

Cambridge Biomedical Campus Update

To: Strategy and Resources Committee

Meeting Date: 11 July 2023

From: Executive Director of Finance and Resources

Electoral divisions: Shelford and Sawston, Queen Ediths and Trumpington

Key decision: No

Forward Plan ref: Not applicable

Outcome: The Committee is aware of the latest position of the Cambridge Biomedical Campus (CBC) and is supportive of moving forward with partners and land owners on the campus.

Recommendation: The Committee is asked to note the update on progress, support and delegate the signing of a Memorandum of Understanding with the other land owners on the site in further support of the campus development to the Executive Director of Finance and Resources in consultation with the Chair of this Committee and the Monitoring Officer.

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1. Background

- 1.1 The Cambridge Biomedical Campus (CBC) is located at the heart of the UK's and Europe's leading life sciences cluster and is the largest centre of medical research and health science in Europe. The site is located at the southern end of Hills Road in Cambridge. Over 22,5000 people work at the site planning to rise to 39,000 with development. The site is home to Cambridge University Hospitals NHS Foundation Trust, Royal Papworth Hospital NHS Foundation Trust, AstraZeneca's headquarters, Abcam, the Wellcome Trust, Cancer Research UK, the University of Cambridge's medical school, and the United Kingdom's governmental Medical Research Council, which has National Institute for Health and Care Research-designated biomedical research centre status.
- 1.2 Cambridgeshire County Council (CCC) are working with the land owners and CBC Limited, as well as a number of advisors, to continue the development of the campus including the future phased development on CCC land. As part of that joint work the land owners are proposing entering into a Memorandum of Understanding (MOU) to both reflect the commitment surrounding the Campus development and the begin to set out the next steps in development.
- 1.3 The site area, comprising the existing campus, further allocated land known as Phase 3, and the as yet unallocated land known as Phase 4, is shown on the attached Plan Appendix 2. Both phases 3 and 4 are currently in agricultural use and vacant possession can be obtained as and when required.

2. Main report

- 2.1 The Cambridge Biomedical Campus has been developed successfully with Phase 1 either being sold or let by the end of 2016 and Phase 2 being drawn down significantly earlier than was originally envisaged when the concept was first adopted. The speed of development of Phase 1 encouraged the local planning authority to allocate further land at CBC in the current adopted Local Plan. This is known as the Phase 3 land and owned by the County Council. No development or planning has yet been taken forward on this land.
- 2.2 The current Local Plan is under review and a new plan is likely to be adopted in 2027. Representations have been made to include further development at the Biomedical Campus. This is known as Phase 4 land, which is jointly owned by a third party and The County Council. This land continues to be promoted through the Local Plan and is currently identified as a preferred site in the emerging plan, subject to further justification of the case for release of Green Belt, deliverable improvements to the existing Campus, and need.
- 2.3 As part of the preparation for submissions to the Greater Cambridge Planning Authority in its consideration and adoption of the new local plan, the land owners across the various phases and interest in the development are proposing an MOU is signed by each party to reflect the commitment to the delivery and future development of all phases.

- 2.4 To date all other landowners have agreed to sign the MOU with the NHS getting final board approval early in July.
- 2.5 The MOU attached at Appendix 1, whilst not legally binding, sets out a desire for all partners to work together to:
- deliver early interventions, such as tree planting to progress development;
 - shape and deliver campus wide improvements to a pre-agreed campus wide Masterplan, as plots become available and are brought forward for development; and
 - funded future phases through development funding, but each landowner recognises a need may be needed for future contribution through alternative sources/grants of funding and/or facilitated by the landowners as appropriate on a cost sharing basis to be agreed between the parties.
- 2.6 The MOU is still in discussion with Pathfinder Legal and will be finalised in consultation with them and the Monitoring Officer. It is not expected this will yield any significant matters, however if any changes were required that introduced significant change then we would seek to bring this MOU back for further member consideration.

3. Alignment with ambitions

- 3.1 Net zero carbon emissions for Cambridgeshire by 2045, and our communities and natural environment are supported to adapt and thrive as the climate changes

There are no significant implications for this ambition.

- 3.2 Travel across the county is safer and more environmentally sustainable

There are no significant implications for this ambition and the development of the station on the site is recognised as a significant part of this infrastructure.

- 3.3 Health inequalities are reduced

This development will further strengthen the health provision in the county and wider.

- 3.4 People enjoy healthy, safe, and independent lives through timely support that is most suited to their needs

There are no significant implications for this ambition.

3.5 Helping people out of poverty and income inequality

There are no significant implications for this ambition.

3.6 Places and communities prosper because they have a resilient and inclusive economy, access to good quality public services and social justice is prioritised.

This development will continue to support this ambition as development comes forward.

3.7 Children and young people have opportunities to thrive

There are no significant implications for this ambition.

4. Significant Implications

4.1 Resource Implications

At this stage there are no resource implications and any will be brought back under future reports to Committee.

4.2 Procurement/Contractual/Council Contract Procedure Rules Implications

There are no significant implications within this category.

4.3 Statutory, Legal and Risk Implications

The nature of a MOU is noted within the paper.

4.4 Equality and Diversity Implications

There are no significant implications within this category.

4.5 Engagement and Communications Implications

There are no significant implications within this category.

4.6 Localism and Local Member Involvement

There are no significant implications within this category.

4.7 Public Health Implications

There are no significant implications in this category.

4.8 Environment and Climate Change Implications on Priority Areas

There are no significant implications in this category.

Have the resource implications been cleared by Finance? Yes
Name of Financial Officer: Michael Hudson

Have the procurement/contractual/ Council Contract Procedure Rules implications been cleared by the Head of Procurement? No
Not applicable

Has the impact on statutory, legal and risk implications been cleared by the Council's Monitoring Officer or Pathfinder Legal Services? Yes
Name of Legal Officer: Emma Duncan

Have the equality and diversity implications been cleared by your EqIA Super User? No
Not applicable

Have any engagement and communication implications been cleared by Communications? No
Not applicable

Have any localism and Local Member involvement issues been cleared by your Service Contact? No
Not applicable

Have any Public Health implications been cleared by Public Health? No
Not applicable

5. Source documents

- 5.1 Previous meeting Commercial and Investment Committee 21 March 2021 - [Council and committee meetings - Cambridgeshire County Council > Meetings \(cmis.uk.com\)](#)

DRAFT

Memorandum of Understanding

The Parties:

University of Cambridge

Cambridgeshire County Council

Cambridge University Hospitals NHS Foundation Trust

Prologis

Pemberton

1.0 Introduction

- 1.1. The Parties comprise Landowners who collectively control the majority of the land forming the existing Cambridge Biomedical Campus (CBC), allocated but undeveloped land adjoining the campus and land proposed for further future expansion.
- 1.2. This Memorandum of Understanding (MoU) has been prepared by the Parties to support the work being undertaken in partnership with CBC Ltd promoting enhancements to the Campus and the allocation of further expansion land for CBC in the next Local Plan. The Local Plan is being prepared by the Greater Cambridge Shared Planning authority (GCSP).
- 1.3. The Parties and CBC Ltd together with officers of GCSP are evolving a high-level Concept masterplan of the Campus including land known as Phase 4 (shown on the attached plan). This masterplan will help to inform the planning policy framework to be established in the first draft Local Plan in late 2023.
- 1.4. This document sets out the commitment of the landowners to play their part in ensuring that CBC continues to grow as a world leading centre of excellence at the forefront of medical research and health science, centred around co-location of leading hospitals with excellence in bio-medical research and commercial R&D. CBC's pre-eminence can only be sustained if further land is allocated not only to respond to significant demand from companies wishing to co-locate and collaborate with existing occupiers but also to enable sequential development and enhancement of the existing Addenbrookes' campus.

2.0 The Site

- 2.1 The site area, comprising the existing campus, further allocated land known as Phase 3, and the as yet unallocated land known as Phase 4, is shown on the attached Plan. Both phases 3 and 4 are currently in agricultural use and vacant possession can be obtained as and when required.
- 2.2 CBC is well located on the southern fringe of Cambridge close to the M11 Motorway and with excellent accessibility through all transportation modes including, the Cambridge guided bus, conventional bus services, cycle routes and nearby park and rides. It will shortly benefit from a new dedicated railway station (Cambridge South) and additional segregated rapid transit connection to a new Travel Hub on the A11 (CSET2).
- 2.3 CBC currently employs c.22,500 people, increasing to c.34,000 people when current developments allocated or under construction are complete and to c. 39,000 people if the Phase 4 land is allocated. Permanent employee numbers are currently swelled by over 17,000 visitors per day, potentially rising to 27,000 visitors per day if the Phase 4 land is allocated.
- 2.4 The Concept Masterplan is seeking to deliver a flagship, high quality employment development which will evolve into a world class innovation campus. The development will be set within high-quality landscaping and biodiversity enhancement that will create new habitats, and a network of public footpaths/cycleways. Expansion of the campus on to the Phase 4 land would also create the opportunity for a new southern access on to the site, connecting the new Cambridge South station with Babraham Park and Ride, alleviating congestion on Babraham Road and Hills Road.
- 2.5 By comparison with its peers around the world, a gap analysis shows that CBC lacks a range of facilities and amenities. However, most of its land is committed or consented with little opportunity to secure investment in enhanced landscaping, public realm, utilities, transport infrastructure or place making. Without a growth stimulus, the existing Addenbrookes Campus will struggle in its aspirations to modernise and grow its facilities, while companies currently wishing to co-locate there may choose instead to move to other international locations. The proposed expansion land is a highly suitable, sustainable and deliverable opportunity that can meet the need to expand the Campus and the development of which can generate the means to contribute towards the enhancement of the Campus.

3.0 Mechanism for Delivery

- 3.2 The Parties are committed to working together proactively and to work with both CBC Ltd and GCSP to continue to develop or facilitate development of the site as a world class centre for Biomedical Life Sciences.
- 3.3 The Parties through their work in support of the 2050 Vision for the Campus have collectively and separately undertaken significant work to ensure that there are no insurmountable constraints or obstacles to the development of the expanded Campus on land within their control. They continue to meet and work together in furtherance of their common objective to see CBC grow and thrive.
- 3.4 The preparation of the Concept Masterplan is being informed independently by qualified technical consultants and a recognised Architect at the collective cost of the Parties. It is being prepared in the interests of all of the Parties to identify the interventions necessary at the Campus in the context of the future allocation of the phase 4 land for further expansion. The Masterplan is being evolved and agreed by the Parties in a way that ensures it is deliverable to the best of our current understanding.
- 3.5 The Parties recognise that the enhancement of CBC can only be achieved through collective endeavour, harnessing the opportunity created by the expansion of the Campus. Accordingly, and subject to the expansion being sanctioned in the new Local Plan, the Parties are committed to the principles of a delivery strategy with the following characteristics:
- the early delivery or facilitation of near term strategic interventions which respond to the gap analysis;
 - campus wide improvements, including co-ordinated Green and Blue infrastructure and appropriate Public Realm, will be delivered or facilitated by each individual landowner as applicable to their circumstances to a pre-agreed campus wide Masterplan, as plots become available and are brought forward for development; and
 - where other agreed campus enhancements are necessary but not deliverable or capable of being facilitated by an individual landowner, applicant or through a site specific planning application, such enhancements will be contributed to through alternative sources/grants of funding and/or facilitated by the landowners as appropriate on a cost sharing basis to be agreed between the parties.
- 3.6 Facilitating the delivery of this enhanced Campus will contribute to meeting the Greater Cambridge Shared Planning Service's own objectives in delivering employment development in this important location as well as meeting the Government's agenda to support the life sciences/advanced manufacturing sector and the people that work in them.

4.0 Declaration

4.1 Agreement to the principles of this MOU, which are subject in all cases to appropriate agreements and structures on acceptable terms being entered into between the Parties and/or any third parties, is hereby signed on behalf of:
