

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. 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 and the University of Cambridge who are also occupiers as well as landowners.

How the vision for the Campus has changed and why

- 2.2** The Addenbrooke's 2020 Vision was started in 2001 and updated in 2004 and 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.
- 2.3** Since Addenbrooke's opened in 1967, 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.
- 2.4** 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.
- 2.5** 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.

- 2.6** 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 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 co-ordinated 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.
- 2.7** The Cambridge South railway station, due to open in 2025, 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. It will also mean that communities in the south of the city and beyond will have better access to the rail network and 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.
- 2.8** In 2022 the Cambridge Children's Hospital, the first specialist children's hospital for the East of England, was granted planning permission and is currently under construction. 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 four 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.

2.9 More recently, CBC Limited has sought to update the vision for the campus up to 2050. 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. 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, 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.

2.10 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.

2.11 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.

Key statistics of the Campus



37,000
people

visit the site every day



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

Lower cancer, heart and circulatory disease and respiratory disease mortality rates than the national average,

with **468**
extra lives
saved each year



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

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



The three world-class hospitals and three NHS trusts see well over



1m
NHS patients
every year

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



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