Cambridge Biomedical Campus

Supplementary Planning Document

Consultation

Comments Cllr Immy Blackburn-Horgan

24/1/25

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1/ Introduction – Cllr Immy Blackburn-Horgan

Firstly, I need to declare an interest, I am an employee of Cambridge University Hospitals which is based on the Cambridge Biomedical Campus Site, I undertook a Biomedical Apprenticeship whilst employed in Addenbrooke's Genetic Laboratory 2019-2023.

In addition, I have lived adjacent to the Cambridge Biomedical Campus Site for 6 years and continue to do so in 2025.

In the time I have lived and worked on and by the CBC Site it has continued to develop and this has appeared to be in a piecemeal manner. So, the drafting of a Cambridge Biomedical Campus SPD, it being prepared to provide supplementary guidance on policies in the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018) is to be welcomed. Plus, it can be seen as positive that once consulted on and adopted, the SPD will then be a material consideration in the determination of planning applications.

As looking at the site from **2008** below, it shows the site when Allies & Morrison presented a first masterplan when the NHS Trust identified "That the scale of hospital-related medical research had grown dramatically over past decades so much so that the hospital was keen to attract this to Cambridge. Commitments to building a new Laboratory of Molecular Biology, and to moving the Papworth Hospital to the site further strengthened the strategic case for the Cambridge Biomedical Campus Site. This, coupled with a lack of physical constraints meant a site that extended significantly beyond the Addenbrooke's hospital's footprint could be considered by the NHS Trust."

In August **2008**, Devereux Architects, Allies and Morrison, WSP Group, AECOM and Cyril Sweett Cost Consultants were appointed by the NHS Trust to develop a strategic masterplan for the hospital extending across 55 hectares. The aim being "To develop a robust, flexible and sustainable framework for the development and regeneration of the existing facilities as well as for future expansion." The Site has grown exponentially year on year since **1959** when the first digging started on site and there is now in place a draft Vision for the whole Site NHS/Commercial/Research to 2050.

2017

2019

2024

In **2025** to finally have an SPD can only be beneficial, aiding in setting out development principles to guide future development proposals for phases 1-3 at the Cambridge University NHS Trust and Cambridge Biomedical Campus Site. Providing a planning framework for consideration when determining planning applications with a whole site approach will sit positively alongside Addenbrooke's Hospital aims when it commissioned its first masterplan for growth in 2008.

A brief summary of some of my comments are contained in the following pages.

2/ Draft CBC Site Document Chapter 2

Chapter 2 – small details
2.1
I would wish to see the land map below included so the ownership of land is easily understood and transparent**.**

Within the SPD the point needs clarification that Cambridge Biomedical Campus Ltd. (CBCL) are not a land owner or developer, their aim is contained in the CBC Ltd. Company No **13471389** Memorandum and Articles of Association:

2. Object

The object for which the Company is established is to represent and promote the interests of its Members as owners and occupiers of the CBC and to that end to seek to ensure that proposals for the development of CBC Expansion Land and through agreed activities that promote curating the Campus as a place and serve to support its optimal development:

Royal Papworth Hospital NHS Trust needs to be inserted as it is not part of CUH but is one of the funders/ employers of **Cambridge Biomedical Campus Ltd. (CBCL). Plus ACT are shown as a land owner.**

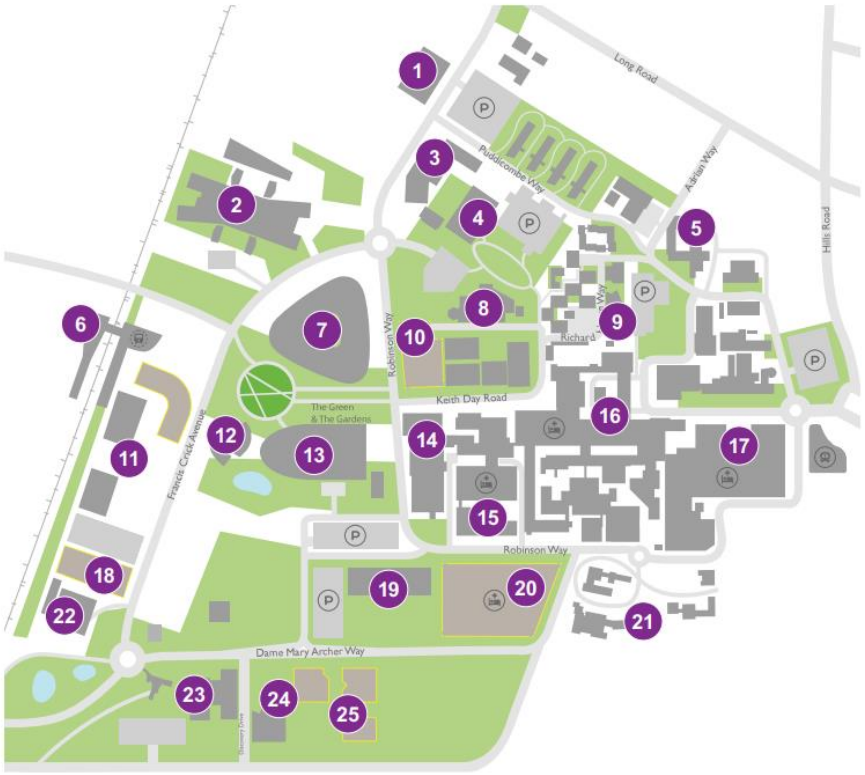
2.1 The land across the Campus is under the ownership of a number of organisations including Cambridgeshire County Council, the Pemberton Family Trust, Prologis, Cambridge University Hospitals, **Addenbrookes Charitable Trust** and the University of Cambridge. As well as the landowners, Cambridge Biomedical Campus Ltd (CBCL) was **formed in 2021 as a not-for-profit company by and for representation** of the major occupiers within the Campus including Abcam, the Medical Research Council and Astra Zeneca as well as Cambridge University Hospitals **Addenbrooke's and Rosie Hospitals**, **Papworth Hospital** and the University of Cambridge who **all** are also as well as landowners.

2.9
The Cambridge Biomedical Campus Site 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.
I ask how – what evidence (appendices) of success of this aim is included 1999 – 2025 for residents in QE Ward?
As someone who has benefited individually from the opportunities that have arisen from the development of the Biomedical Site, I am keen for these opportunities to be made available from all organisations in a coordinated manner for the young people living in my Ward. As part of the "planning gain" establishment of skills and apprenticeship training L2+ leading to jobs in all organisations on site from construction stages of the Site through to the delivery of services once new hospitals/research/commercial/university/Charity/Housing developments are in place through establishment of a QE Skills and Employment Scheme and a world class Science and Community Hub which all can access including young residents. (C.4 – 4f. 3.1 & 4.f 3.2 in line with the City's Wealth Building Strategy)

Key Statistics Need evidence and clarification e.g. 37,000 people visit the site daily – other figures show 44 or 55+ (deliveries/constructions staff/materials+ future dev will mean more). **Medirest** is a key employer but not noted?

3/ Chapter 3 Site Context

3.17



Map 3: Current occupiers 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 2025)
7. The AstraZeneca Discovery Centre (DISC)
8. The Frank Lee Leisure and Fitness Centre
9. The Deakin Centre
10. Cambridge Cancer Research Hospital (in development)

It may assist for transparency and clarity for each of the 25 current occupiers to have the land owner noted next to each one in the list in this section?

3.19 Cannot identify in the list

1. Addenbrooke's Charitable Trust who are an independent Chairty and states "Separate to CUH" ?land owner
2. Significant housing blocks for NHS staff (Sanctuary Housing offices)
3. CBC Ltd. office
4. Medirest

3.25 Forvie is noted as being a site with many trees supporting the biodiversity of the Site. Yet these very trees are being reviewed by redevelopment of the Forvie site underway currently and planned for in the short 2025 and long term 2035, in addition works being undertaken to nearby housing note works they will undertake on Forvie tree roots.

3.26 Due to most users of the Campus not having 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 there is a large overspill of thousands 24/7 into small residential areas abutting the Site resulting in unintended negative impacts for residents.

3.32 There is significant parking stress which continues to grow from the CBC Site on the streets in QE Ward**,** this needs to reduce whilst wayfinding/lighting to/from the P&R to and around the Site requires significant improvement. This has unintended negative impacts on the health and well-being of the communities namely QEW the Site sits in.

4/ Chapter 4 Design Principles

4.2 A laudable aim for the SPD – "It is important to recognise principles of good design in the early stages of the planning process in order to deliver high quality development."

This fits with the Addenbrooke's NHS Trust 2008 Masterplan which aimed "To maximise the quality of the hospital environment, the masterplan aimed to bring an urbanism to the campus rarely seen in healthcare at that time: high quality architecture, public spaces and landscape. Alongside clinical considerations we considered adjacencies, entrances, access, wayfinding and outdoor space. This holistic approach to the campus helps the hospital extract best value from its existing buildings while planning for future growth. The masterplan begins by setting out a legible hierarchy of streets and spaces, which have become the underlying pattern for development. It aimed to define a relationship with the Biomedical Campus whereby Addenbrooke's and the Rosie Hospital have a highly distinctive identity within the overall site." Was this not put in place? As a more piecemeal development of the Site appears to have taken place until 2025 over the past four decades, so good design principles are required to be applied to enable this laudable aims to be met.

For example from the 6 Key principles – 4d.1 Wayfinding and permeability:
Yesterday a patient spent the day on site having many procedures and was on the last one an MRI, I found them wandering around the site lost and confused as to how to find the MRI Dept. Luckily, I knew it was not in the hospitals but outside and was able to accompany them to the Mobile MRI Unit.

4b.2 Continually patients to the site get lost coming from the Babraham Park and Ride not knowing if to go ahead to Addenbrookes roundabout or if going via Ninewells when they reach the sunken playground and do not know that they can go straight ahead by Warburton House, exiting Addenbrooke's patients find this route hard to find, small external details that mean thousands get redirected into smaller residential areas or get lost and confused.

Good Design Principles 4.c
CBC development as a centre for scientific excellence Riba Journal (2024) "..the main impression is of dirty portacabins, streaked concrete, a hidden entrance and confusing signage."

Diagram National Model Design Code MHC&LG (2021) could this be a useful tool to aid good design principles at CBC Site?

4d.2.1 Improve the integration between the Campus and the surrounding communities by enhancing walking, wheeling, cycling and public transport connections ….– **recognising in 2025 37-55,000** movements to and from the CBC Site daily will create unintended negative impacts on small residential streets in QEW abutting the CBC Site e.g. a sample include Sedley Taylor, Fendon, Mobrary, Holbrook, Glebe, Hulett, Field/Bowers/Worts Causeway, Nightingale Ave/Hills Road Service road, Ninewells through to the nearest Red Cross Lane, Stansgate Avenue and Greenlands.

4d.3.2 & **4d.3.3** Encourage cycling and other forms of wheeling to and from the Campus …to allow for users to be able to access their destination safely. Develop cycle and car parking strategies …new or improved cycling infrastructure, …to manage the approach to car parking …


Collision involving Rapid-Response Ambulance vehicle

2 safety elements to explore – i. Increase civic enforcement officers on site to address thefts of bikes on site being moved off site into small residential areas **ii.** Cycling routes which need more signage/lighting to use safe and correct routes e.g. P&R to Addenbrooke's and where fencing has been removed and is making streets have overspill unintended negative impacts from the CBC Site they need reinstating (with gates accessible for bikes/wheelchairs e.g. route on Red Cross Lane to Addenbrookes where both overspill happens and it is a dangerous junction to have direct route cycling onto a main road on the CBC Site / plus motorbikes use daily as a dangerous speeding cut through/replicated Greenlands to Ninewells).

5/ Chapter 5 Obligations & Mitigations

Living adjacent to the CBC Site just 1 small example I receive first hand feedback on where mitigations are required in the planning process e.g. when residents on Red Cross Lane questioned the foul water for Rosie using their road sewers they did not request or want an approach from the Hospitals to purchase their homes. They wished assurances that infrastructure would be fit for purpose. Living with the smells and works on their road for four decades and projected to increase with Forvie and the two hospital developments has impacted on digging and road works from digital cabling, gas, reviews of utilities as not adequate for the site including up to and including yesterday works on their road sewers all in relation to the needs of the CBS Site.

5.2 Cumulative impact beyond the Site boundaries – this has been well documented over the past 2 decades with overspill activities having unintended negative consequences on Queen Edith's Ward and its local residents.
To be addressed by CUH 2024 commitment to commission an independent 2025 Neighbourhood Impact Report.

5.3 The outcome is that individual developments will be planned and considered in a holistic manner – this follows on from previous design guidance of designing out the dangers and is welcomed in QEW.

5.5 By asking 30 questions 'does the proposal' it starts the process to build some confidence for the Queen Edith's population.
Where approximately 12,500 residents have had the equivalent population of an Urban Town situated right next to their homes 37,000 -55,000 daily journeys.
One area I have direct experience of this unintended negative impact is Red Cross Lane where the latest CBC Travel Report identified 7% entering inappropriately side tracking swamping a small residential area of just 50 houses with up to 2,800 daily journeys of people through 2 small cul-de-sac streets with a population of 200 (on one day when a road was closed this reached 4,000 people going just into the site during the morning period).
With currently up to 4 times the Ward population traveling in and out daily to the CBC Site an SPD implies designing out crime may be incorporated into the design principles which can only create safer streets for both locals and the staff and other persons visiting the CBC Site.
Crime is the product of many factors, however, research has shown that design is one element that can influence the occurrence of crime - both positively and negatively. The aim of 'Designing Out Crime' is to reduce the vulnerability of people and property to crime by removing opportunities that may be provided inadvertently by the built environment. It also aims to reduce fear of crime and, in doing so, helps to improve people's quality of life.

85 percent of people surveyed in a study carried out for the Commission for Architecture & the Built Environment (CABE), said the quality of the built environment made a difference on how they felt (2002).
Claus Bech-Danielsen, Professor at the Danish Building Research Institute, stated "Property restoration in the form of renewed designs that introduce individuality and diversity in neighbourhoods can satisfy our societal ideals and create a positive impact on community health." UUR (2018)

The draft SPD may not deliver a policy but by enabling principles to be set that can inform the pre stages of planning processes can only but strengthen the delivery of high-quality developments across Cambridge Biomedical Campus Site and see the growth as a whole so any unintended negative impacts can be mitigated for and its positive impacts can be built on. This draft SPD can only inform the Local Plan but this is a good first step to ensure "Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. It is essential that plans are in place and kept up to date." (Gov.uk 2025)

The Draft SPD appears to meet its aim to "Be focused on site specific mitigation of the impact of development by way of direct provision of infrastructure (both on and off site of the development) and through the payment of financial contributions to the local planning authority."

But my overriding concern is to achieve "planning gain" specifically opportunities for skills, training, apprenticeships and jobs for local young people via a QEW Employment and Skills Scheme. Engaging with and targeting them through our local Queen Edith primary through to secondary schools, by offering a world class Science and Community Hub that reinforces the CBC Site commitment that local young people could have a career and future on their doorstep.
(These comments are made by Cllr Immy Blackburn-Horgan Cambridge City Council Cllr Queen Edith's Ward, as an individual Ward Cllr and not as a statement from the Liberal Democrats)