



# NEED FOR EMPLOYMENT – POSITION BETWEEN APPELLANT AND LPA

LOCAL PLANNING AUTHORITY – SOUTH  
CAMBRIDGESHIRE DISTRICT COUNCIL  
REFERENCE 22/02771/OUT

PLANNING INSPECTORATE REFERENCE  
APP/W0530/W/23/3315611

RELATING TO: LAND TO THE NORTH OF  
CAMBRIDGE NORTH STATION, CAMBRIDGE

Iceni Projects Limited on behalf of South Cambridgeshire District  
Council, June 2023

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ICENI PROJECTS LIMITED  
ON BEHALF OF SOUTH  
CAMBRIDGESHIRE  
DISTRICT COUNCIL, JUNE  
2023

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## 1. CONTEXT AND APPROACH

- 1.1 Determining future needs and supply for commercial uses can be complex due to uncertainties in markets and moreover the timeline for looking at scheme delivery timescales past a 2-3 year period.
- 1.2 This note seeks to set out the two positions adopted by the appellant and the LPA.
- 1.3 The focus has been to look at two periods, short term and medium term. Interpretation is slightly different as below.

**Table 1.1 Approach to periods / terminology**

	Short term	Medium term
Appellant	2022-2024	2025-2028
LPA	2022-2024	2025-2029

- 1.4 The other key difference is that the LPA consider it reasonable to include the delivery of outline applications, in part, in the medium term. The appellant relies on full permissions.
- 1.5 Both parties have assessed the supply against the 'need' in the CD5.10 which is evidence on employment supporting the emerging Plan.
- 1.6 Both parties now used net internal area (NIA) in square feet (sqft) using a 90% conversion from gross area to NIA.

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## **2. APPELLANT POSITION**

- 2.1 Tables on the following two pages provide the appellant's position on (1) offices and (2) labs for the short and medium term.

**Table 2.1 Offices supply (appellant) (figures NIA sqft '000s)**

	Scheme	Scheme NIA	Total NIA	NIA (less C.North)	NIA (less all waiting for detailed consent)	Status	Within 5 mins of train
2022 (PC'd)	20 Station Road	65				PC'd & Let	Yes
	30 Station Road	80				PC'd & Let	Yes
	3 & 4 Station square	10				PC'd & Let	Yes
	<b>2022 Total</b>		<b>155</b>	<b>155</b>	<b>155</b>		
2023	One Cambridge Square	95				Under Pt Let Construction	Yes
	Old Swiss P2	28				Under Pt Let Construction	No
	<b>2023 Total</b>		<b>123</b>	<b>123</b>	<b>123</b>		
2024	Brooklands	65				Under Pt Let Construction	Yes
	10 Station Road	50				Under construction	Yes
	<b>2024 Total</b>		<b>115</b>	<b>115</b>	<b>115</b>		
2025	Peterhouse TP	100				Detailed consent. Start date 2024	No
	<b>2025 Total</b>		<b>100</b>	<b>100</b>	<b>100</b>		
2026	Dirac	80				Detailed consent. Start date not confirmed and requires a pre let to progress construction.	No
	Devonshire Gardens	120				Detailed consent. Start date 2024	Yes
	F2, CB1	40				Detailed consent. Start date TBC	Yes
	Cambridge North (s 04)	120				Detailed application as part of the appeal site	Yes
	<b>2026 Total</b>		<b>360</b>	<b>240</b>	<b>240</b>		
2027	Botanic Place	300				Detailed consent. Start date 2024	Yes
	<b>2027 Total</b>		<b>300</b>	<b>300</b>	<b>300</b>		
2028	Cambridge North (S 08)*	90				Outline application as part of the appeal site	Yes
	<b>2028 Total</b>		<b>90</b>	<b>0</b>	<b>0</b>		

\* S08 has not submitted detailed application but meets other criteria and would be submitted on successful appeal to maintain programme for target delivery in 2028 and complete Cambridge North place making.

**Table 2.2 Labs supply (appellant) (figures NIA sqft '000s)**

Lab	Scheme NIA	Total NIA	NIA (less C.North)	NIA (less all waiting for detailed consent)	Status	Within 5 mins of train
2022 (PC'd)	nil	0	0	0	No new lab space delivered	
2023	1000 Discovery Drive	102			Under construction All under offer	No*
	Unity Campus	80			Under construction. Part under offer	No
	The Press, Foxton (Ph 1)	14			Under construction	Yes
	2023 Total		196	196		
2024	Babraham	38			Under Construction. All Under offer	No
	One Granta	108			Under construction. Part under offer	No
	2024 Total		146	146		
2025	Zone 2 (H), Granta	81			Detailed consent. Start date not confirmed. Assumed 2024	No
	The Press, Foxton (Ph 2)	59			Detailed consent. Start date 2023	Yes
	SCSC, Sawston	117			Detailed consent. Start date not confirmed. Assumed 2024	No
	2025 Total		257	257		
2026	Zone 2 (F), Granta	81			Detailed consent. Start date not confirmed. Assumed 2024	No
	Chesterford RP**	54			Detailed consent. Start date not confirmed. Assumed 2024	No
	Cambridge North (S 06)	87			Detailed application as part of the appeal site	Yes
	2026 Total		222	135		
2027	Zone 2 (G), Granta	54			Detailed consent. Start date 2025	No

	Cambridge North (S 07)	92				Detailed application as part of the appeal site	Yes
	Block B, Melbourn SP	65				Detailed building application as part of larger outline application	No
	Vitrum	133				Detailed application submitted	No
	Merlin Place	121				Detailed application submitted	No
	2027 Total		465	373	54		
2028	CITP	90				Detailed consent to be varied. Expected start date 2026	No
	Cambridge North (S 09)***	160				Outline application as part of the appeal site	Yes
	2028 Total		250	90	90		

\*Cambridge South station once open will bring within 5 mins walk of train

\*\* Beyond SCDC boundary



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### **3. LPA POSITION**

- 3.1 Tables on the following two pages provide the LPA position on labs for the short and medium term.
- 3.2 There is no difference on the offices position so this is not repeated.
- 3.3 Key differences are highlighted.
- 3.4 The years 2026-29 are merged as attempts as determining specific years are not considered realistic. It is acknowledged that the supply in some instances involves estimates as part of wider applications being brought forwards in stages.
- 3.5 A list of further supply is also provided (after the main table) for information although not relied upon, given differences in market segment compatibility vs the inquiry scheme.

**Table 3.1 Labs supply (LPA) (figures NIA sqft '000s)**

Lab	Scheme NIA	Total NIA	Status	Within 5 mins of train
2022 (PC'd)	nil	0	No new lab space delivered	
2023	1000 Discovery Drive	102	Under construction . All under offer	When new station opens
	Unity Campus	80	Under construction. Part under offer	No
	The Press, Foxton (Ph 1)	14	Under construction	Yes
	Wellcome Campus - One commercial building	44	21/05384/REM   Total of 4417m2 (GEA) Use Class E, adjusted at 0.9 NIA and converted to sqft. Under construction.	No
	AstraZeneca at CBC	131	Under construction, 13,502 sqm adjusted to 145,000 sqft and NIA	When new station opens
	2023 Total		370	
2024	Babraham	38	Under All Under offer	Construction. No
	One Granta	108	Under Part under offer	construction. No
	2024 Total		146	
2025	Zone 2 (H), Granta	81	Detailed consent. Start date not confirmed. Assumed 2024	No
	The Press, Foxton (Ph 2)	59	Detailed consent. Start date 2023	Yes
	ARM at PtP	95	Detailed consent. Permission for 10,182 sqm, new B1 building	No
	SCSC, Sawston	117	Detailed consent. Start date not confirmed. Assumed 2024	No
	2025 Total		352	
2026 2027 2028 2029	Zone 2 (F), Granta	81	Detailed consent. Start date not confirmed. Assumed 2024	No
	Chesterford RP*	54	Detailed consent. Start date not confirmed. Assumed 2024	No
	Zone 2 (G), Granta	54	Detailed consent. Start date 2025	No
	St Johns Innovation Park B2	85	Reserved matters application permitted	

	Block B, Melbourn SP	65		Detailed building application as part of larger outline application	No
	Vitrum	133		Detailed application submitted	No
	Merlin Place	121		Detailed application submitted	No
	CITP	90		Detailed consent to be varied. Expected start date 2026	
	Wellcome Genome Campus	350		Outline permission. Potential for part delivery of a total of c1,500,000 sqft total mix of commercial and institutional space. Figures here indicative but reflect market and position.	No
	CITP	340		Outline permission. Remainder of the 44,671 sqm permission (total of 480,000 sqft minus 90,000 above)	No
	Eddington	200		Outline permission. Included 100,000 sqm B1 of which 40,000 sqm or 450,000 sqft for commercial. Figures here indicative but reflect market and position.	
	Cambridge Biomedical Campus, South of Dame Mary Archer Way	350		Outline permission for 75,000 sqm or which 51,000 or 570,000 sqft remaining. Expectation to deliver in next 5 years. Adjusted down for healthcare components	When new station opens
	West Cambridge	300		Outline application. Total of 170,000 sqm / 1.8m sqft assume some delivery in period, has resolution to grant and S106 signed. Figures here indicative but reflect market and position.	
	2026-29 Total		1,904		

\* Beyond SCDC boundary

**Table 3.2 Further supply (to be recognised but not counted)**

Lab/Office	Scheme GIA	Scheme NIA	Status
2025-2029	Huawei	554	499 Former Spicers Site, full permission for Huawei R&D facility.
	Cambourne	170	153 Land to the west of Cambourne, outline permission.
	Waterbeach	167	150 Waterbeach New Town (West), outline permission. Permission also granted for new rail station.
	Northstowe	161	145 Northstowe New Town (Phase 2), outline permission.
<b>Total</b>		<b>946</b>	

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## 4. SUMMARY TABLES AND SUPPLY VS NEED

- 4.1 This section considers the summary of outcomes of the above positions and how they compare against need (based on CD5.10) and demand (based on discussions at hearing session).

### Summary of outcomes

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- 4.2 Table below summarises the near term supply for labs and offices combined. The differences are limited and based on some additional schemes identified by the LPA.

**Table 4.1 Lab / Office Supply Short term to 2022-2024 (figures NIA sqft '000s)**

	Total	Annual
Appellant	735	245
LPA	910	303

- 4.3 The medium term position is as below, the differences are more pronounced. Excluding the appeal site the LPA assumes nearly double the supply due to the inclusion of a significant number of outline applications.

**Table 4.2 Lab / Office Supply Medium term (figures NIA sqft '000s)**

	Total	Annual
Appellant (2025-2028)	2,044	511 (4yrs)
Appellant (2025-2028) (exc appeal site)	1,495	374 (4yrs)
LPA (2025-2029) (exc appeal site)	3,215	643 (5 yrs)

### Demand supply balance

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- 4.4 This section considers the supply against the needs position as set out in CD5.10. This is for 0.9m sqm or 9,688,000 sqft 2020-41 equivalent to 461,000 sqft per annum.

4.5 For the short term there is likely to be an ongoing undersupply.

**Table 4.3 Lab / Office Supply / Demand Short term to 2022-2024 (figures NIA sqft '000s)**

	Total	Annual	Need	Annual difference	3 year difference
Appellant	735	245	461	-261	-649
LPA	910	303	461	-158	-474

4.6 The medium term position is however significantly different. The medium term outlook under the LPA position makes up for the short term shortfall, whereas the appellant position, without the appeal site sees a worsening.

**Table 4.4 Lab / Office Supply / Demand Medium term (figures NIA sqft '000s) based on CD5.10 need**

	Total	Annual	Need	Annual difference	Period difference
Appellant (2025-2028)	2,044	511 (4yrs)	461	50	200
Appellant (2025-2028) (exc appeal site)	1,495	374 (4yrs)	461	-88	-350
LPA (2025-2029) (exc appeal site)	3,215	643 (5 yrs)	461	182	909

4.7 Finally we consider the medium term need against the gross need discussed at the hearing. Here the appellant's witness Max Bryan indicated a potential increase in demand towards 850,000 sqft per annum (gross) post 2025. CD9.08 indicates that the ratio of net to gross need is approximately 63%. This has not been disputed. This means the net need per annum from 850,000 sqft is 536,000 sqft, from 2025. Whilst this may not be in perpetuity for the whole Plan period, it may be for the medium term to 2030. In that regard the table below revisits the 'need' (as smoothed across the Plan period) and replaces with market 'demand' as articulated by the appellant's witness.

4.8 Under this model, as below, the appellant’s position indicates that even with the appeal site there is slight shortfall in supply, and there is no compensation for the short term undersupply. Under the LPA position, there is sufficient supply to compensate for the short term backlog.

**Table 4.5 Lab / Office Supply / Demand Medium term (figures NIA sqft ‘000s) based on market demand (projected)**

	Total	Annual	Need	Annual difference	Period difference
Appellant (2025-2028)	2,044	511 (4yrs)	536	-25	-100
Appellant (2025-2028) (exc appeal site)	1,495	374 (4yrs)	536	-162	-647
LPA (2025-2029) (exc appeal site)	3,215	643 (5 yrs)	536	108	548

4.9 The tables in this section exclude the ‘further supply’ in table 3.2 as this caters for alternative markets, however it should not be discounted from the wider economic growth that the supply will support.

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## **5. CONCLUSIONS**

- 5.1 This paper summarises the positions of the LPA and the appellant in terms of supply and the supply – demand balance.
- 5.2 Overall the differences rely primarily on the interpretation of the potential for a series of outline permissions, already granted, to be brought forward in the medium term to contribute to the market area supply. The actual areas involved are in some instances estimated as the detailed phasing is unknown but it is considered reasonable by the LPA that these will be available to meet needs in the medium term.