



**GL Hearn**  
Part of Capita plc

# Greater Cambridge Local Plan Strategic Spatial Options Assessment: Employment

**Greater Cambridge Shared Planning**

November 2020

**Prepared by**

GL Hearn

With

Iceni Projects Ltd.

## **Contents**

<b>Section</b>	<b>Page</b>
<b>1 EXECUTIVE SUMMARY</b>	<b>3</b>
<b>2 INTRODUCTION</b>	<b>7</b>
<b>3 THE STRATEGIC OPTIONS</b>	<b>9</b>
<b>4 METHODOLOGY</b>	<b>10</b>
<b>5 COMMENTARY ON LEVELS OF GROWTH</b>	<b>11</b>
<b>6 COMMENTARY ON SPATIAL OPTIONS</b>	<b>13</b>
<b>7 CONCLUSION</b>	<b>28</b>

## 1 EXECUTIVE SUMMARY

### Greater Cambridge Employment Land and Economic Development Evidence Study

- 1.1 A final draft employment land review (ELR) titled Greater Cambridge Employment Land and Economic Development Evidence Study has been completed as of September 2020, although the primary modelling was completed in winter 2019. As a result, its outcomes and recommendations do not take account of COVID19 implications.
- 1.2 The ELR considers a range of issues including the local property market, economic clusters, land supply and future land needs.
- 1.3 The report identifies that Greater Cambridge has key business clusters of in life sciences, ICT, professional services and to a lesser extent advanced manufacturing. Life sciences businesses in particular, associated with research capabilities embedded in Cambridge University, have seen large employment expansion and there are a range of science parks particularly around South Cambridgeshire.

### Commentary on growth level options

- 1.4 In terms of future needs, the ELR considers employment and floorspace needs tested in terms of: labour supply, derived from the standard method population and jobs arising; a central employment scenario; and a higher employment scenario.
- 1.5 The standard method scenario in the ELR is equivalent to the jobs (and therefore homes) in the minimum growth scenario in the Local Plan options. Given the rate of jobs creation in the past, the ELR does not recommend planning for the outcomes of the standard method scenario which would see job growth constrained to around 60% of the long term historic rate due to a lack of labour supply. The current level of floorspace commitments in the Greater Cambridge land supply would provide enough B1a (offices), B1b (laboratories) and B1c (light industrial) employment land

to meet the needs generated under the standard method, however there would be a shortfall in industrial and warehousing needs.

- 1.6 The central scenario in the ELR is equivalent to the jobs (and therefore homes) in the medium growth scenario in the Local Plan options. Given the rate of job creation in the past, the ELR recognises this as the most likely outcome for the Greater Cambridge economy as it is comparable to the long term historic jobs growth, but in planning positively for growth the ELR does not recommend planning for the employment floorspace outcomes of the central scenario – without prejudice to any housing or jobs outcomes. The current level of employment commitments in the Greater Cambridge land supply would provide enough B1a and B1b employment land to meet the needs generated under the central scenario if the mixed B1 supply components include a sufficient amount of B1b in particular. There would be a shortfall in industrial and warehousing needs.
- 1.7 The higher scenario in the ELR is equivalent to the jobs (and therefore homes) in the maximum growth scenario in the Local Plan options. The higher scenario places a greater weight on fast growth in the recent past, particularly in key sectors. It is influenced by the average per annum rate of job creation from 2010 to 2017, which was considerably higher than that achieved on average per annum between 1991 and 2010. It does not assume this much faster recent job growth continues indefinitely but does assume that the long term future average is influenced by the performance of the economy in the recent past. In planning positively for growth it is recommended that the level of employment land associated with the higher growth be planned for, without prejudice to any employment and housing outcomes. This enables a flexible supply ensuring choice for business growth and inward investment. It minimises potential restrictions on employment growth associated with land use planning and also aligns more closely with the completions trends and the property market feedback. The current level of employment commitments in the Greater Cambridge land supply are not considered to provide a sufficient amount of B1a and

particularly B1b floorspace to meet the needs generated under the higher scenario. There would also be a shortfall in industrial and warehousing needs. As noted, the above recommendation is made without prejudice to any housing or jobs outcomes.

### Commentary on spatial options

- 1.8 There are different implications for each level of growth across the spatial scenarios.
- 1.9 Under the 'minimum' option the office and laboratory (lab) requirements are largely met through existing supply, so growth can be achieved under almost any spatial scenario. For industrial and warehousing needs, spatial scenarios 3,4,6,7,8 are likely to be suitable as larger areas of land will be available to meet floorspace requirements.
- 1.10 Under the 'medium' option again the office and lab requirements are largely met through existing supply, so growth can be achieved under almost any spatial scenario. However, for offices the supply would only just exceed forecast needs. Scenarios 1 or 2 would best serve some further provision of B1a/b space meeting demand given proximity to the city's existing professional services cluster concentration although any scenario (except 5) could reasonably deliver additional floorspace. Under this medium growth option, B1b lower density labs would also largely have its floorspace requirements fulfilled by current supply although further allocations could be considered under 3,4,6,7,8 where space is available. For industrial and warehousing needs, spatial scenarios 3,4,6,7,8 are likely to be suitable as larger areas of land will be available to meet floorspace requirements.
- 1.11 Under the 'maximum' option the office requirements are largely met through existing supply, however for offices the supply would only just exceed forecast needs, when taking into account some mixed B1 commitments. Scenarios 1 or 2 would best serve a more substantial provision of further B1a space meeting demand, given proximity to the city's existing professional services cluster concentration. It is possible that other scenarios (except 5) could also reasonably deliver additional floorspace. B1b

lower density labs need further supply which could be considered under 3,4,6,7,8 where space is available. For industrial and warehousing needs, spatial scenarios 3,4,6,7,8 are likely to be suitable as larger areas of land will be available to meet floorspace requirements.

## Conclusion

- 1.12 Overall, the ELR's recommendation is to plan positively for growth and as a result to consider the employment floorspace outcomes under the report's 'higher' growth scenario, which is equivalent to the maximum growth option in the Local Plan. This recommendation is without prejudice to any housing or jobs outcomes.

## 2 INTRODUCTION

- 2.1 A final draft employment land review (ELR) titled Greater Cambridge Employment Land and Economic Development Evidence Study has been completed as of September 2020 although the primary modelling was completed in winter 2019. As a result the outcomes and recommendations do not take account of COVID19 implications.
- 2.2 The ELR considers a range of issues including the local property market, economic clusters, land supply and future land needs. In terms of future needs, options are tested around labour supply, derived from the standard method population and jobs arising; a central employment scenario; and a higher employment scenario. The central scenario sees jobs being created broadly in line with the same rate as in past decades and is considered most likely outcome taking into account long term historic patterns of employment. The higher scenario places a greater weight on fast growth in the recent past, particularly in key sectors. It recognises that there has been a rate of job creation from 2010 to 2017 that has been considerably higher than the 1991-2010 average demonstrating the capability of the local economy, however the higher scenario model does assume a slow down in this higher rate across the Plan period as a whole.

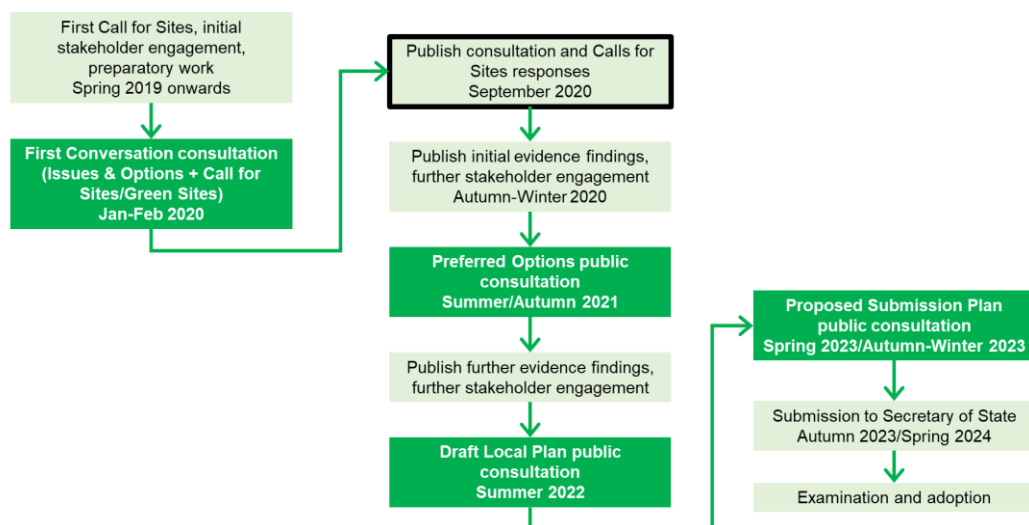
### Assessment of strategic (non-site specific) spatial options

- 2.3 Cambridge City Council and South Cambridgeshire District Council completed public consultation on the Greater Cambridge Local Plan First Conversation (Issues and Options) in early 2020. Building on the initial options set out in the First Conversation, the Councils have identified three growth level options for homes and jobs and eight strategic (non-site specific) spatial options for testing. Description of the options and explanation of how they were developed is set out in the Greater Cambridge Local Plan: strategic spatial options for testing – methodology document.

- 2.4 The Councils have asked consultants producing Local Plan evidence studies, including the Sustainability Appraisal, to assess the strategic options with regard to their initial evidence findings. This report forms one element of that assessment.
- 2.5 The initial evidence findings will be reported to the Joint Local Plan Advisory Group in autumn 2020, and will help inform further engagement with stakeholders.
- 2.6 Preferred Options public consultation is planned for summer/autumn 2021, including a preferred strategy and draft allocations. The process of Local Plan preparation is set out below in Figure 1.

**Figure 1: Local Plan Preparation Flowchart**

### Process of Local Plan preparation



Source: Greater Cambridge Shared Planning Service



### **3 THE STRATEGIC OPTIONS**

3.1 The three growth level options tested through this report are:

- Minimum – Standard Method homes-led
- Medium – central scenario employment-led
- Maximum – higher employment-led

3.2 The spatial scenarios tested through this report are:

- 1 Densification of existing urban areas
- 2 Edge of Cambridge – outside the Green Belt
- 3 Edge of Cambridge – Green Belt
- 4 Dispersal – new settlements
- 5 Dispersal – villages
- 6 Public transport corridors
- 7 Supporting a high-tech corridor by integrating homes and jobs
- 8 Expanding a growth area around transport nodes

## **4 METHODOLOGY**

4.1 In assessing the levels of employment growth, this report draws on the wider ELR which takes into account the demand supply balance of various floorspace types as well as qualitative findings relating to business clusters.

4.2 In assessing spatial options from an employment perspective the following have been considered:

- Labour force accessibility, availability and proximity
- Suitability for future economic growth sector land uses
- Proximity to existing clusters
- Deliverability / market response

## **5 COMMENTARY ON LEVELS OF GROWTH**

- 5.1 The standard method scenario in the ELR is equivalent to the jobs (and therefore homes) in the minimum growth scenario in the Local Plan options. Given the rate of jobs creation in the past, the ELR does not recommend planning for the outcomes of the standard method scenario which would see job growth constrained to around 60% of the long term historic rate due to a lack of labour supply. The current level of floorspace commitments in the Greater Cambridge land supply would provide enough B1a (offices), B1b (laboratories) and B1c (light industrial) employment land to meet the needs generated under the standard method, however there would be a shortfall in industrial and warehousing needs.
- 5.2 The central scenario in the ELR is equivalent to the jobs (and therefore homes) in the medium growth scenario in the Local Plan options. Given the rate of job creation in the past, the ELR recognises this as the most likely outcome for the Greater Cambridge economy as it is comparable to the long term historic jobs growth, but in planning positively for growth the ELR does not recommend planning for the employment floorspace outcomes of the central scenario – without prejudice to any housing or jobs outcomes. The current level of employment commitments in the Greater Cambridge land supply would provide enough B1a and B1b employment land to meet the needs generated under the central scenario if the mixed B1 supply components include a sufficient amount of B1b in particular. There would be a shortfall in industrial and warehousing needs.
- 5.3 The higher scenario in the ELR is equivalent to the jobs (and therefore homes) in the maximum growth scenario in the Local Plan options. The higher scenario places a greater weight on fast growth in the recent past, particularly in key sectors. It recognises that there has been a rate of job creation from 2010 to 2017 that has been considerably higher than the 1991-2010 average. It does not assume this much faster job growth continues indefinitely but does assume that the long term future average is influenced by the performance of the economy in the recent past. In

planning positively for growth it is recommended that the level of employment land associated with the higher growth be planned for without prejudice to any employment and housing outcomes. This enables a flexible supply ensuring choice for business growth and inward investment. It minimises potential restrictions on employment growth associated with land use planning and also aligns more closely with the completions trends and the property market feedback. The current level of employment commitments in the Greater Cambridge land supply are not considered to provide a sufficient amount of B1a and particularly B1b floorspace to meet the needs generated under the higher scenario. There would also be a shortfall in industrial and warehousing needs.

## **6 COMMENTARY ON SPATIAL OPTIONS**

### Spatial Scenario 1: Focus on Densification of existing urban areas

- 6.1 This approach would focus new homes and jobs within Cambridge, because it is the main urban area and centre for services and facilities. The primary location for development within the urban area is at North East Cambridge: this is the last major brownfield site within Cambridge urban area and is being taken forward separately via an Area Action Plan.

#### **Labour force accessibility, availability and proximity**

- 6.2 Within Cambridge, employment is anticipated to provide highly accessible employment opportunities to a significant labour pool in the city with short and sustainable modes of commuting. Cambridge North Station provides a highly accessible access node.

#### **Suitability for future economic growth sector land uses**

- 6.3 Within city development will be well suited to higher density offices and 'dry lab' research type space. However more land hungry use classes such as wet lab research spaces and light industrial or warehousing are unlikely to be suited to city areas due to the high land and rental values and competition for land with housing and other uses.

#### **Proximity to existing clusters**

- 6.4 The city has a well established professional services offer with a cluster of technology orientated firms at Cambridge Science Park and a range of firms at Cambridge Business Park. North East Cambridge is likely to be able to build on the success of nearby premises in developing an office / technology offer. However, it may be less attractive to lifescience orientated businesses due to reasons noted above relating to higher density utilisation.

### **Deliverability / market response**

- 6.5 The occupier and investment market will be attracted to in city development such as North East Cambridge. It is likely to be primarily targeted at prime office / lab space as previously achieved in the city due to the desirability of the location. An increase in supply may temper rental values. Mid-market rental premises and non-office based activities are expected to see lower levels of market interest.

### **Options issues**

- 6.6 **Minimum:** B1ab premises needs, which are limited under this option, would be met through the NEC or other urban intensification. This scenario may fail to provide sufficient industrial and warehousing floorspace requirements through intensification of the urban sites in the city alone.
- 6.7 **Medium:** B1ab premises needs, which are limited under this option, would be met through the NEC or other urban intensification. This scenario may fail to provide sufficient industrial and warehousing floorspace requirements through intensification of the urban sites in the city alone.
- 6.8 **Maximum:** B1a premises needs are expected be met through the NEC or other urban intensification. Lower density wet lab B1b premises may not be fulfilled through urban intensification alone. This scenario may fail to provide sufficient industrial and warehousing floorspace requirements through intensification of the urban sites in the city alone.

### **Spatial Scenario 2: Focus on Edge of Cambridge: outside Green Belt**

- 6.9 This approach would create new homes and jobs in extensions on the edge of Cambridge, using land not in the green belt. The only large site on the edge of Cambridge not in the Green Belt is Cambridge Airport.

### **Labour force accessibility, availability and proximity**

- 6.10 Edge of Cambridge employment (Cambridge Airport) is anticipated to provide a good level of accessible employment to a significant labour pool in the city with short and sustainable modes of commuting. However connectivity via public mode ie via train is not on offer creating a weakness compared to CB1 / NEC locations.

### **Suitability for future economic growth sector land uses**

- 6.11 As with scenario 1, Edge of Cambridge development will be well suited to higher density offices and 'dry lab' research type space. The volume of land available at the airport is anticipated to be able to provide for some of the more land hungry use classes such as wet lab research spaces and light industrial or warehousing.

### **Proximity to existing clusters**

- 6.12 The employment offer is more limited at the edge of centre around the airport. However, this is unlikely to present an issue due to the level of demand expected for the site. As a result it is feasible that in the medium term the development of an employment centre could be successful, having a relationship with the existing city centre offer as well as Science Park area tech / professional services and some life sciences.

### **Deliverability / market response**

- 6.13 The occupier and investment market is anticipated to be attracted to edge of city development such as Cambridge Airport. Prime office / lab space is anticipated to be achieved over time however there might be a lead in to achieving a more critical mass. Mid-market and SME premises are anticipated to be attracted here. A major employer / institutional investor interest would kick start the location's desirability in employment terms.

### **Options issues**

- 6.14 **Minimum:** B1ab premises needs, which are limited under this option, would be met through provision at Cambridge Airport or other similar sites. This scenario may fail

to provide sufficient industrial and warehousing floorspace requirements through provision at this edge of city site alone.

- 6.15 **Medium:** B1ab premises needs, which are limited under this option, would be met through provision at Cambridge Airport or other similar sites. This scenario may fail to provide sufficient industrial and warehousing floorspace requirements through provision at this edge of city site alone.
- 6.16 **Maximum:** B1a premises needs are likely to be met through provision at Cambridge Airport or other non-Greenbelt development. It is possible that lower density wet lab B1b premises may be delivered at this location but competition for use may see requirements unfulfilled. This scenario alone may fail to provide sufficient industrial and warehousing floorspace requirements.

### Spatial Scenario 3: Focus on Edge of Cambridge: Green Belt

- 6.17 This approach would create new homes and jobs in extensions on the edge of Cambridge, involving release of land from the Green Belt.

#### **Labour force accessibility, availability and proximity**

- 6.18 Edge of Cambridge employment (Green Belt) is anticipated to provide a good level of accessible employment to a significant labour pool in the city with short and sustainable modes of commuting. However connectivity via public mode (ie via train) will depend on individual locations. This would affect the attractiveness and suitability of particular locations.

#### **Suitability for future economic growth sector land uses**

- 6.19 Edge of city development will be well suited to higher density offices and 'dry lab' research type space as well as more land hungry use classes such as wet lab research spaces and light industrial or warehousing.



### **Proximity to existing clusters**

- 6.20 A range of medium and large-scale employment locations exist on the edge of Cambridge which operate successfully in isolation. This includes Capital Park, Marshalls, Cambridge Science Park and the Biomedical Campus. The development of a new employment location is likely to be successful given existing sector strengths, levels of demand and forecast employment growth in Greater Cambridge. It is feasible that in the medium term the development of a new employment centre could be successful, having a relationship with the existing city offer.

### **Deliverability / market response**

- 6.21 The occupier and investment market is anticipated to be attracted to edge of city development. Prime office / lab space is anticipated to be achieved over time however there might be a lead in to achieving a more critical mass. Mid-market and SME premises are anticipated to be attracted here. A major employer / institutional investor interest would kick start any location's desirability in employment terms.

### **Options issues**

- 6.22 **Minimum:** B1ab premises needs, which are limited under this option, could be met through Greenbelt release around Cambridge. This scenario is likely to be able to provide sufficient industrial and warehousing floorspace requirements if sufficient land is released.
- 6.23 **Medium:** B1ab premises needs, which are limited under this option, could be met through Greenbelt release around Cambridge. This scenario is likely to be able to provide sufficient industrial and warehousing floorspace requirements if sufficient land is released.
- 6.24 **Maximum:** B1a premises needs are likely to be met through the releasing Greenbelt development. It is possible that lower density wet lab B1b premises could also be delivered at this location. This scenario is likely to be able to provide sufficient industrial and warehousing floorspace requirements if sufficient land is released.

## Spatial Scenario 4: Focus on New Settlements

- 6.25 New settlements would establish a whole new town or village, providing homes, jobs and supporting infrastructure in a new location, and would need to be supported by strategic transport infrastructure connecting to Cambridge.

### **Labour force accessibility, availability and proximity**

- 6.26 New settlements will provide a direct source of sustainable labour for employment. This will be assisted if connected to Cambridge.

### **Suitability for future economic growth sector land uses**

- 6.27 New settlement development will be well suited to accommodating the full range of land uses associated with Greater Cambridge's sectors including offices, labs and warehousing / industrial given opportunities for available land.

### **Proximity to existing clusters**

- 6.28 Employment parks exist across Greater Cambridge. Outside of the city and fringe these are spread across South Cambridgeshire including at Cambourne and a number in the south such as Granta Park, Babraham and Genome Campus. This suggests that spatial proximity is unlikely to be a key factor in generating new economic development, although professional services offices in particular cluster near to the city. The south / south east of South Cambridgeshire has generally been more successful in developing life science related employment. This is largely linked to institutional investment. Cambourne has been slower to create a critical mass in employment. The location of a new settlement may therefore have a bearing on its level of employment success.

### **Deliverability / market response**

- 6.29 As above the market has had a mixed response to delivering employment at new settlements, with an institutional investor or major employer playing a central role. The permitted application for the expansion of the Genome Campus indicates the benefits of aligning employment and housing ensuring sustainable proximity for

commuting. Other settlements have seen a comparatively weaker response for employment such as Cambourne and Northstowe. Developing a new employment offer contrary to the major benefits of the city and existing locations can prove challenging.

### **Options issues**

- 6.30 **Minimum:** B1ab premises needs, which are limited under this option, could be met through provision at a new settlement(s). However the market's preference would be to see new B1a and some B1b space delivered in close proximity to the city. This scenario is likely to be able to provide sufficient industrial and warehousing floorspace.
- 6.31 **Medium:** B1ab premises needs, which are limited under this option, could be met through provision at a new settlement(s). However the market's preference would be to see new B1a and some B1b space delivered in close proximity to the city. This scenario is likely to be able to provide sufficient industrial and warehousing floorspace.
- 6.32 **Maximum:** B1a premises needs, which are limited under this option, could be met through provision at a new settlement(s). However the market's preference would be to see new B1a and some B1b delivered in close proximity to the city. Larger scale B1b delivery may be possible at a new settlement particular if an institutional investor is involved, as will be case at the new Wellcome Trust Genome Campus. Historically a number of larger research parks have been delivered near to – although not wholly integrated in – local villages in South Cambridgeshire. This scenario is likely to be able to provide sufficient industrial and warehousing floorspace.

### **Spatial Scenario 5: Focus on Dispersal: Villages**

- 6.33 This approach would spread new homes and jobs out to the villages.

### **Labour force accessibility, availability and proximity**

- 6.34 A dispersal of employment across villages is likely to temper the ability of larger employment development to agglomerate being limited by localised workforce. The accessibility of individual locations to large labour pools may affect their economic development capability.

### **Suitability for future economic growth sector land uses**

- 6.35 Employment at village locations has been a success in a number of locations including Melbourn, Hauxton and the Abingtons. The availability of land tends to make these locations suitable to all employment land use types including offices, wet labs and warehousing / industrial.

### **Proximity to existing clusters**

- 6.36 As noted above, a number of the existing employment parks have successfully developed near to villages (occasionally adjacent to) across Greater Cambridge including at Cambourne and a number in the south such as Granta Park, Babraham and Genome Campus. This suggests that spatial proximity is unlikely to be a key factor in generating new economic development, although professional services offices in particular cluster near to the city. The south / south east of South Cambridgeshire has generally been more successful in developing life science related employment. This is largely linked to institutional investment. Cambourne has been slower to create a critical mass in employment. The location of employment distribution may therefore have a bearing on its level of employment success.

### **Deliverability / market response**

- 6.37 Spreading employment to villages will be contrary to office market preferences for the city centre and city fringe locations and will weaken deliverability. A limited amount of lifescience and lab development may occur at villages given sufficient size of allocations however accessibility for these premises and for industrial and warehousing is a critical factor in deliverability.

### Options issues

- 6.38 **Minimum:** B1ab premises needs, which are limited under this option, could be met through provision at village(s) given there are examples of smaller scale B1ab activities near villages with high levels of accessibility. However the market's preference would be to see new B1a and some B1b space delivered in close proximity to the city. This scenario could provide sufficient industrial and warehousing floorspace if the locations have good accessibility particularly via the strategic road network, however the quantum of employment could be disproportionate to the village size if not distributed sufficiently.
- 6.39 **Medium:** B1ab premises needs, which are limited under this option, could be met through provision at village(s) given there are examples of smaller scale B1ab activities near villages with high levels of accessibility. However, the market's preference would be to see new B1a and some B1b space delivered in close proximity to the city. This scenario could provide sufficient industrial and warehousing floorspace if the locations have good accessibility particularly via the strategic road network, however the quantum of employment could be disproportionate to the village size if not distributed sufficiently.
- 6.40 **Maximum:** It is unlikely that B1ab premise requirements can readily be met at dispersed village locations, particularly given that there are higher levels of B1b needs in particular. It is acknowledged that large scale research parks do operate near a number of existing villages – but a 'dispersed' approach would not generate the critical mass required. In terms of B1a the market's preference would be to see space delivered in close proximity to the city. This scenario could provide sufficient industrial and warehousing floorspace if the locations have good accessibility, particularly via the strategic road network, however the quantum of employment could be disproportionate to the village size if not distributed sufficiently.

## Spatial Scenario 6: Focus on Public transport corridors

- 6.41 This approach would focus homes and jobs along key public transport corridors and around transport hubs, extending out from Cambridge. This could be by expanding or intensifying existing settlements, or with more new settlements.

### **Labour force accessibility, availability and proximity**

- 6.42 Employment located at transport hubs will broadly enable good labour market accessibility to employment locations and support economic growth.

### **Suitability for future economic growth sector land uses**

- 6.43 Employment at transport hubs for existing or new settlements is likely to be suitable for a range of employment premises including offices, labs, industrial and warehousing. Higher density uses would typically locate in closest proximity to public transport accessibility nodes albeit competition with the city market for prime offices is expected to temper growth.

### **Proximity to existing clusters**

- 6.44 As noted above, a number of the existing employment parks have successfully developed across Greater Cambridge, including at Cambourne and a number in the south such as Granta Park, Babraham and Genome Campus. This suggests that spatial proximity is unlikely to be a key factor in generating new economic development, although professional services offices in particular cluster near to the city. The south / south east of South Cambridgeshire has generally been more successful in developing life science related employment. This is largely linked to institutional investment. The location of employment distribution may therefore have a bearing on its level of employment success.

### **Deliverability / market response**

- 6.45 Spreading employment outside of the city will be contrary to prime office market preferences for the city centre and city fringe locations. Secondary offices and lab development is more likely to be successful at hubs where land is available and

workforce is accessible. Industrial and warehousing tend to have a greater reliance on strategic road access rather than public transport, so alignment would be needed with the road network to see take up in these locations.

### **Options issues**

- 6.46 **Minimum:** B1ab premises needs, which are limited under this option, could be met through provision at a range of accessible locations on transport corridors. However the market's preference would be to see new B1a and some B1b space delivered in close proximity to the city. This scenario could provide sufficient industrial and warehousing floorspace if the locations have good accessibility particularly via the strategic road network.
- 6.47 **Medium:** B1ab premises needs, which are limited under this option, could be met through provision at a range of accessible locations on transport corridors. However, the market's preference would be to see new B1a and some B1b space delivered in close proximity to the city. This scenario could provide sufficient industrial and warehousing floorspace if the locations have good accessibility, particularly via the strategic road network.
- 6.48 **Maximum:** B1ab premises needs could be met through provision at a range of accessible locations on transport corridors. However the market's preference would be to see new B1a and some B1b space delivered in close proximity to the city. This scenario could provide sufficient industrial and warehousing floorspace if the locations have good accessibility, particularly via the strategic road network.

### **Spatial Scenario 7: Supporting a high-tech corridor by integrating homes and jobs (southern cluster)**

- 6.49 This approach would focus new homes close to existing and committed jobs within the life sciences cluster area around the south of Cambridge, including homes at existing villages and at new settlements.

### **Labour force accessibility, availability and proximity**

- 6.50 Employment provision around the south of Cambridge is anticipated to provide a reasonable level of accessible employment to a significant labour pool in the city with short and sustainable modes of commuting, assuming quality public transport infrastructure investment is made. Major employment development would be most attractive to locations with rail stations.

### **Suitability for future economic growth sector land uses**

- 6.51 Employment development around the south of Cambridge will be well suited to offices and 'dry lab' research type space as well as more land hungry use classes such as wet lab research spaces and light industrial or warehousing, on the assumption that any allocation provides for sufficient land to accommodate a range of uses.

### **Proximity to existing clusters**

- 6.52 This location accommodates the Biomedical Campus and is therefore a key location for the lifesciences cluster, anticipated to be attractive in supporting further development of that cluster.
- 6.53 Professional services and technology employment around the south of Cambridge is limited at present. Whilst expansion of these sectors is feasible in this area, the employment focus is likely to be primarily captured by lifescience type employment.

### **Deliverability / market response**

- 6.54 The prime office market is concentrated on the centre and north of the city. Establishing the south as a competing location may be challenging. However wet lab research space will be highly attractive to the market with a range of dry land and ancillary office. Junction 11 of the M11 would be an attractive location for warehousing and industrial development if the area extends that far.



### Options issues

- 6.55 **Minimum:** B1ab premises needs, which are limited under this option, could be met through provision in an area around the south of Cambridge. This scenario could deliver sufficient industrial and warehousing floorspace if sufficient land is provided for and has good accessibility via the strategic road network.
- 6.56 **Medium:** B1ab premises needs, which are limited under this option, could be met through provision at an area around the south of Cambridge. This scenario could deliver sufficient industrial and warehousing floorspace if sufficient land is provided for and has good accessibility via the strategic road network.
- 6.57 **Maximum:** B1ab premises needs, which are more substantial under this option, could be met through provision at an area around the south of Cambridge. The office market preference is however more concentrated to the north of the city. Wet lab space would extend the existing cluster to the south. This scenario could deliver sufficient industrial and warehousing floorspace if sufficient land is provided for and has good accessibility via the strategic road network.

### Spatial Scenario 8: Expanding a growth area around transport nodes

- 6.58 This approach would focus new homes at Cambourne and along the A428 public transport corridor, on the basis that Cambourne is due to be served by a new East West Rail station and that Cambourne and the villages along the corridor are due to be served by the Cambridgeshire Autonomous Metro.

### Labour force accessibility, availability and proximity

- 6.59 Employment located at transport nodes around Cambourne will broadly enable good labour market accessibility to employment locations and support economic growth. East West Rail and the Cambridgeshire Autonomous Metro are likely to significantly improve accessibility, enhancing commutability.

### **Suitability for future economic growth sector land uses**

- 6.60 Employment at transport hubs for existing or new settlements is likely to be suitable for a range of employment premises including offices, labs, industrial and warehousing. Higher density uses would typically locate in closest proximity to public transport accessibility nodes, albeit competition with the city market for prime offices is expected to temper growth.

### **Proximity to existing clusters**

- 6.61 Cambourne has historically been slow to develop as an employment location, with strong competition from the city office market and lacking an institutional investment in lifesciences. It has however gained traction as a secondary office location in recent years for professional services and ICT. The location in itself and distance from other clusters is unlikely to present an inherent barrier to growth given the success of a range of employment locations around Greater Cambridge, although the south / south east is preferred by life sciences.

### **Deliverability / market response**

- 6.62 Spreading employment outside of the city will be contrary to prime office market preferences for the city centre and city fringe locations. Secondary offices and lab development is likely to be successful around Cambourne with improved accessibility. Industrial and warehousing tend to have a greater reliance on strategic road access rather than public transport, and would benefit from the A428 connection.

### **Options issues**

- 6.63 **Minimum:** B1ab premises needs, which are limited under this option, could be met through provision at an area around Cambourne and the A428. Take up for office space has historically been slow at Cambourne but has improved in recent years. This scenario could provide required industrial and warehousing floorspace if sufficient land is provided for – particularly if it has good accessibility via the strategic road network.

- 6.64 **Medium:** B1ab premises needs, which are limited under this option, could be met through provision at an area around Cambourne and the A428. Take up for office space has historically been slow at Cambourne but has improved in recent years. This scenario could provide required industrial and warehousing floorspace if sufficient land is provided for – particularly if it has good accessibility via the strategic road network.
- 6.65 **Maximum:** B1ab premises needs, which are more substantial under this option, could be met through provision at an area around Cambourne and the A428. The office market preference is however more concentrated to the north of the city. Wet lab space has not historically been delivered in this location, traditionally being in the city or in parks in south / east of South Cambridgeshire. It is possible that, particularly with an institutional investor, this location could be developed for lab provision, enhanced through new accessibility. This scenario could provide required industrial and warehousing floorspace if sufficient land is provided for – particularly if it has good accessibility via the strategic road network.

## **7 CONCLUSION**

- 7.1 There are different implications for each level of growth across the spatial scenarios.
- 7.2 Under the 'minimum' option the office and lab requirements are largely met through existing supply, so growth can be achieved under almost any spatial scenario. For industrial and warehousing needs, spatial scenarios 3,4,6,7,8 are likely to be suitable as larger areas of land will be available to meet floorspace requirements.
- 7.3 Under the 'medium' option again the office and lab requirements are largely met through existing supply, so growth can be achieved under almost any spatial scenario. However, for offices the supply would only just exceed forecast needs. Scenarios 1 or 2 would best serve some further provision of B1a/b space meeting demand, given proximity to the city's existing professional services cluster concentration, although any scenario (except 5) could reasonably deliver additional floorspace. B1b lower density labs would also largely have requirements fulfilled by current supply, although further allocations could be considered under 3,4,6,7,8 where space is available. For industrial and warehousing needs, spatial scenarios 3,4,6,7,8 are likely to be suitable as larger areas of land will be available to meet floorspace requirements.
- 7.4 Under the 'maximum' option the office requirements are largely met through existing supply, however for offices the supply would only just exceed forecast needs when taking into account some mixed B1 commitments. Scenarios 1 or 2 would best serve a more substantial provision of further B1a space meeting demand given proximity to the city's existing professional services cluster concentration. It is possible that other scenarios (except 5) could also reasonably deliver additional floorspace. B1b lower density labs need further supply which could be considered under 3,4,6,7,8 where space is available. For industrial and warehousing needs, spatial scenarios 3,4,6,7,8 are likely to be suitable as larger areas of land will be available to meet floorspace requirements.

7.5 Overall the ELR's recommendation is to plan positively for growth, and as a result to consider the employment floorspace outcomes under the report's 'higher' growth scenario, which is equivalent to the maximum growth option in the Local Plan. This recommendation is without prejudice to any housing or jobs outcomes.