successful places will create environments that are inclusive and accessible by balancing the needs of all users through high quality design. Policy 56 sets criteria for development proposals to ensure that development is designed to be attractive, high quality, accessible, inclusive and safe. Proposals that adhere to this policy criteria will be supported.

Policy 57: Designing new buildings

High quality building design is linked to context, in terms of appropriateness, and to place making in terms of how the proposed development will be sited. The Local Plan states the importance of proposed development being considered in terms of site location, height, scale, form and proportions, along with materials and detailing. The policy supports development proposals for new buildings can demonstrate have a positive impact on their setting. Criteria is listed which identifies what needs to be demonstrated in order for a proposal to gain approval and conform with this policy.

Policy 58: Altering and extending existing buildings

Both residential and non-residential buildings often need to be adapted over time to meet the changing needs of occupiers. It is therefore vital that any alteration or extension to a building is carefully designed to avoid it destroying the character or integrity of the existing building or negatively impact neighbouring properties. Policy 58 sets out criteria for development proposals to gain permission to alter and extend buildings to ensure that development does not have adverse impacts.

Policy 59: Designing landscape and the public realm

Policy 59 sets out the importance of designing and integrating development into its surrounding landscape. Buildings and the spaces around them should be thought of holistically with the landscape and public realm being as important as the building itself. This policy ensures that development enhances the function, character and amenity value of spaces and boundaries surrounding development. Criteria is listed in the policy to ensure that external spaces, landscape, public realm and boundary treatments are an integral parts of new development proposals.

Policy 60: Tall buildings and the skyline in Cambridge

Policy 60 sets out the importance of maintaining and enhancing the overall character and qualities of its skyline as the city continues to and develop in the future. Proposals for new tall buildings will need to demonstrate how they have taken account of the prevailing context and more distant views to enhance the skyline. Any proposal for a structure that breaks the existing skyline or is significantly taller than the surrounding built form must conform to criteria set out in Policy 60.

Policy 61: Conservation and enhancement of Cambridge's historic environment

Cambridge's historic and natural environment defines the character and setting of the city and has a significant contribution to the quality-of-life residents in the city have. The Local Plan sets out that growth in the city through development will preserve and enhance the historic and natural environment surrounding the city's historic core. Policy 61 sets out clear criteria to ensure that proposal will conserve and enhance Cambridge's historic core.

Policy 62: Local Heritage Assets

Policy 62 of the Local Plan seeks the retention of local heritage assets, including buildings, structures, features and gardens of local interests as detailed in the Councils Local List. A proposal will be permitted where it can demonstrate that they retain the significance, appearance, character or setting of a local heritage asset.

Policy 68: Open space and recreation provision through new development

Policy 68 sets out that all residential development proposals should contribute to the provision of open space and recreation site/facilities on-site. The integration of open space into proposed development should be considered in the early stages of the design process. On-site provision of open space in new major developments will be considered the norm, therefore new development major sites must meet obligations to provide open space on-site.

Policy 69: Protection of sites of biodiversity and geo diversity importance

The Local Plan aims to continue to minimise the impacts of development on biodiversity and geodiversity in the city. Policy 69 ensures that development will only be supported when it can adequately demonstrate that the proposal will not have an adverse effect on biodiversity and where required suitable mitigation measures have been applied. The criteria set out in this policy also requires developers to demonstrate where possible measures to enhance the nature conservation value of the site affected through habitat creation, linkage and management.

Policy 70: Protection of priority species and habitats

Policy 70 states that the aim of any proposal should be to leave any protected species in situ. If this is not possible then the species population may be transferred to an alternative location, as long as it can be demonstrated that there will be no harm to the population being moved or to the species and habitats of the receptor site. A management plan must also be provided to show how this will be achieved in the long term.

Policy 73: Community, sports and leisure facilities

Policy 73 sets out criteria to ensure that developments of new or existing community, sports and leisure facilities improve the range, quality and access to facilities both within Cambridge and where appropriate, in the sub-region of the city. Proposals for new facilities or the replacement of existing facilities are supported where there is a local need. This must be demonstrated through a local need assessment.

Policy 75: Healthcare facilities

Cambridge City Council continue to work with relevant health organisation to provide high quality and convenient local health service in all parts of Cambridge, with particular emphasis on development occurring in areas of growth. Policy 75 sets out criteria for development proposals that are enhancing or introducing new healthcare facilities.

Policy 77: Development and expansion of visitor accommodation

Cambridge has continued to see a growing demand for visitor accommodation particularly in city centre and the outskirts of the city. Policy 77 identifies areas where visitor accommodation will be supported as part of mixed-use schemes. Cambridge Biomedical Campus is one of the areas listed in the policy. The policy also states that new visitor accommodation should be located on frontages of main roads or in areas of mixed uses with good public transport accessibility.

Policy 80: Supporting sustainable access to development

Policy 80 aims to ensure that any major development in that is proposed in the city has access to a high quality and efficient transport network. The council have continued to work with partners including the Cambridgeshire County Council as the highways authority to ensure that new developments promote good access to high quality, sustainable modes of transport.

Policy 81: Mitigating the transport impact of development

New development often brings with it a need for new transport and more pressure on existing transport networks. The additional strain on the transport network as a result of new development has to be appropriately assessed by the Council and Cambridgeshire County Council as the highways authority and mitigated. Development will be permitted where it does not have an unacceptable transport impact.

Policy 82: Parking management

Policy 82 outlines the need for planning proposals to conform with parking standards as set out in Appendix L of the Local Plan (2018) to gain approval. The Council have continued to promote lower levels of private car parking especially in non-residential development in favour of more sustainable transport modes such as walking, wheeling, cycling and public transport. This has been particularly important in the city centres as the transport strategy has been to increase access to the city without increasing overall parking levels.

Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

Policy 85 states that permissions will only be granted if it can demonstrate that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the new development. Where existing infrastructure will be placed under strain due to the impact of new development, the council require developers in their proposals to improve existing infrastructure or make additional provisions so that an appropriate level of infrastructure is maintained.

South Cambridgeshire Local Plan (2018) policies

Policy S/3: Presumption in favour of Sustainable Development

When considering development, South Cambridgeshire District council take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The council continue to work proactively with applicants to find solutions to ensure that proposals accord with the Local Plan and Neighbourhood Plans and thereby can be approved.

Policy S/4: Cambridge Green Belt

Policy S/4 of the Local Plan sets out the boundaries of the Green Belt in South Cambridgeshire and are defined on the Policies Map. The fundamental aim of the green belt policy has been to prevent urban sprawl by keeping land permanently open to ensure that the special character of the historic town is preserved. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

Policy CC/1: Mitigation and Adaptation to Climate Change

The National Planning Policy Framework (NPPF, 2012) requires that local planning authorities adopt proactive strategies to mitigate and adapt to climate changes. South Cambridgeshire District Council set out in policy CC/1 that in order for planning permission to be granted permission they must demonstrate and embed the principles of climate change mitigation and adaptation into the development. When applicants submit a proposal, they must submit a Sustainability Statement to demonstrate how these principles have been embedded into the development proposal.

Policy CC/3: Renewable and Low Carbon Energy in New Development

South Cambridgeshire District Council set out in policy CC/3 the requirement for new dwellings and new non-residential buildings of 1,000m2 or more to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies. The choice of which renewable or low carbon energy technology to use to deliver compliance with the policy rests with the applicant and should respond to specific characteristics of the development proposed.

Policy CC/4: Water Efficiency

The Cambridge Water Company is in an area of water stress as designated by the Environmental Agency. Cambridge Water Companies Resource's management Plan shows that beyond 2035, without additional resources or greater efficiency, the need for water to serve development will be greater than currently available supply Therefore, South Cambridgeshire District Council have set higher water efficiency standards than the National Building Regulations to ensure that a great supply of water can be saved to serve development. The requirements for proposals to achieve water efficiency are set out in Policy CC/4.

Policy CC/6: Construction Methods

The construction of new developments can adversely affect the amenity of surrounding occupiers and the local environment through the generation of construction waste and spoil. Policy CC/6 sets out the requirements for applicants to ensure that the effects of construction are managed effectively. Applicants are required to submit a Construction Environmental Management Plan or a similar document to set out the management measure that builder will adopt to manage the effects of construction on the environment and surrounding communities.

Policy CC/7: Water Quality

South Cambridgeshire District Council set out in Policy CC/7 clear criteria to ensure that any development that is proposed does not result in a deterioration of water quality and instead takes that opportunity to support the achievement of the Water Framework Directive Standards.

Policy HQ/1: Design Principles

South Cambridgeshire District Council set out in Policy HQ/1 criteria for new developments to ensure that they achieve a high-quality design and make a positive contribution to the local and wider context. The Council want development proposals to be of an appropriate scale, design and material for its location and conform with the design principles set out in the policy criteria. Proposals must reflect the design criteria appropriate to the scale and nature of the development.

Policy HQ/2: Public Art and New Development

The provision of quality visual arts and crafts as a part of new development is encouraged by South Cambridgeshire District Council to enhance the quality of development proposals. Policy HQ/2 states that residential developments comprising of 10 or more dwellings and other developments where the floor area to be built is 1,000m2 gross or more, including office, manufacturing, warehousing and retail development will be encouraged to integrate public art into the design of development. Where development is unable to achieve an appropriate scheme on the site the Council encourage developers to make a financial contribution to support public art initiatives.

Policy NH/4: Biodiversity

National legislation and planning guidance place a duty on local authorities to consider biodiversity through their local plans. South Cambridgeshire District Council are committed to protecting and enhancing biodiversity and work with partners to ensure that a proactive approach to the protection and management of biodiversity identified in national and local strategies and plans such as the Cambridgeshire Green Infrastructure Strategy and Biodiversity Action Plan is being taken. Policy NH/4 sets out clear criteria for development proposals to ensure that they maintain, enhance, restore or add to biodiversity.

Policy NH/6: Green Infrastructure

In 2011 a partnership of local organisations, including the South Cambridgeshire District Council, produced the Cambridgeshire Green Infrastructure Strategy which provides an overarching green infrastructure strategy and network for Cambridgeshire. The level of growth that is planned in South Cambridgeshire and Cambridge will put pressure on existing green infrastructure and will require investment to develop this network. Policy NH/6 sets out criteria to ensure that all new developments contribute to the enhancement of green infrastructure.

Policy E/2: Cambridge Biomedical Campus Extension

Policy E/2 states that an extension to the Cambridge Biomedical Campus will be supported on land shown on the Policies Map for biomedical and biotechnology research and development within class B1(b) and related higher education and sui-generis medical research institutes. South Cambridgeshire District Council will continue to support the development of the Cambridge Biomedical Campus provided it conforms with criteria listed in policy E/2.

Policy E/9: Promotion of Clusters

The NPPF (2012) requires local planning authorities to plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries. Policy E/9 seeks to ensure that major sites continue to deliver land and buildings suitable for future development of the high-tech clusters. The policy outlines sectors that form the employment clusters in the region and state that development proposals that are in suitable locations that form part of these employment cluster will be supported.

Policy E/10: Shared Social Spaces in Employment Areas

Policy E/10 supports the development of complimentary facilities in order to help develop the social milieu of free-standing business parks which are not close to existing comparable village facilities. The policy sets out criteria to ensure that development proposals are appropriately scaled to the employment areas.

Policy SC/4: Meeting Community Needs

The sites allocated in the Local Plan identify where new communities will be developed over the plan period. Depending on the scale of development some sites may be required to allocate a wider range of services and facilities or improve existing provisions to support the formation of successful communities. Policy SC/4 sets out the criteria for development proposals to ensure that the provision of services and facilities meet the level of need generated by development.

Policy SC/6: Indoor Community Facilities

South Cambridgeshire District Council continually aim to ensure that all residents have access to indoor community facilities which are appropriate and suitable for their needs. Policy SC/6 states that if developments of a sufficient scale generate the need for new on-site facilities, then they will be required to do so, unless it can be demonstrated that there would be advantages in the delivery off-site facilities at a more accessible location or the delivery of a larger and better facility.

Policy SC/9: Lighting Proposals

The NPPF (2012) paragraph 125 states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. To ensure that the impacts of external lighting are limited Policy SC/9 sets out clear criteria for development proposals.

Policy SC/10: Noise Pollution

Policy SC/10 sets out clear criteria for development proposals to ensure that their impact on noise within the district does not give rise to significant adverse impacts on health and quality of life. The council aim to ensure that development is appropriate and compatible for its location, ensuring that noise sensitive developments are located away from existing sources of noise, in locations where noise will not have an unacceptable impact on surrounding land uses or the environment.

Policy SC/11: Contaminated Land

Where development is proposed on contaminated land or land suspected of being impacted by contaminants the Council will require developers to include an assessment of the extent of contamination and any possible risks. Proposals will only be permitted where land is, or can be made, suitable for the proposed use.

Policy SC/12: Air Quality

The requirement set out in paragraph 124 of the NPPF (2012) for planning policies to sustain compliance with and contribute towards EU limit values or national objectives for pollutants. Local authorities are required to take into account the presence of Air Quality Management areas and the cumulative impacts on air quality from individual sites in local areas. In Policy SC/12 the council require new developments in Air Quality Management Areas to be consistent with the local Air Quality Action Plan. Development proposals are also required to conform with other criteria to ensure that they do not deliver unacceptable impact on air quality.

Policy TI/2: Planning for Sustainable Travel

The NPPF (2012) requires that plans and decisions ensure that developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes are maximised. In assessing where the development proposal is likely to give rise to a material increase in travel demand, the South Cambridgeshire District Council consider the existing use of the buildings/ site, existing transport conditions and likely transport generation from the development proposal. Policy TI/2 sets out the requirement for new development proposals ensuring that proposals will only gain permission where they have been designed to promote sustainable travel.

Policy TI/3: Parking Provision

The car parking standards set out in Policy TI/3 are indicative and should be used by developers as part of a design-led approach whereby car parking provisions are tailored to reflect the specific development in terms of its location. The provision of cycle parking is also set out in Policy TI/3 and requires developers to conform with minimum standards.

Policy TI/6: Cambridge Airport Public Safety Zone

Policy TI/6 states that there is a general presumption against new development or changes of use within the Cambridge Airport Public Safety Zone except for change of use which could not reasonably be expected to increase the numbers of people living, working or congregating on the land. Applications for development within Cambridge's Air Safeguarding Zones will be the subject of consultation with the operator of the airport and the Ministry of Defence.

Policy TI/8: Infrastructure and New Developments

Policy T1/8 states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations or Community Infrastructure Levy (CIL) to secure developer contributions will be related to the form of the development and its potential impacts on the surrounding area. When development creates additional demand for physical infrastructure and social facilities, planning obligations are required to in accordance with government guidance to ensure that developers contribute to making necessary improvements and provide new facilities.

Policy TI/10: Broadband

South Cambridgeshire District Council continue to aim to improve broadband coverage in rural areas to support local enterprise and give more people the flexibility to work from home, saves transport costs and reducing congestion. Policy TI/10 states that new development (residential, employment and commercial) is expected to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the district.

How to find out more

You can find out more about the Cambridge Biomedical Campus Supplementary Planning Document at:

www.greatercambridgeplannning.org