Update on LAND BETWEEN A428 AND ST NEOTS ROAD, HARDWICK CB23 8AY - JDI Numbers 40224 and 40550

CAMBRIDGE INNOVATION PARKS

PARAGON
Land & Estates Ltd
CAMBRIDGE INNOVATION PARKS
Innovation Epicentre
The Paragon Land & Estates Group of Companies

Cambridge Innovation Park
Denny End Road, Waterbeach,
Cambridge CB25 9GL
01223 930373
www.cambridgeinnovationparks.co.uk
info@cambridgeinnovationparks.co.uk

Update on LAND BETWEEN A428 AND ST NEOTS ROAD, HARDWICK CB23 8AY - JDI Numbers 40224 and 40550

1 Introduction

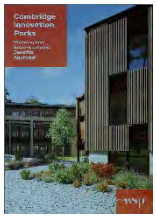
This update is made on behalf of Cambridge Innovation Parks Ltd further to responses to previous Greater Cambridge Local Plan's Call for Sites.

We are a leading local Investor, Operator and Land owner specialising in sustainable business parks, providing high-quality serviced office space and fostering innovation within the Cambridge region.

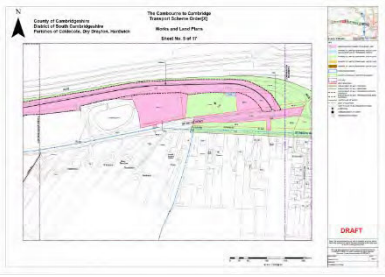
Subsequent to our last submission:

a) *We have produced a number of strategic documents outlining the case for commercial development (see Annex A)*

b) *Commissioned a planning and socio-economic benefits appraisal*



c) *Ascertained greater clarity on the route of the proposed Cambridge to Cambourne guided busway and its close proximity and associated improved sustainability credentials of the site (See Annex B)*

d) *Agreed with our Board that we will offer the site for residential consideration should GCPS view it as beneficial to the community*

Cambridge Innovation Park
Denny End Road, Waterbeach,
Cambridge CB25 9GL
01223 930373
info@cambridgeinnovationparks.co.uk

FOR EACH OF THE TWO PARCELS OF LAND BETWEEN THE A428 AND ST NEOTS ROAD, HARDWICK CB23 8AY, WE:

a) CONTINUE TO PROPOSE THAT THEY BE ALLOCATED FOR EMPLOYMENT USE TO SUPPORT THE REGION'S ECONOMIC GROWTH AND TECHNOLOGICAL INNOVATION; AND

b) OFFER THE ALTERNATIVE USAGE AS A RESIDENTIAL SITE IN FURTHERANCE OF THE OBJECTIVES STATED IN LOCAL PLAN CONSULTATIONS

---

2 SITE DETAILS

- SITE NAME: LAND BETWEEN A428 AND ST NEOTS ROAD, HARDWICK
- SITE AREA: 4.62 HECTARES (WESTERN SIDE) AND 1.4 HECTARES (EASTERN SIDE)
- CURRENT USE: DERELICT SCRUBLAND (PREVIOUSLY GREENFIELD LAND)
- PROPOSED USE:
  a) EMPLOYMENT-FOCUSED DEVELOPMENT, INCLUDING A TECHNOLOGY INNOVATION CENTRE WITH SUPPORTING INFRASTRUCTURE; OR
  b) RESIDENTIAL DEVELOPMENT

---

3 PROPOSED DEVELOPMENT

3.1 Development Vision

3.1.1 Commercial Option

WE ENVISION THE CREATION OF A SUSTAINABLE TECHNOLOGY INNOVATION CENTRE, CONTRIBUTING TO GREATER CAMBRIDGE'S POSITION AS A GLOBAL HUB FOR RESEARCH, DEVELOPMENT, AND ENTERPRISE. THE PROPOSAL ALIGNS WITH THE OBJECTIVES OF THE OXFORD-CAMBRIDGE ARC, SUPPORTING BUSINESS GROWTH, HIGH-SKILLED EMPLOYMENT, AND SUSTAINABLE TRANSPORT LINKS.

3.1.2 Residential Option

- We would work with GCPS to agree a realistic residential development option

3.2 Key Features (Commercial only)

3.2.1 Employment Use Classes:

- E(g)(i): Office space for administrative and operational functions
- E(g)(ii): Research and development of products or processes
- E(g)(iii): Light industrial use

3.2.2 Total Floorspace:

- high-quality employment floorspace of:
  - *8,000 m^2 on JDI 40224; and*
  - *2,000 m^2 on JDI 40550*

Cambridge Innovation Park
Denny End Road, Waterbeach,
Cambridge CB25 9GL
01223 930373
www.cambridgeinnovationparks.co.uk
info@cambridgeinnovationparks.co.uk

3.2.3 Infrastructure & Amenities:

- Modern, energy-efficient buildings designed to Sustainable standards

3.2.4 Integrated pedestrian and cycle links connecting to local routes

- Sustainable drainage and landscaping measures
- Parking facilities for staff and visitors

3.2.5 Transport Accessibility:

- Direct access to St Neots Road & A428
- Proximity to proposed Cambourne to Cambridge (C2C) Busway, enhancing public transport options

---

4 SUITABILITY & DELIVERABILITY

4.1 Suitability

4.1.1 Location:

- Strategically positioned near key transport routes, supporting sustainable commuting

4.1.2 Environmental Factors:

- Outside the Green Belt
- Not within a Flood Zone
- No designated wildlife sites or heritage assets nearby
- Low risk of land contamination from previous uses

4.1.3 Market Demand:

- Strong demand for innovation hubs supporting technology, research, and entrepreneurship
- Potential to attract high-growth businesses within the Oxford-Cambridge Arc

4.2 Availability

- The site is immediately available for development
- CIPL holds option agreements ensuring full site control

4.3 Deliverability

4.3.1 Phase 1 Construction Start:

- Within 18 months

Cambridge Innovation Park
Denny End Road, Waterbeach,
Cambridge CB25 9GL
01223 930373
www.cambridgeinnovationparks.co.uk
info@cambridgeinnovationparks.co.uk

4.3.2 Expected Completion:

- 3-5 year programme

4.3.3 Funding:

- Backed by strategic partners

4.3.4 Infrastructure Readiness:

- Adjacent to existing utilities and road network
- Sustainable infrastructure solutions incorporated

---

5 Strategic Benefits to Greater Cambridge

5.1.1 Economic Growth:

- Creation of high-value jobs in technology and innovation Sectors
- Attraction of inward investment to the Cambridge area

5.1.2 Sustainability Commitments:

- Integration with planned public transport networks
- Improved pedestrian and cycle accessibility
- Designed to high sustainability standards
- Enhancing local green infrastructure

5.1.3 Transport & Connectivity:

- Integration with planned public transport networks
- Improved pedestrian and cycle accessibility

---

6 Supporting Evidence & Documentation

We have undertaken extensive assessments to ensure the feasibility of this proposal, including:

- Preparing a number of strategic documents outlining the case for commercial Site Location Plan and a planning and socio-economic benefits appraisal (Annex A)
- Market Demand Studies (available on request)
- Preliminary Environmental Assessments (available on request)
- Compensation claim to evidence our support and the proximity to sites of the Cambridge to Cambourne guided busway (Annex B)
- Responses to HELAA Assessment

Cambridge Innovation Park
Denny End Road, Waterbeach,
Cambridge CB25 9GL
01223 930373
www.cambridgeinnovationparks.co.uk
info@cambridgeinnovationparks.co.uk

THESE DOCUMENTS PROVIDE FURTHER DETAIL ON SITE VIABILITY, ECONOMIC IMPACT, AND ENVIRONMENTAL SUSTAINABILITY.

7 CONCLUSION & NEXT STEPS

WE:

- fully support the allocation of both sites of Land between A428 and St Neots Road, Hardwick for employment use within the Greater Cambridge Local Plan. This proposal aligns with regional economic goals and delivers sustainable, high-quality employment space; and
- offer the alternative application to residential development should CGPS consider this beneficial

WE WELCOME FURTHER DISCUSSIONS WITH THE PLANNING POLICY TEAM TO PROGRESS THIS ALLOCATION.

FOR FURTHER INFORMATION, PLEASE CONTACT:
[redacted] | CAMBRIDGE INNOVATION PARKS LTD
[redacted]

Cambridge Innovation Park
Denny End Road, Waterbeach,
Cambridge CB25 9GL
01223 930373
www.cambridgeinnovationparks.co.uk
info@cambridgeinnovationparks.co.uk

Annex 1 - STRATEGIC DOCUMENTS OUTLINING THE CASE FOR COMMERCIAL DEVELOPMENT

Cambridge Innovation Parks

Introduction to CIP

CAMBRIDGE INNOVATION PARKS
FUTURE VISION
Document 1 of 5

CAMBRIDGE INNOVATION PARKS LIMITED

[redacted]

[redacted]

1 | INTRODUCTION

The world has changed, in more ways than we currently know. And it continues to change. We all need to evolve and adapt...and we will! Companies in the knowledge sector see productivity and creativity as inextricably linked. They view adaptive symbiotic environments as essential to both societal and economic success. And they know that collaboration, not isolation, differentiates.

Here in Greater Cambridgeshire, we are at the heart of the Knowledge Economy and we are truly excited. Cambridge has already established itself as a world leader in Life Sciences with new success stories emerging every day. We are of the strong opinion that given the unique characteristics that combine to produce this Cambridge DNA, it could also lead the way in Clean Tech...if properly invested in and provided for.

Inspired by the 'Cambridge Phenomenon', enabled and accelerated by infrastructure investment across the Ox-Cam arc and blessed with over 25 acres of perfectly located land, we are creating something very special indeed.

Creating what will be in excess of 3,200 highly skilled jobs and contributing in excess of £190m to local GDP from an initial investment likely to exceed £350m, Cambridge Innovation Parks (CIP) and Cambridge Cleantech are now strategic innovation partners and are partnering with a leading Global Investor to develop what is expected to be the world's most creative incubation and growth ecosystem for cleantech companies... a great example of land ownership, sector leadership and ethical capital combining to stretch boundaries further.

Our ambition centres around creating a "three campus" destination venue at sites in Waterbeach, Hardwick and Abington. These will dovetail into the infrastructure investments already in train at these locations and will be built to exacting sustainability standards. They will be designed to integrate seamlessly with the local communities, creating both jobs and recreation and leisure facilities... And in so doing, catapult our community towards the very top of the sustainability league.

We hope that you will be inspired to join us on this journey and would love for you to help us shape a better future.

WE BUILD

2 | INNOVATION

From its early days, CIP has always done things differently. What was once a disused military site has now become the thriving epicentre of business growth in North Cambridge. Over the years we have fostered early-stage start-ups and even played host to a few business unicorns along the way. Our growth ambitions will help to provide the triple win of jobs in the clean growth economy and an improved environment for local communities, whilst helping to address the climate crisis.

To help support the implementation of the recommendations in the Cambridgeshire and Peterborough Independent Commission on Climate report, CIP aims to create what will be in excess of 3,200 highly skilled jobs, whilst contributing in excess of £190m to local GDP. Cambridge Innovation Parks is a Strategic Innovation partner of Cambridge Cleantech and together we are partnering with a leading global investor to develop what is expected to be the world's most creative incubation and growth ecosystem for cleantech companies; a great example of land ownership, sector leadership and ethical capital combining to unlock the potential to develop a world leading cleantech hub in Greater Cambridgeshire

"Business needs to step up. Businesses within the region should look to prioritise actions towards achieving net-zero, reducing their own emissions and collaborating and playing a leadership role with others".

3

OUR STORY
... SO FAR

From humble beginnings on an ex-military site in Waterbeach, North Cambridge, Cambridge Innovation Parks have been able to continually grow over the years and are excited to move into the next phase of our evolution. Having recently attained planning consent for three new highly sustainable buildings and a sustainable retrofit strategy in place for our existing assets, our story is only just beginning.

The development of our North site will see the phase 1 delivery of the CIP long-term development strategy which will not only put the company at the forefront of sustainable development, but our plans go well beyond that of a typical business park.

Building upon our Net-Zero ambitions, we aim to maximise the 'Cambridge Phenomenon' and its tech impact on the global economy and take our business parks to the next level, paving the way for us to continue to foster innovation towards a sustainable future, elevating the cleantech sector in the Cambridge region to become a world-renowned centre of excellence, on a par with life sciences and ICT, by helping to fuse elements of the cleantech eco-system from networks to business support and from academic research to the investment community.

4 | OUR SITES

UNIQUE POSITION

With three key sites strategically located around Cambridge, we are uniquely positioned to take advantage of national and regional growth in the area in a way that no other business park has done before. Our growth plans align with national infrastructure projects, government funding initiatives and also puts us at the front of sustainable business growth ambitions in a market crying out for something new.

Our **North** site is situated adjacent to the Waterbeach new town development which will see circa 16,000 new homes, and local infrastructure improvements and we have been working closely with those developers to ensure our plans align.

To the **South**, we are developing a 2-acre brownfield site close to Granta Park and a new residential development that would allow us to bring further job creation to the area.

Our flagship site to the **West** sits adjacent to the proposed Cambridge to Cambourne busway, the Bourne airfield development and is across the road from the proposed site of a new park and ride facility.

NORTH

Situated just to the north of Cambridge, the site benefits from a direct train line into the city. Recent planning approval will see this 10-acre site host circa 160,000 ft² of office space

SOUTH

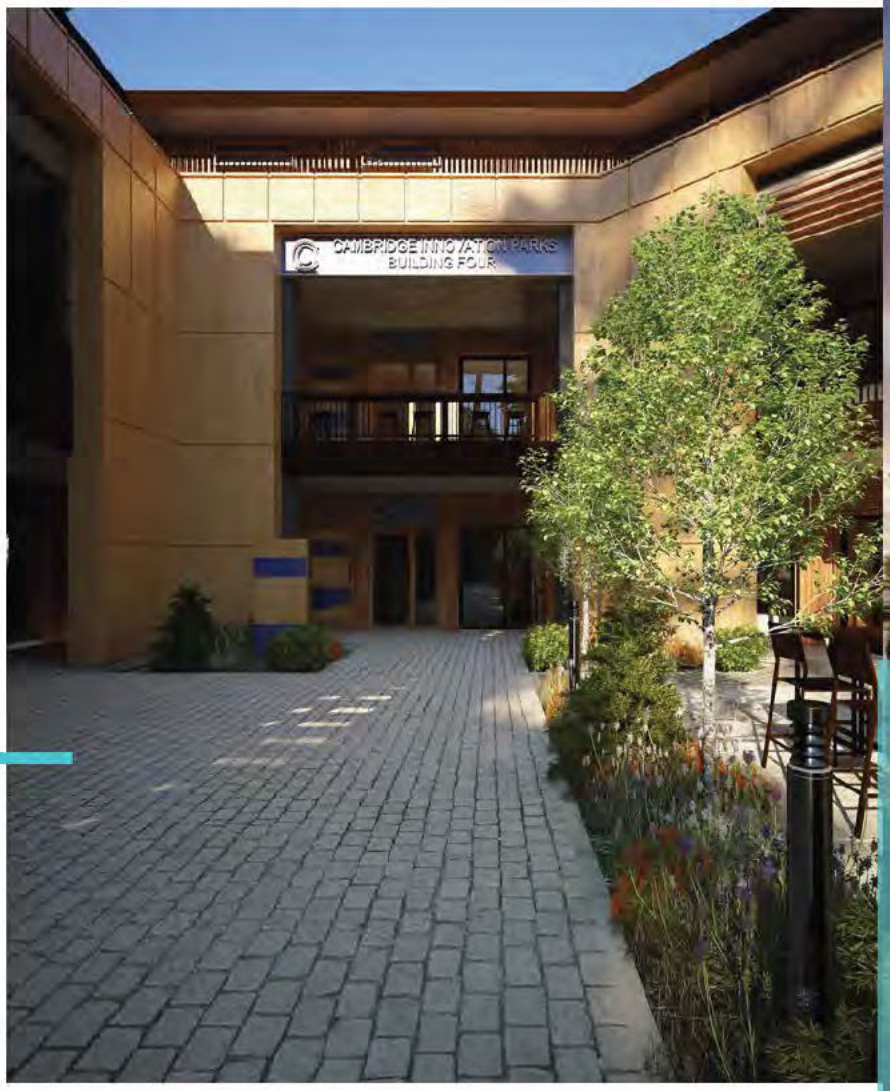
A 2-acre site located next to the Bio-Medical campus to the south with direct links into central Cambridge

WEST

Made up from two adjacent sites with a combined 15-acres will become the flagship site providing revolutionary offices and R&D facilities

OUR MAIN AREA OF EXPERTISE

What we do best



We are driven by creating experiences and facilities that help deliver results and support **Innovation**.

REGIONAL GROWTH

With over 50,000 new homes planned for sites in and around Cambridge, the city is seeing exponential growth in skilled labour and Tech companies are making the most of this demand by expanding R&D facilities in the area

CONNECTIVITY

The UK government is heavily investing in local and national infrastructure projects such as the Oxford to Cambridge Rail link that borders the CIP West site. As part of the investment in the Ox-Cam Arc, the projects will solidify the Golden Triangle as a key part of the UK's GDP

MARKET POSITION

Global Tech companies such as Apple and Amazon have recently established R&D facilities in the Cambridge area to maximise the city's positioning and innovative skills. CIP is one of the major business park landowners within this sector with growth opportunities

DEMAND

R&D facilities are in high demand with many start-ups looking for space to grow. While the traditional business parks provide a one size fits all model, the CIP multi-site eco-system is designed for scaleability and flexibility

5 THE WORLD AROUND US

... AND WHERE WE FIT IN

THE CAMBRIDGE PHENOMENON

Cambridge city has been at the forefront of research and development for nearly a century, and this has been underpinned by the 800-year old university and specialist research institutes, hospitals and businesses established in and around the city.

Studies have shown that Cambridge houses nearly 26,000 "Knowledge Industry" firms, employing over a quarter-million people, with corporate employment continuing to grow, even despite the impacts of COVID-19.

In support of the CPCA climate report, it's our ambition to help finesse the innovation ecosystem across the region to support the emerging net-zero-aligned clean tech sectors. We aim to plug the gaps that exist in the regional innovation ecosystems that are currently hindering the growth opportunities, and we are creating more opportunities to help businesses unlock their potential to support regional, national and international growth.

MARKET POSITIONING

Cambridge at the forefront of Innovation

The city has proven itself to be a dynamic location for business innovation, driven by the depth of knowledge fostered by the University and the teaching hospital within the city. Its close connectivity to London and Oxford has contributed to the "Golden Triangle" which encompasses the impacts of London, Oxford and Cambridge on the UK's GDP through tech innovation.

The Cambridge R&D ecosystem has developed over many decades and the intellectual infrastructure is already in place for this to continue to grow. The city has exhibited remarkable resilience during previous economic cycles as the R&D sector works to a longer-term horizon and continues to invest throughout.

This has ultimately created what is referred to as the "The Cambridge Phenomenon", which is the extraordinary ecosystem of science and technology-based companies in and around the city and the reservoir of intellectual talent that continues to generate new spin-outs, company start-ups and groundbreaking concepts.

A recent study highlighted six key reasons why Cambridge is now considered the leading European capital for R&D:

THE UNIVERSITY EFFECT

800-years of knowledge pushes innovation, fostering growth

COMPANY BUY-OUTS

Global corporations investing heavily in local businesses and R&D facilities

GROWTH AND FUNDING

Access to funding is pushing start-up growth exponentially

LIFE SCIENCES & TECH SECTORS

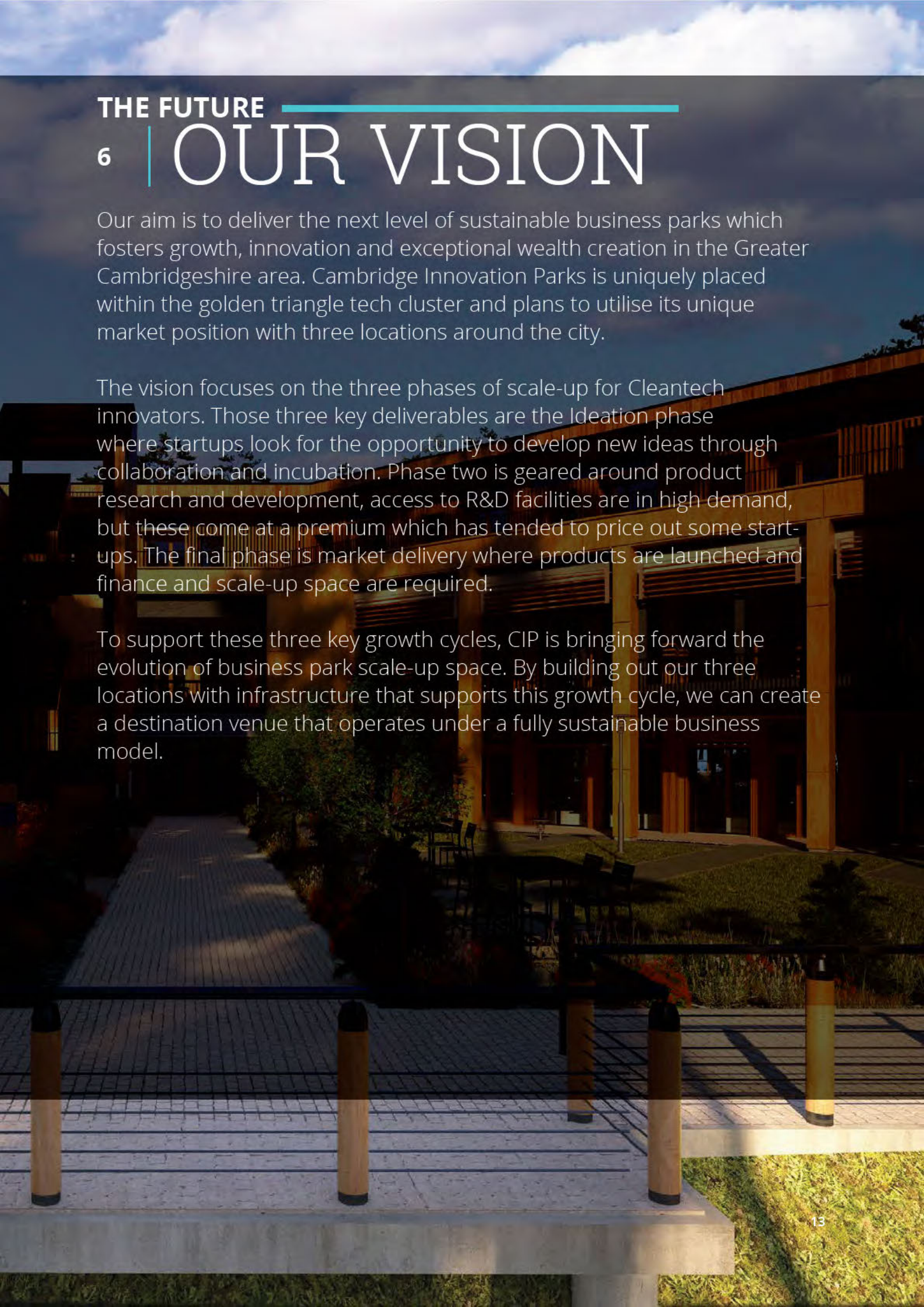
Cambridge is a global leader in Bio-medical and Tech innovation

CLUSTERING & INNOVATION

A tight-knit eco-system leads to collaboration and drives innovation

GOVERNMENT SUPPORT

Huge investments from government in sustainable business growth and local infrastructure



THE FUTURE

6 | OUR VISION

Our aim is to deliver the next level of sustainable business parks which fosters growth, innovation and exceptional wealth creation in the Greater Cambridgeshire area. Cambridge Innovation Parks is uniquely placed within the golden triangle tech cluster and plans to utilise its unique market position with three locations around the city.

The vision focuses on the three phases of scale-up for Cleantech innovators. Those three key deliverables are the Ideation phase where startups look for the opportunity to develop new ideas through collaboration and incubation. Phase two is geared around product research and development, access to R&D facilities are in high demand, but these come at a premium which has tended to price out some start-ups. The final phase is market delivery where products are launched and finance and scale-up space are required.

To support these three key growth cycles, CIP is bringing forward the evolution of business park scale-up space. By building out our three locations with infrastructure that supports this growth cycle, we can create a destination venue that operates under a fully sustainable business model.

7 DELIVERY

To deliver our long term ambition we have already set the wheels in motion to create Cambridge's premium scale-up destination park. Having recently attained planning permission to develop our north park, our first step is well underway.

To support our phasing strategy, we are forging key partnerships with organisations such as the Cambridge Cleantech Network, FCB (the world renouned leaders in sustainable architecture) and CBRE to help underpin the core objectives of our operating model and facilities. Centred around our sustainable philosophy, we are building all the facilities that any Cleantech start-up business would need, but to do this we are thinking outside the box.

By providing access to communal facilities, events and workshops on an ad-hoc rental model, we will provide facilities for all stages of scale-up businesses. From the early-stage start-ups still developing their business models and ideas, through to established Unicorns launching on the global market. Our core business structure will support growth throughout our key sites, on flexible, hybrid and accessible models.

INCUBATION FACILITIES

- Workshops
- Events
- Business Masterclasses
- Co-Working

DEVELOPMENT FACILITIES

- R&D Workshops
- Collaboration Spaces
- Business Support
- Technical Support
- Networking Events

DELIVERY FACILITIES

- Funding Support
- Networking Events
- Fabrication Services
- Marketing Support

CREATING A DESTINATION

PHASE 1 IDEATION

Dedicated facilities will allow start-ups to incubate and grow. With rental models to support access to facilities across all phases of growth. With funding opportunities and support networks to help encourage superior growth

PHASE 2 RESEARCH & DEVELOPMENT

Communal or dedicated R&D facilities staffed by in-house technicians can help businesses develop and scale faster. Use fabrication space or testing facilities and equipment on an ad-hoc rental model across all platforms

PHASE 3 MARKET DELIVERY

Large HQ space with networking and launchpad facilities, coupled with access to funding to help launch unicorns and expert guidance on bringing a product to market. Ad-hoc use of R&D facilities for pre-launch tinkering to simply hire out the event space for a launch party!

SCALE-UP LIKE NEVER BEFORE

With three key phases on the scale-up journey and three sites located around the bustling Tech hub of Cambridge, it makes sense that Cambridge Innovation Parks develops around this framework. Most business parks are focused on a one-size-fits-all model which ultimately hinders any long-term client retention strategies. If a business park can offer the opportunity for clients to evolve and grow within the same ecosystem, it can only help to foster speed of growth and innovation.

A PARK FOR THE FUTURE

How does a ***Destination Park*** work?

A destination park doesn't function as other business parks do. Here we encourage growth and don't tie our clients down to restrictive contracts that lock them in boxes. With our contract passport system, we support companies looking to scale in all directions, whether that's through office sizes or access to other facilities.

By creating offices and facilities of all sizes and densities, and combining them with flexible rental contracts, a single start-up could spend their whole life housed within the CIP Ecosystem. Companies can start in our coworking incubator space on the North site, add a flexible workshop pass to their contract that allows them to prototype products on another park, and then scale up to larger offices housed within the R&D facility to maximise the skills and expertise of our inhouse technicians. After they are ready to take their product to market, their flexible rental contract will help scale up to HQ space at our main park at West.

By creating an ecosystem of flexible and collaborative spaces, all built on a foundation of sustainability and with human health and wellbeing at its core, we can build a brand destination that encourages businesses to stay with us.

LONG TERM CUSTOMER RETENTION

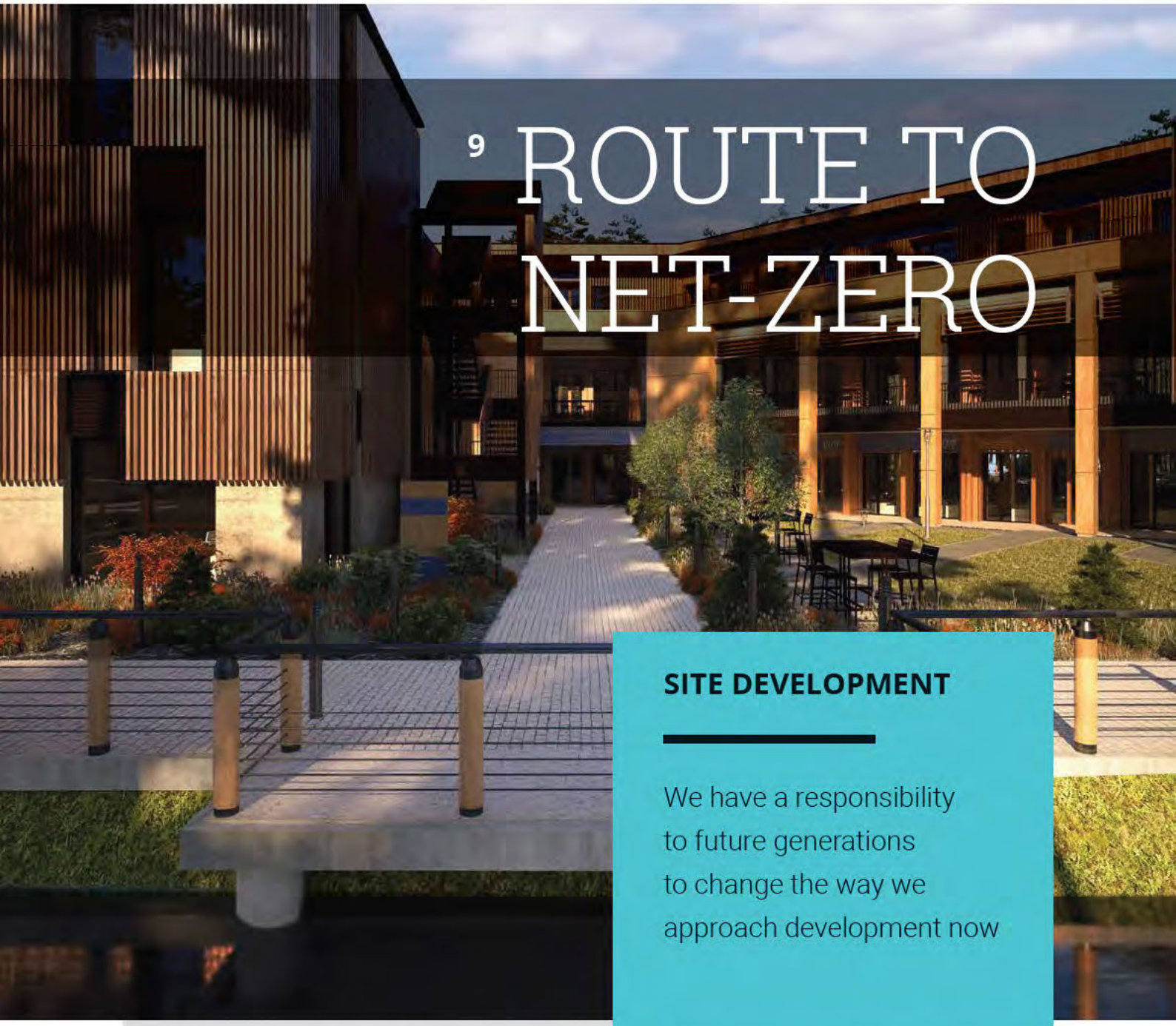
Unicorns are encouraged to remain within the Cambridge region and grow within the ecosystem

MORE BUSINESS UNICORNS

The collaborative and knowledge sharing ecosystem supports rapid growth and innovation

HAPPIER, HEALTHIER CUSTOMERS

Customer-orientated services and facilities promote health and wellbeing which in turn increases productivity



9 ROUTE TO NET-ZERO

SITE DEVELOPMENT

We have a responsibility to future generations to change the way we approach development now

Cambridge Innovation Parks is dedicated to doing its bit for the planet and have set the target of Net-Zero developments and a reduction of embodied carbon across all our existing sites. This includes a sustainable retrofit strategy for our existing buildings to bring them in line with our decarbonisation plans, along with an ambitious strategy for all our new buildings coming online in the future.

As we move forward with our development plans to create an ecosystem to help incubate Cleantech innovation, we feel it's important that the environment that those innovators work in also reflects their ambition.

Our drive towards Net-Zero will set CIP apart from other business parks and our recent partnership with Fielden-Clegg-Bradley Studios as our lead architects of that vision, will help us deliver our ambitious built environment targets.

Our strategy focuses on the key contributors to embodied carbon but also addresses issues related to human health and biodiversity. These strategies include, but are not limited to;

INNOVATING- TOWARDS A SUSTAINABLE FUTURE

FABRIC FIRST APPROACH

A fabric first approach to reduce Operational Energy

Our 'Fabric First' approach looks to utilise bio-based materials which lower the significant impacts of typical construction processes and seeks to employ circular economy principles. Bio-Based materials are key to our Net-Zero ambitions as they are not only a source of renewable construction materials but they take on a full cradle to grave approach.

BIOPHILIC CORE

An Ecosystem within an Ecosystem

Biophilic design prioritises the health, fitness, and wellbeing of humans, as well as the ecosystems around them. It fosters an emotional and physical connection with nature and can offer a variety of benefits on a personal level.

OPERATIONAL CARBON

Reducing energy requirements

By improving our energy performance with a 'Fabric First' approach, passive design strategies and renewables, we will be able to go a long way towards reducing our operational requirements and the subsequent impact on the planet.

HEALTH & WELLBEING

Putting human health at the centre of design

Design strategies that focus on occupant health and wellbeing will make our ecosystem a place where people want to be. Human-centric design can benefit mental health, increase productivity levels and support innovation.

BIODIVERSITY

Working with Nature

Biodiversity can have a huge impact on the success of a project, by support nature through design, we can develop further strategies to support carbon sequestration while also building spaces for wildlife to thrive.

RENEWABLES

Removing reliance on fossil fuels

With our focus set on 100% renewables, we aim to go one step further and embed on-site energy production into the core of our construction projects creating an opportunity for Cleantech innovators to integrate new technology into the heart of our business.

11 | ECONOMICS

WHAT CAN WE BRING TO THE COMMUNITY

FULL ECOSYSTEM COMBINED ECONOMICS;

- Circa **3247 Jobs** created
- **£197.5 million** in per year in GVA
- **£2.8 millon** in annual business rates generation
- Approx **£12.8 million** in exchequer benefits from salaries

North Site

- Up to **160 construction jobs created**
- GVA of approximately **£11.25 million** through construction phase of development
- Approximately **635 additional FTE jobs** created
- Additional spending within the local economy;
- GVA to the economy of approx **£34.6 million per year** through employment opportunities
- Business Rates generation of around **£664,000 per year**; and
- Exchequer benefits from additional employee salaries of approximately **£3.3 million** per year.

South Site

- Up to **57 construction jobs created**
- GVA of approximately **£6.3 million** through construction phase of development
- Between **139 and 290 FTE jobs** created
- Additional spending within the local economy;
- GVA to the economy of between £9.4 million and **£16.1 million per year** through employment opportunities
- Business Rates generation of around **£370,000 per year**; and
- Exchequer benefits from employee salaries of between **£950,000** and **£1.6 million** per year.

West Site

- Up to **699 construction jobs created**
- GVA of approximately **£51 million** through construction phase of development
- Between **821 and 1,406 FTE jobs** created
- Additional spending within the local economy;
- GVA to the economy of between **£45.7 million** and **£78.2 million per year** through employment opportunities
- Business Rates generation of around **£1.8 million per year**;
- Exchequer benefits from employee salaries of between **£4.6 million** and **£7.9 million** per year.

12

THE EXCITING FUTURE AHEAD

The future is bright, the future will be green and the future is ours to shape.

In this short document, we have set out our vision for creating a Cleantech "Destination Venue" that sets the foundations for Global leadership from within "the Arc". It also kickstarts the transformation towards a new generation of economically and environmentally sustainable business models.

Delivering this vision requires investment but the benefits will be exponential. If you would like to be part of this journey, we would welcome the opportunity to discuss matters further and to share with you the ways in which you can become involved.

CAMBRIDGE INNOVATION PARKS LIMITED

For more information on any of the projects in this document, please contact;

[redacted]

CAMBRIDGE
INNOVATION
PARKS LIMITED

Cambridge Innovation Parks

Development Plans

CAMBRIDGE INNOVATION PARKS
FUTURE VISION
Document 2 of 5

CAMBRIDGE
INNOVATION
PARKS LIMITED

1 | INTRODUCTION

As we look towards the future, we must learn from the past. The speed at which the world we live in is changing must be understood before we can seek to secure our future place. Here at Cambridge Innovation Parks (CIP) we are looking forward to a greener future and are setting out the route map to help get us there faster. As a provider of space to inspiring companies, we understand that we need to create spaces that not just facilitate those businesses seeking to change the world, but our spaces themselves need to inspire that.

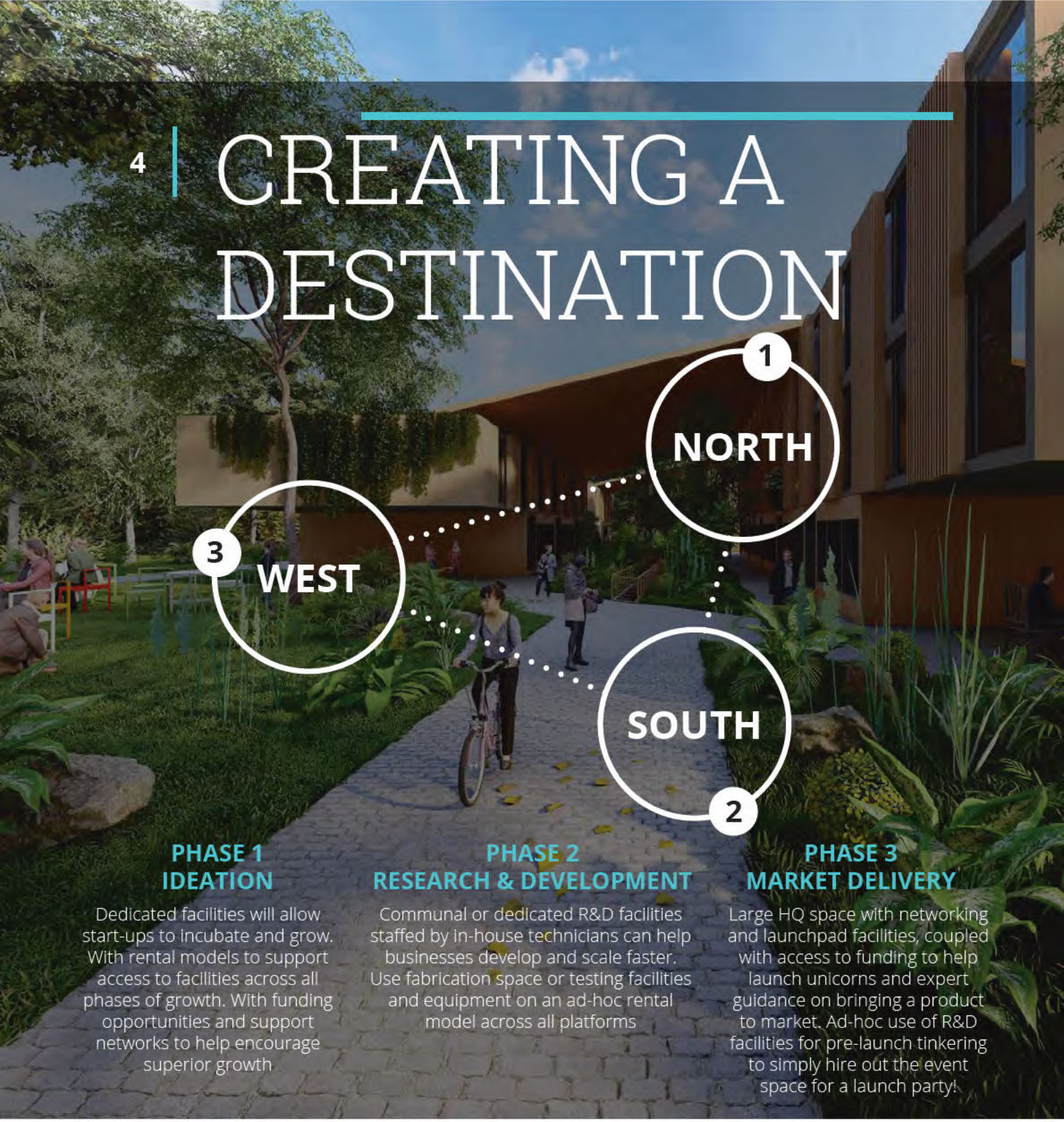
Cambridge Innovation Parks is at an exciting stage of its growth ambitions. With planning permission granted for an additional 90,000 sq.ft on the north site, we are now working to build out our ambitions across our three other sites which would generate circa 500,000 sq.ft of prime commercial office and lab facilities. Or ambitions are to develop all three key locations around one simple operating model that focuses on providing highly sustainable scale-up space. As businesses grow, they will be able to evolve across all locations under the same rental model that prioritises growth and incubation.

With sustainability at the heart of our growth ambitions, we are looking to fully intertwine our ESG goals in everything we do and create. From the buildings themselves, through to the operating model of every site and the business partnerships that we establish. Within this brochure, we will run through all of our key sites, the development ambitions we have and how they work towards supporting a more sustainable future.

Cambridge Innovation Parks

4

CREATING A DESTINATION



PHASE 1 IDEATION

Dedicated facilities will allow start-ups to incubate and grow. With rental models to support access to facilities across all phases of growth. With funding opportunities and support networks to help encourage superior growth

PHASE 2 RESEARCH & DEVELOPMENT

Communal or dedicated R&D facilities staffed by in-house technicians can help businesses develop and scale faster. Use fabrication space or testing facilities and equipment on an ad-hoc rental model across all platforms

PHASE 3 MARKET DELIVERY

Large HQ space with networking and launchpad facilities, coupled with access to funding to help launch unicorns and expert guidance on bringing a product to market. Ad-hoc use of R&D facilities for pre-launch tinkering to simply hire out the event space for a launch party!

SCALE-UP LIKE NEVER BEFORE

With three key phases on the scale-up journey and three sites located around the bustling Tech hub of Cambridge, it makes sense that Cambridge Innovation Parks develops around this framework. Most business parks are focused on a one-size-fits-all model which ultimately hinders any long-term client retention strategies. If a business park can offer the opportunity for clients to evolve and grow within the same ecosystem, it can only help to foster speed of growth and innovation.

A PARK FOR THE FUTURE

How does a ***Destination Park*** work?

A destination park doesn't function as other business parks do. Here we encourage growth and don't tie our clients down to restrictive contracts that lock them in boxes. With our contract passport system, we support companies looking to scale in all directions, whether that's through office sizes or access to other facilities.

By creating offices and facilities of all sizes and densities, and combining them with flexible rental contracts, a single start-up could spend their whole life housed within the CIP Ecosystem. Companies can start in our coworking incubator space on the North site, add a flexible workshop pass to their contract that allows them to prototype products on another park, and then scale up to larger offices housed within the R&D facility to maximise the skills and expertise of our inhouse technicians. After they are ready to take their product to market, their flexible rental contract will help scale up to HQ space at our main park at West.

By creating an ecosystem of flexible and collaborative spaces, all built on a foundation of sustainability and with human health and wellbeing at its core, we can build a brand destination that encourages businesses to stay with us.

LONG TERM CUSTOMER RETENTION

Unicorns are encouraged to remain within the Cambridge region and grow within the ecosystem

MORE BUSINESS UNICORNS

The collaborative and knowledge sharing ecosystem supports rapid growth and innovation

HAPPIER, HEALTHIER CUSTOMERS

Customer-orientated services and facilities promote health and wellbeing which in turn increases productivity

5 ROUTE TO NET-ZERO

SITE DEVELOPMENT

We have a responsibility to future generations to change the way we approach development now

Cambridge Innovation Parks is dedicated to doing its bit for the planet and have set the target of Net-Zero developments and a reduction of embodied carbon across all our existing sites. This includes a sustainable retrofit strategy for our existing buildings to bring them in line with our decarbonisation plans, along with an ambitious strategy for all our new buildings coming online in the future.

As we move forward with our development plans to create an ecosystem to help incubate Cleantech innovation, we feel it's important that the environment that those innovators work in also reflects their ambition.

Our drive towards Net-Zero will set CIP apart from other business parks and our recent partnership with Fielden-Clegg-Bradley Studios as our lead architects of that vision, will help us deliver our ambitious built environment targets.

Our strategy focuses on the key contributors to embodied carbon but also addresses issues related to human health and biodiversity. These strategies include, but are not limited to;

INNOVATING- TOWARDS A SUSTAINABLE FUTURE

FABRIC FIRST APPROACH

A fabric first approach to reduce Operational Energy

Our 'Fabric First' approach looks to utilise bio-based materials which lower the significant impacts of typical construction processes and seeks to employ circular economy principles. Bio-Based materials are key to our Net-Zero ambitions as they are not only a source of renewable construction materials but they take on a full cradle to grave approach.

BIOPHILIC CORE

An Ecosystem within an Ecosystem

Biophilic design prioritises the health, fitness, and wellbeing of humans, as well as the ecosystems around them. It fosters an emotional and physical connection with nature and can offer a variety of benefits on a personal level.

OPERATIONAL CARBON

Reducing energy requirements

By improving our energy performance with a 'Fabric First' approach, passive design strategies and renewables, we will be able to go a long way towards reducing our operational requirements and the subsequent impact on the planet.

HEALTH & WELLBEING

Putting human health at the centre of design

Design strategies that focus on occupant health and wellbeing will make our ecosystem a place where people want to be. Human-centric design can benefit mental health, increase productivity levels and support innovation.

BIODIVERSITY

Working with Nature

Biodiversity can have a huge impact on the success of a project, by support nature through design, we can develop further strategies to support carbon sequestration while also building spaces for wildlife to thrive.

RENEWABLES

Removing reliance on fossil fuels

With our focus set on 100% renewables, we aim to go one step further and embed on-site energy production into the core of our construction projects creating an opportunity for Cleantech innovators to integrate new technology into the heart of our business.

6 DEVELOPMENT SITES

1 NORTH

3.1 WEST

2 SOUTH

3.2 WEST

1. NORTH

Sustainable Business Incubation Space

With planning permission granted for c.90,000 sq.ft of additional floor space, along with two existing buildings and a full sustainable retrofit strategy for the main building that will add a further c.10,000 sq.ft to the site, CIP North will become the creative hub for new businesses in Cambridgeshire. Centred around incubation and growth space, the North site will be the first step in a business's journey to success. The retrofit strategy for Stirling House will see a hybrid of co-working and incubation space, mixed with private offices, and meeting rooms and all supported by an in-house team of business development experts on hand to provide support for start-up businesses.

2. SOUTH

Early Stage R&D & Growth Facilities

As an existing brownfield site located next to the biopharmaceutical hubs of Granta Park and the Babraham research centre, this site is being developed to become a bespoke Research & Development centre, connected to the CIP winder network. With space for start-ups to test out new ideas in our state-of-the-art shared lab facilities and co-working spaces, the site will become a satellite site for the CIP network to help facilitate growth

3.1 WEST

Flagship Sustainable Business Park

As the largest site in the CIP network, this 12-acre plot of land is strategically located on the Cambridge corridor and centrally placed within the developing local infrastructure plans. The site will play host to SMEs and established businesses within the CIP network and will become a beacon of sustainability with direct connections to the CIP Sustainability Research Centre

3.2 WEST

Cutting Edge Sustainability Research Facilities

Located a stone's throw from the CIP West flagship site, the 2.5-acre plot will also be connected to the wider transport infrastructure making it a key part of the Oxford – Cambridge Arc. The site will host cutting-edge shared and private lab and workshop space which will enable the rapid growth of cleantech businesses. Supported by our professional development and tech teams the users of this site will benefit from the CIP ecosystem and all it has to offer.

7 CIP NORTH

INCUBATION HUB

Artists impression of CIP north

ARTISTS IMPRESSION OF CIP NORTH

CAMBRIDGE INNOVATION PARKS LIMITED

SITE DEVELOPMENT

Our ambition is to create the premier scale-up space here in Cambridge

When Cambridge Innovation Parks acquired the Waterbeach site in 2016, it housed the ex ministry of defence building known as Stirling House. Over the years, it has been established as a thriving business park and has seen the arrival of Blenheim house. We are now moving into the next phase of our growth plans which will add a further 90,000 sq.ft of additional buildings, plus c.10,000 sq.ft of additional space as part of a sustainable retrofit of Stirling House.

Our ambition for this site will see us solidify our existing partnerships within the innovation and incubation network, including those established with the Cleantech and Educational sectors. New partnerships are emerging and will help us establish this site as the premier scale-up and start-up incubation space.

Planning permission has now been granted for buildings 3, 4 and 5, and a further multistorey car park which is being developed as an adaptable space to help support our future transition to a more sustainable transport strategy, allowing for the building itself to be repurposed while also supporting our on-site energy production strategy.

As part of the development, the site will undergo a full landscape redevelopment that aims to exceed our bio-diversity net gain targets, while also connecting the site to the new Waterbeach new town development that will see circa 16,500 new homes established with all the connected infrastructure that comes with it.

8 STIRLING HOUSE RETROFIT

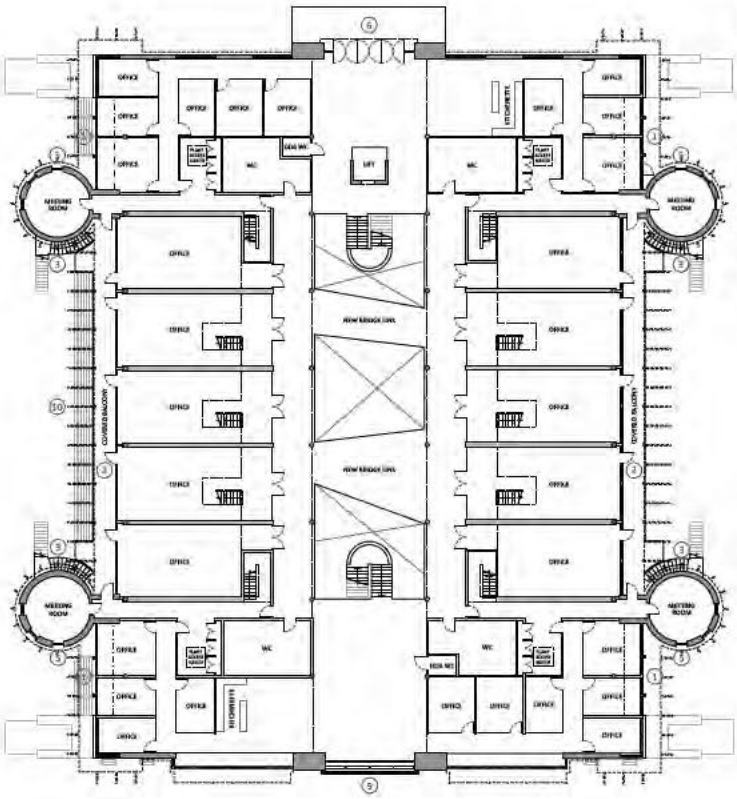
CIP NORTH - 35,000SQ.FT + 10,000 SQ.FT NEW SPACE

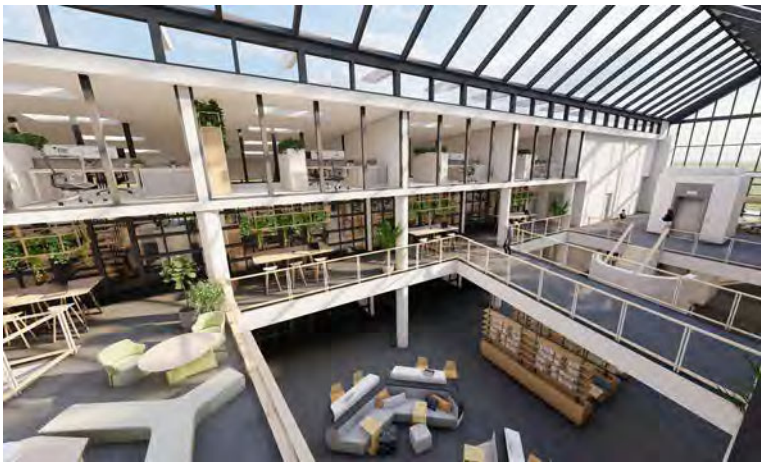
When Stirling House was finished in 1993, it was a largely open-plan building occupied by the MOD and connected to the Waterbeach airfield site adjacent. It was then converted to create the Cambridge Innovation Parks North site business park. Over the years the building has evolved through various occupancies and development projects, and with the future addition of three new highly sustainable buildings on the site, we understand that the way we operate our existing assets is just as, if not more important when considering our ESG and Sustainability goals.

Our sustainable retrofit strategy looks to completely redevelop the building and shift it towards a cleantech business incubator which includes opening up the communal spaces to create more connections through co-working space. By rationalising the central atrium space we are looking to create a central "corridor" space by turning this area into a dual-fronted building that connects to the new landscape to the front and then the new town development to the rear.

The retrofit strategy will see a wide range of sustainable strategies employed throughout the building, including the application of a modular Hemp based wall system that would make large areas of the building fully adaptable. The hemp system allows us to maximise passive heating and cooling strategies that ultimately lower our operational energy requirements. When this is coupled with the maximisation of natural daylight and passive/mixed mode ventilation strategies, the overall carbon impact of the building will be significantly lowered.

We are also looking to integrate smart building management systems such as BEMs and AI systems that help create a balance between automation and user comfort controls. By optimising the existing roof structure for PV systems and connecting to the future site wide energy systems, we will be able to drastically reduce the operational energy requirements for the building while also creating a level of accountability for both the building operator and tenanted spaces.



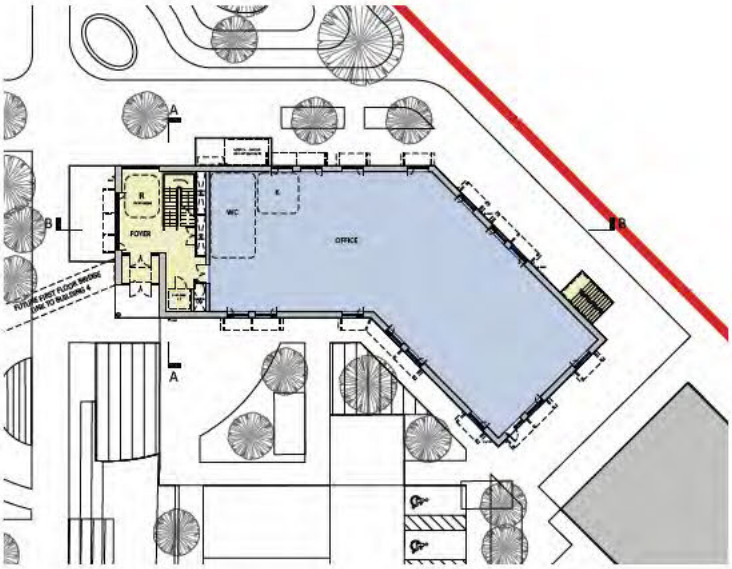


9 BUILDING 3
CIP NORTH - 10,000 SQ.FT

Building 3 is a 10,000 sq.ft, modular building which has recently received full planning approval as part of the north site redevelopment. Designed to be an adaptable space, our development plans will see this space become a co-working cleantech-orientated lab/workshop facility.

With open-access equipment and in-house lab technicians to support rapid prototyping and early-stage product development, the building will be able to operate in a standalone format which offers unrivalled support to new start-ups and early-stage tech developers.

Utilising the first-floor bridge link to building 4, the space will become a support hub for businesses looking to reduce overheads with adhoc access to this lab facility. The connectivity and facilities provided by both buildings 3 and 4 will enable Cambridge Innovation Parks the opportunity to offer scale-up space like never before, but this is just the first stepping stone on the journey.



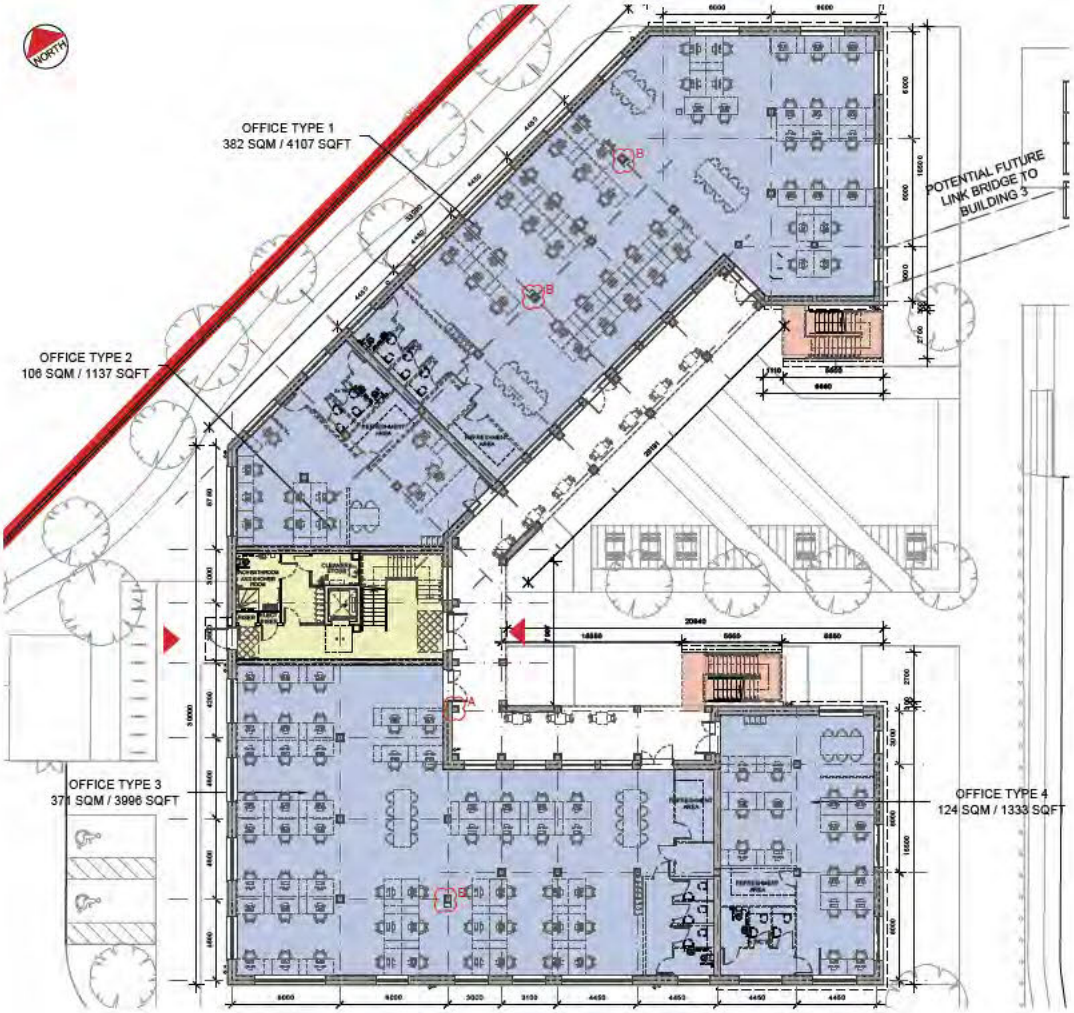
CAMBRIDGE INNOVATION PARKS LIMITED

10 BUILDING 4
CIP NORTH - 40,000 SQ.FT

Providing an additional c.40,000 sq.ft of adaptable office space, building 4 will provide scale-up space for businesses in the early stages of their growth. Benefiting from its connection to building 3 and the wider site, the building has been designed to maximise cross ventilation and natural daylight. The building provides external access to all spaces to enhance privacy and maximise square footage.

Building 4 will also provide a wider array of facilities and will provide a home to a new café and gym on the ground floor which will utilise the central location within the park and its relationship to the new town development. This corner of the site is where the connection to the new town infrastructure will materialise and therefore this building will become a key focus for users entering the park.

The adaptability of the space mirrors that of the Stirling House retrofit which would see a modular hemp wall system installed for the internal walls. This would allow the building to be fully flexible, allowing companies the opportunity to expand/contract within the ecosystem.



CAMBRIDGE INNOVATION PARKS LIMITED

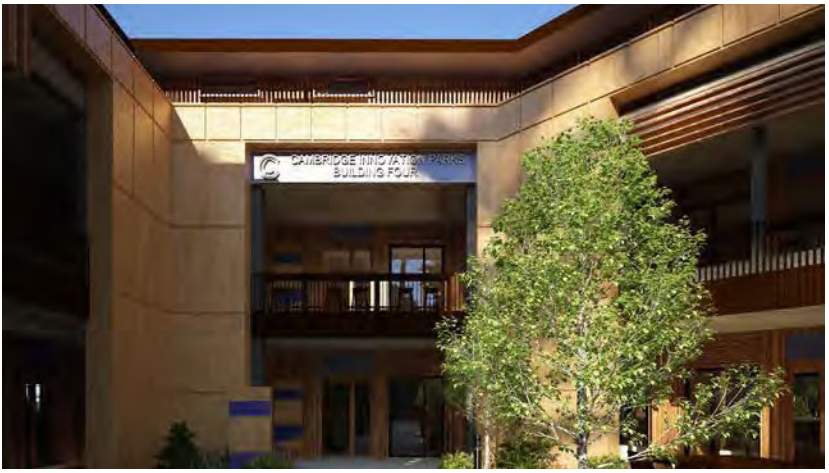
11 BUILDING 5
CIP NORTH - 40,000 SQ.FT

Building 5 is a mirror image of building 4 and will see a further c.40,000 sq.ft of space added to the park. With outline planning permission granted as part of the north site redevelopment scheme, the building is perfectly placed to become home to growth space beyond that offered by the other buildings on the site.

Designed to be flexible, lab-enabled space, the building will house more established businesses that are seeking space to create private lab facilities.

Being connected to the eco-system of the main park, the occupants would also benefit from access to all the other facilities, while also being able to utilise the professional resources and networking opportunities presented by the in-house teams at Cambridge Innovation Parks.

CAMBRIDGE INNOVATION PARKS LIMITED


CAMBRIDGE INNOVATION PARK
BUILDING FOUR

12 CIP SOUTH

R&D CENTRE

CAMBRIDGE INNOVATION PARKS LIMITED

Artists impression of CIP South




ARTISTS IMPRESSION OF CIP SOUTH

CIP SOUTH

SITE DEVELOPMENT

South is so well connected to the established bio-pharma sites that this site can really thrive as a start-up incubation space thats connected to our wider infrastructure

Situated near the Granta park and Babraham Bio-pharmaceutical campuses, the south site is currently a brownfield site where we have big ambitions to establish a base. This three-acre site will play host to a premium scale-up space connected to the Cambridge Innovation Parks operating model which gives access to any user across any site. This operating model will promote connectivity and collaboration across all locations, allowing users the opportunity to utilise the lab facilities and shared services on every site.

Developed as a c.45,000 sq.ft hybrid of offices, co-working spaces, labs and function space, the building has been designed to maximise passive & mixed mode strategies which aim to reduce the operational energy requirements and subsequent carbon footprint. The building will be constructed using modular and pre-fabricated systems to reduce construction time and reduce impacts on site, while also maintaining adaptability within the building.

Providing largely wet-lab focused spaces the building will create a collaborative ecosystem which is supported by our in-house team through technical and business support. With the connections and accessibility to the wider Cambridge Innovation Parks sites, occupants will also be able to access economic support, specialist equipment, networking and growth opportunities, all under one rental model.

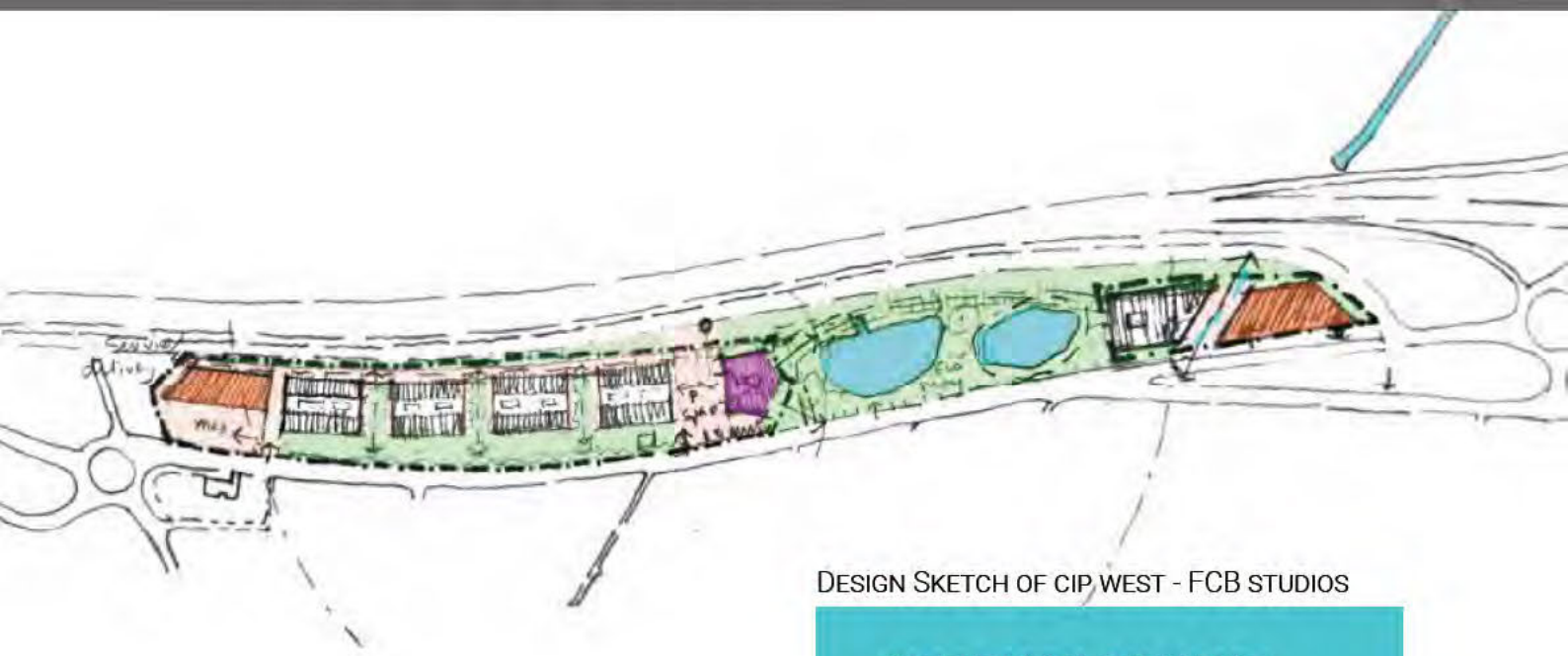
ARTISTS IMPRESSION OF CIP WEST

13 CIP WEST

FLAGSHIP BUSINESS PARK

ARTISTS IMPRESSION OF CIP WEST

CIP WEST



DESIGN SKETCH OF CIP WEST - FCB STUDIOS

SITE DEVELOPMENT

The West site will become a beacon of sustainability, not just as a result of its tenants, but the beating heart of the park itself will embody that ambition for a clean future

The West site will become the flagship site for Cambridge Innovation Parks and is a site that is made up of one 12-acre plot, and a secondary 3-acre plot. The preliminary designs focus on a completely human-centric design that prioritises a biophilic design to support a drive towards higher health and well-being standards.

The two sites are separated by an existing pond with the local natural landscape supporting the landscaping scheme proposed for this site. The site is also extremely well connected by existing and proposed infrastructure projects. The preferred route for the Cambridge to Cambourne guided busway and cycle route runs adjacent to the north of the site and will see a dedicated bus stop installed. Coupled with this, the proposed Oxford to Cambridge train line will run just to the west of the site, while the new park and ride will be built adjacent to the main A road. There is also the major housing development located to the southwest of the site which will see c.10,000 new homes created in the area.

The main site will provide c. 250,000 sq.ft of premium office, lab and function space operating on the same model as all other sites that would allow tenants from across the Cambridge innovation Parks network to utilise the facilities. The smaller 3-acre site to the east will house a sustainability research centre which will be open access lab and Research & Development space with cutting-edge equipment, all maintained and supported by an in-house team to master craftsmen and technicians.

Above: Biophilic core of the West Main site
Below: Human-centric design to support sustainable transportation methods

Above: Biophilic core of the West Main site
Below: Human-centric design to support sustainable transportation methods

ZERO CARBON MASTERPLAN

SUSTAINABILITY ASPIRATIONS

MAIN CAMPUS

HEALTH & HAPPINESS

BIG IDEA CONNECTING WITH NATURE

1. Network of tempered environments & covered walkways along a central biophilic core to enable interactions in natural setting.
2. Truly external working spaces with power supply, wind breaks, solar-absorbing clay walls for passive heating.
3. Ultra low-toxic products to Living Building Challenge & WELL building standards.
4. Designed to be comfortable in 2070 predicted climate.
5. Seasonal sensory and aromatic planting.

CULTURE & COMMUNITY

BIG IDEA CULTURAL HUB

1. Flexible performance space for shared community asset - seminars, TED Talks, local theatre etc.
2. Barrier free community between new campus and Hardwick.
3. Create club spaces & communal facilities to build bridges between tenants.
4. A college commons at the centre of the site to foster a sense of community.
5. A green caretaker/energy manager to supervise the sites carbon footprint.

SUSTAINABLE WATER

BIG IDEA ZERO POTABLE WATER USE

1. Water use less than 5.5l/person/day
2. Greywater harvesting for toilet flushing and automated watering systems
3. Centralised rainwater harvesting
4. Water-free toilets
5. Extensive swale and pond system
6. SUD system designed to deal with future climate extreme weather events.

EQUITY & LOCAL COMMUNITY

BIG IDEA ACCELERATOR FOR LOCAL BUSINESSES

1. Smaller co-working spaces as part of the hub to encourage smaller businesses and create vibrancy that they bring.
2. All materials used to be assessed for ethical sourcing, using systems such as the Declare and Just label.
3. Fully accessible throughout.
4. A campus that supports ethical businesses.

LAND & NATURE

BIG IDEA CAMPUS WITHIN A FOREST

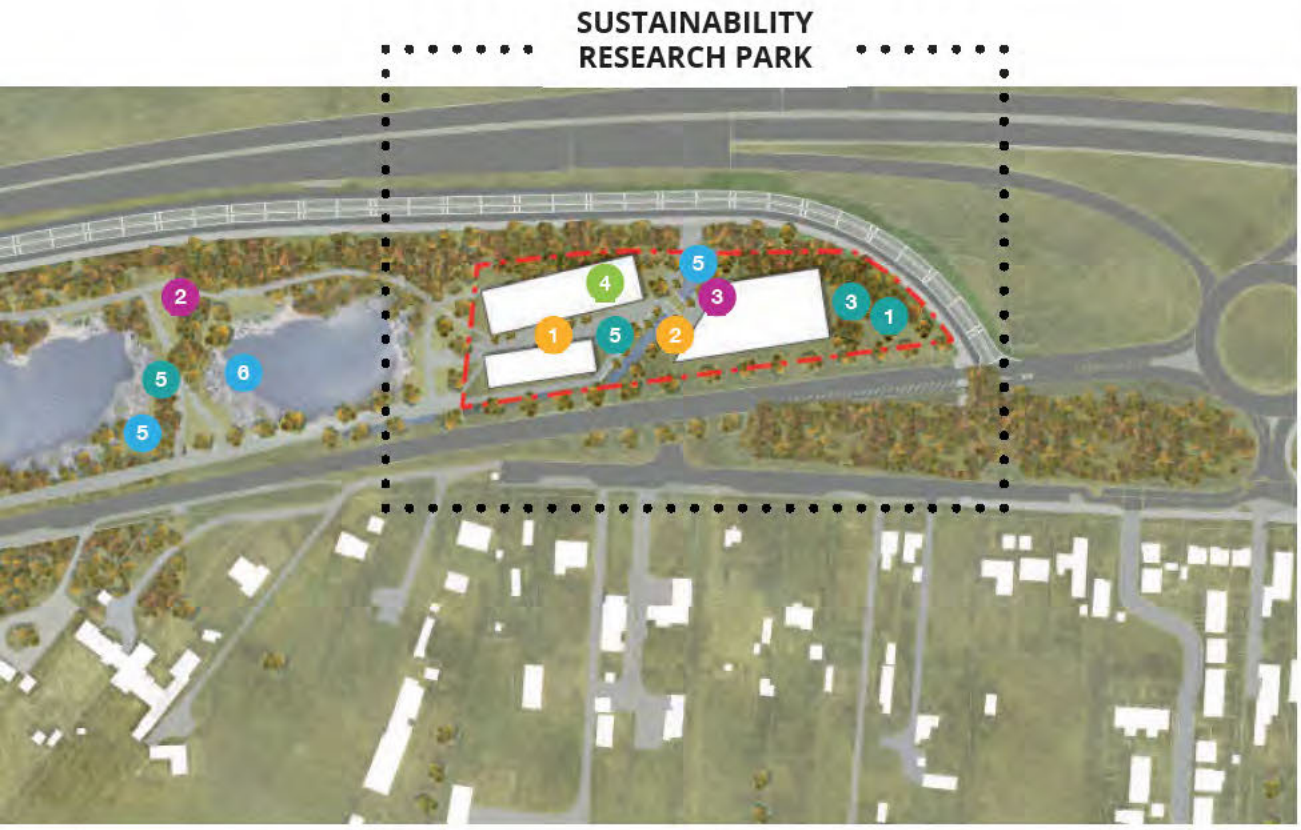
1. Forest designation through 30% tree canopy coverage across the site.
2. 'Micro' or 'Tiny Forests' to create self-sustaining forest cover.
3. Plants used to rejuvenate soil and fix key nutrients during and after construction (such as lupins).
4. Rain garden to provide diverse landscapes and create nature corridor across site.
5. Biodiverse planting throughout.

LOCAL & SUSTAINABLE FOOD

BIG IDEA CAMBRIDGE's 1st MICHELAN STAR VEGAN RESTAURANT

1. Public restaurant in wetland setting
2. Allotments for the offices, on site restaurant/ cafes and wider community.
3. Communal picnic areas for eating together as a community and personal wellness.
4. 'Plug and play' facilities for pop-up food vendors/farmers market.
5. On site catering to be ethical suppliers & seasonal produce promoted.
6. Communal herb gardens for community to use.

POTENTIAL ONE PLANET LIVING PRINCIPLES



TRAVEL + TRANSPORT

BIG IDEA A HUB FOR GREEN TRANSPORT

1. Cambridge & Oxford shuttle bus service - potential stop
2. Dedicated cycle route and central bike repair station for wider community
3. Covered, secure cycle storage for 30% of occupants, with 2% shower facilities.
4. Infrastructure for 100% Electric Vehicles (EVs) on site
5. Secure EV parking
6. Consolidate deliveries to site during occupation
7. Electric bike charging stations

MATERIALS & PRODUCTS

BIG IDEA LOW EMBODIED CARBON

1. phased with buildings constructed from biogenic and low embodied carbon materials.
2. Work with local SIP manufacturers to use Hempcrete panels with clay render.
3. Construction to use LCA EN 15978:2011 for all site, including infrastructure, to ensure that the site remain net zero.
4. Natural, sequestering materials to offset carbon intense materials.
5. Consideration of screw foundations and floating CLT raft to allow buildings to be dismantled/ moved at tenure end.

ZERO WASTE

BIG IDEA ZERO TO LANDFILL

1. Centralised food waste composting, to be reused on the allotments and gardens.
2. Bin stores designed with additional space for enhancing recycling facilities.
3. Componentised design to reduce construction waste.
4. Community hub to host repair clubs/classes for community.

ZERO CARBON ENERGY

BIG IDEA NET ZERO ENERGY

1. Energy quota for tenants based on annual on site energy production for each building.
2. Passivhaus certification, achieving LETI target of 55 kWh/m2a.
3. PV and biosolar roofs connected to centralised energy hub.
4. Centralised ambient loop heating system.
5. Centralised AHUs with high efficiency heat recovery, using demand-based controls (CO2 rate detection).

BIOPHILIC CORE
HEALTH + WELLBEING

PROPOSED SHUTTLE BUS SERVICE
Potential new stop on proposed Oxford - Cambidge shuttle bus service

NORTH BUILDINGS
Laboratory and office space that protects the centre of the site from road noise from bus way and A428

SITE DEVELOPMENT

Biophilic design increases connectivity to the natural environment through the use of direct and indirect nature, space and place conditions, to improveoccupants health and well being. Resulting in more productive, healthier and happier places to work.

BIOPHILIC CORE
Interconnected indoor / outdoor spaces, placing wellbeing at the heart of the campus, connecting all campus green spaces, and providing a strong navigation route through the campus

SOUTH BUILDINGS
Laboratory and office space that could be independent or connected across the biophilic core to the north

COMMUNITY SPACE
Biophilic core spills into the community hub

ARTISTS IMPRESSION OF CIP WEST

14 CIP WEST

SUSTAINABILITY RESEARCH CENTRE

ARTISTS IMPRESSION OF CIP WEST - SUSTAINABILITY RESEARCH CENTRE

SUSTAINABILITY RESEARCH CENTRE

SITE DEVELOPMENT

Cambridge is known as a global innovation hub, we aim to build the facilities to help support that economic opportunity within the cleantech market.

As part of our drive towards a cleaner greener future, we are developing plans for a sustainability research centre which will work in partnership with the shared lab facilities across all the CIP sites. The site will be a mix of wet and dry lab facilities with a large area dedicated to shared/co-working lab and workshop facilities. The site will allow companies housed within the CIP network the opportunity to take up permanent residence within the private facilities, or to utilise the ad-hoc access pass to utilise the current edge equipment within the shared lab facilities.

The aim of the sustainability research centre is to establish a stepping stone for businesses of all sizes to test out new ideas and new approaches to challenging the climate agenda. Working in partnership with our business incubator operators, the research centre will oversee all of the lab facilities across all CIP locations to help facilitate collaboration. Our in-house technicians will be on hand to work 1-to-1 with new and emerging ideas, supported by the business incubator space to help businesses maximise their market positioning.

Cambridge is known as a global innovator and with its connections to the education sector and businesses within the wider market, our sustainability research centre seeks to become that stepping stone between education and industry and help ideas emerge and find their place in the market.

Artists impression of CIP West - Sustainability Research Centre

PROJECT TEAM & DELIVERY PARTNERS

CAMBRIDGE INNOVATION PARKS - NORTH

[redacted]

STIRLING HOUSE RETROFIT - NORTH

[redacted]

CAMBRIDGE INNOVATION PARKS - SOUTH

[redacted]

CAMBRIDGE INNOVATION PARKS - WEST

[redacted]

For more information on any of the projects in this document, please contact;

[redacted]


INNOVATION
PARKS LIMITED

Cambridge Innovation Parks

The Opportunity

CAMBRIDGE INNOVATION PARKS
FUTURE VISION
Document 3 of 5

CAMBRIDGE INNOVATION PARKS LIMITED

IN PARTNERSHIP WITH

CAMBRIDGE CLEANTECH
Strategic Innovation Partner

1 | INTRODUCTION

The Cambridge technology cluster is evolving. In addition to life sciences and information technology, a third wave of technology innovation is emerging. Climatetech and cleantech are beginning to thrive as the established domains of the entrepreneurial ecosystem adapt to include and support climate-positive technologies.

Isenberg's model of entrepreneurship ecosystems identifies six interlinked domains that are required for entrepreneurship to thrive. The Cambridge technology cluster has built these domains for life sciences and IT and they are now adapting for the next wave of climate technology.

Driving this evolution is arguably the greatest innovation challenge humankind has ever faced: the world is committed to halving global greenhouse gas emissions by 2030 and by 2050 to reach net zero. The climate crisis and this reality is driving a megatrend in investment into the ESG, environment, social and governance sector. In 2022 globally this meant over 3000 new climate tech startups, $87.5bn in climate tech investment between July 2020 and June 2021 and close to a ¼ trillion investment in climate tech between 2013 and 2021.

As a leading technology ecosystem, that has been amongst the world's most successful regions in attracting innovation-led investment, Cambridge is one of a handful of global regions that is already positioned both to lead and capitalise on this opportunity.

2 | BACKGROUND

Cambridge is established as a globally leading innovation ecosystem. Historically the cluster is built on the twin pillars of Information Technology (Silicon Fen) and Life Sciences. Over 46,000 people are employed across the two sectors with over 3600 firms and a combined turnover of over £12.7bn (Cambridge Ahead, 2022). The success of the cluster has built up over the last 60 years and centres around the innovation ecosystem that has emerged around the University of Cambridge. This ecosystem includes an active investment community (Cambridge Innovation Capital alone has attracted over £1billion of investment into Cambridge-based companies), multinational technology companies (Astra Zeneca, Arm, Microsoft, Apple to name just a few), a vibrant accelerator, start-up and scale-up community and a host of other ecosystem players such as innovation networks, research institutions and public sector partners.

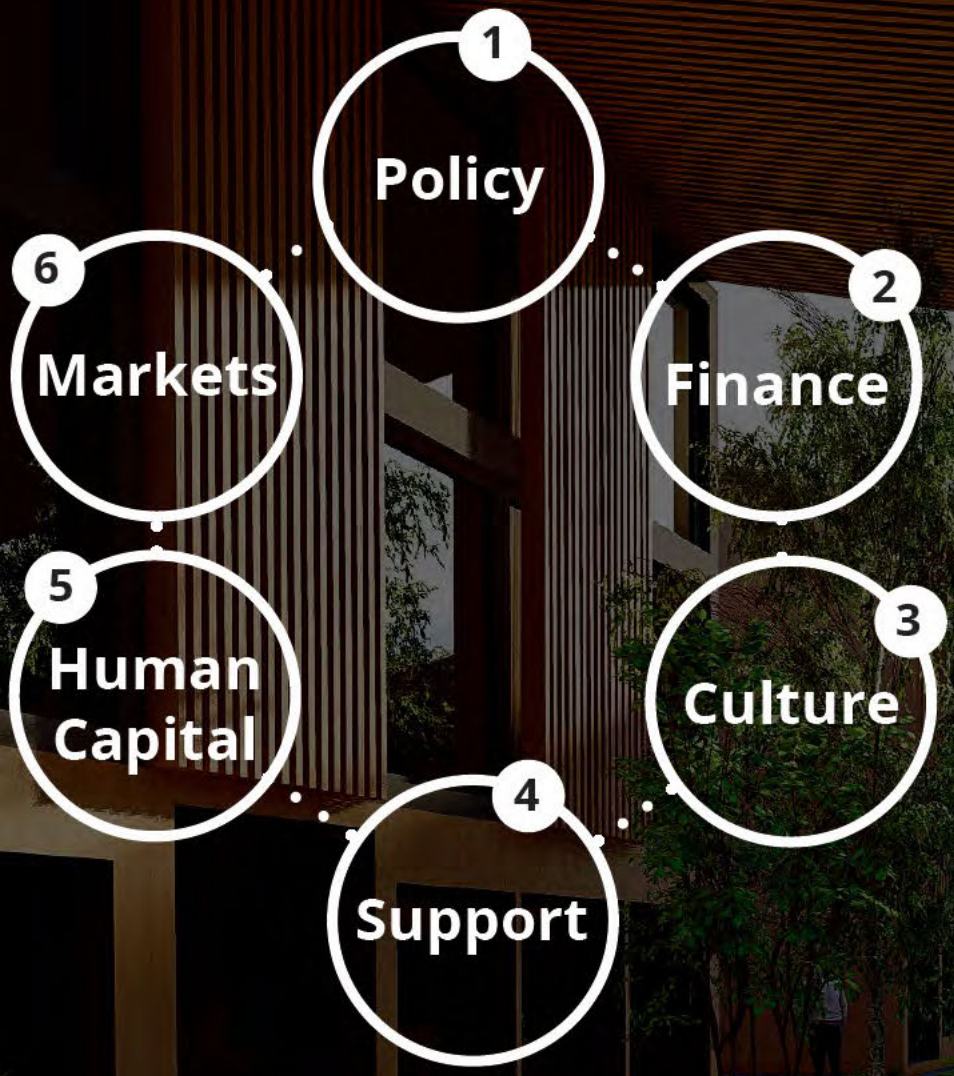
With a whole host of incubators, innovators and investors already established, Cambridge is a prime opportunity for a much-needed driver in the Climatetech and Cleantech sectors to help lead the way in this sector.

3

CAMBRIDGE

THE CLIMATE TECH INNOVATION ECOSYSTEM

The Isenberg model of entrepreneurship ecosystems identifies six interlinked domains that are required for entrepreneurship to thrive. The Cambridge technology cluster has built these domains for life sciences and IT and they are now adapting for the next wave of climate technology. Through this document, we will break down these six domains to help identify the opportunity presented in the form of the Cleantech Environment.



1. POLICY

Within this domain, the focus is on how is the innovation ecosystem impacted by local, national and global policies. Are there any Governmental support programmes or policies that help or hinder growth within the market?

2. FINANCE

As a key determiner of how businesses can rise or fall, access to capital support can make or break an ecosystem. Are there readily available innovation funds/ capital within the domain that can be harnessed by innovators

3. CULTURE

Creating the right conditions for a business to grow is vital. Does the ecosystem have a proven track record of innovation growth? How does the culture created within the ecosystem help incubate rapid growth?

4. SUPPORT

What support systems are in place and how do they help foster growth and innovation? Access to professional and personal growth support can define a business

5. HUMAN CAPITAL

Where do the skills come from and how are they integrated into the ecosystem? With globally renowned educational institutions and multinational businesses already established in Cambridge, how do businesses tap into that resource?

6. MARKETS

With a wealth of international connections, what makes the Cambridge opportunity unique? Through the university and established market connections, how can start-ups and entrepreneurs utilise those connections?

4 POLICY

POLITICAL INFLUENCES

As CIP seeks to grow, there is a wide range of influences to consider. Political influences at both local and national levels can help support our ambitions, while local leaders within the governmental community can help push forward the sustainability agenda.

LEADERSHIP

Leadership in the development of the climate tech ecosystem in the region is apparent both nationally, locally and within key institutions. This leadership is emerging across a wide range of areas and influencers, as the climate change agenda grows, it is becoming increasingly ingrained in political agendas, however, it is also becoming a core part of business. With most major businesses now focused on delivering Environmental, Social and Governance (ESG) targets, sustainability is becoming a major driver.

ESG goals are rapidly becoming the benchmark for businesses to showcase their long-term sustainability criteria and as policies emerge and evolve, the delivery of those goals will soon become an indicator of a business's longevity in a green market.

Cambridgeshire's local government prides itself on being one of the most forward-thinking districts when it comes to sustainable development, with planning regulations and leadership goals seeking to deliver the highest standards within the built environment, businesses such as CIP need to lead the way when it comes to delivering inspirational assets that inspire its tenants in the field of sustainability, otherwise, its longevity at the front of the cleantech market will be compromised with potentially stranded assets.

NATIONAL

At a national level, the UK Government's 10-point plan for a Green Industrial revolution aims to mobilise up to £50bn in public and private sector funding, create 250,000 jobs and make the UK the world's number one centre for green technology and finance. The development of UK wide hydrogen economy alone could generate 100,000 jobs by 2050.

A key part of these growth plans sits the Oxford to Cambridge Arc, a major infrastructure project that's underpinned by the anticipated delivery of the Oxford to Cambridge Rail link via Milton Keynes. Oxford, Cambridge and London form the three pinnacles of the 'Golden Triangle', known also known as the 'Innovation Corridor' where the educational institutions housed within are helping to produce business unicorns. The Ox-Cam Arc will see billions invested in key infrastructure to link these innovative cities to help support economic growth within the region.

LOCAL

The Cambridge and Peterborough Combined Authority has published the Cambridgeshire & Peterborough Independent Commission on Climate Change along with a Climate Change Action Plan that details the region's approach to tackling climate change. The report highlights the region's ability to show leadership both nationally and internationally by harnessing the region's world-leading intellectual assets.

This report highlighted that although Cambridge is a world leader in intellectual assets as a result of its institutions, there is a lack of sustainably focus assets and facilities which is a key driver for the CIP ambitions. The region plays host to a wide range of Life Science facilities, but there is limited opportunity for sustainably driven start-ups and SMEs beyond the influence of institutions such as the Cambridge universities Institute for Sustainability Leadership (CISL).

In order to support economic growth and the opportunities that come with it, local and regional policies supporting green development both at the development and operational level, are being prioritised by local policymakers to help push Cambridge into a long-term leadership role.

KEY INSTITUTIONS

University of Cambridge

Through its Cambridge Zero initiative, the University of Cambridge aims to maximise the University of Cambridge's contribution towards achieving a resilient and sustainable zero-carbon world.

It does this through:

- research and innovation to drive technological and social change,
- education and training to provide the skills needed to deliver a different future,
- engaging with a broad coalition of stakeholders to develop solutions collectively,
- and leading by example by supporting ambitious decarbonisation.

Driven by CISL, the university is expanding its influence on the local, national and international markets. CIP has the opportunity to forge a partnership with CISL that would help create a new stepping-stone between educational institutions and industry. The CIP growth plans seek to deliver facilities and services that help tenants emerging from the CISL incubation network, and expand into the market with world-leading facilities, while still benefitting from the global influence provided by the University.

University of Oxford

Soon to be a key connection to Cambridge as a result of the Oxford to Cambridge Rail link, is the educational institution of Oxford Univerity. Another global influencer in intellectual innovation, the Ox-Cam arc project would put the university less than an hour away by train, and with the CIP West site situated adjacent to the preferred line location, the door is open for connections to be made beyond the realm of the Cambridgeshire market.

5 FINANCE
CAPITAL INFLUENCES

FINANCIAL CAPITAL

Cambridge has both an active local angel investment community as well as close proximity to London's international financial markets. This is beneficial for start-ups and scale-ups seeking early-stage investment as well as providing a source of investment capital for the development of infrastructure such as science parks, incubator buildings and facilities that also attract high levels of investment into the region.

ESG has surged globally since the pandemic and cleantech and climate tech investment is also burgeoning in the Cambridge Technology cluster. The Greater Cambridge area has over 135 cleantech/climate tech start-ups and scale-ups that have raised over $500 million in funding (Source, Cambridge Cleantech). The cluster is particularly strong in advanced materials and manufacturing.

CLEANTECH VENTURE DAY

Cleantech Venture Day is the UK's leading cleantech and climate tech investment day. This twice-yearly, London-based event is organised and run by Cambridge Cleantech, the UK's leading cleantech innovation network. The CVD has been running for over 15 years and in that time has helped hundreds of cleantech innovators find investment opportunities and deals.

UNIVERSITY OF CAMBRIDGE ENTERPRISE FUND

Part of the award-winning Cambridge Enterprise (see below). The University of Cambridge Enterprise Funds invests in companies selected by Cambridge Enterprise, providing a head start as they enter the initial stages of commercial product development.

INVESTMENT FUNDS ACTIVE IN THE CAMBRIDGE TECH CLUSTER

AMADEUS CAPITAL

Typically invests $1m and $20m in technology companies, across Communications and networking, Hardware and software, Media, E-commerce, Medtech and Cleantech.

CAMBRIDGE INNOVATION CAPITAL

Cambridge Innovation Capital (CIC) has participated in 26 fundraisings totalling £233m with an average fundraising size of £8.97m*.

AVIVA VENTURES

The fund was established in 2015 with the intention of investing around £20m per year over 5 years.

IQ CAPITAL

Typically invests between £1m and £3m, with a maximum of £5m. The fund has £75m of funds under management. The fund is sector agnostic, but generally looks for products or services that aim to improve lifestyle.

HAMBRO PERKS

Hambro Perks participate in deals of an average fundraising size of £1.6m. The stake taken by investors in these deals averaged 24.0% at a £3.65m pre-money valuation*.

FINANCE WALES

Invests between £1k and £2m. The fund can invest up to £5m in total per company.

ENTREPRENEUR FIRST

The accelerator provides each team with £10k investment, as well as capital for accommodation during the programme. In just less than 50% of cases, it will then fund each company with an additional £80k

ENTERPRISE FUND

(UNIVERSITY OF CAMBRIDGE)

Typically invests between £50k and £500k in tech and scientific discoveries at the Cambridge University

PARKWALK UK TECH FUND

Parkwalk is one of the UK's most active Seed investors, investing in innovative UK growth companies across various stages of their development

SYNDICATEROOM

The fund operates an online equity crowdfunding platform, through which investors can provide growth funding to pitches of their choice, typically raising £400k to £5m.

CAMBRIDGE CAPITAL GROUP

Cambridge Capital Group is a leading angel group of over 80 investors and private venture funds investing in hi-tech businesses and backing technology start-ups in the region since 2001.

CAMBRIDGE ANGELS

A consortium of successful entrepreneurs reinvesting into the next generation.

MARTLET

Martlet is a corporate angel investment group that invests between £10k and £100k. The fund provides patient capital, as well as general support and access to its network of connections.

MIDVEN

A venture capital firm based in Birmingham, working with entrepreneurs across the UK. Typically invests between £25k and £500k at seed and venture stage.

6

CULTURE

SUCCESS STORIES

The success of the wider technology cluster is well documented, with over 23, billion-dollar companies – the most per capita of any global innovation hub - having been born in the region. The emerging cleantech and climate tech cluster has also generated a number of recent success stories.

MALTA

Thermo electric energy storage.

Founded: 2018
Funding: $72 million

Website: http://www.maltainc.com

NYOBOLT

End-to-End Ultrafast Charging Battery Solutions

Founded: 2020
Funding: $68 million

Website: http://nyobolt.com

ECHION

Fast charging niobium-based anode technology

Founded: 2020
Funding: $15 million

Website:

ORIGAMI

Independent energy data platform

Founded: 2017
Funding: $68 million

Website: www.origamienergy.com

AZURI TECHNOLOGIES

Developer of solar systems designed to connect off-grid Africa.

Founded: 2012
Funding: $68 million

Website: https://www.azuri-group.com

CAM GAN

Energy saving power electronics devices based on Gallium Nitride technology

Founded: 2016
Funding: $27 million

Website: https://camgandevices.com

AQDOT

Advanced pollutant capture

Founded: 2013
Funding: $32m

Website: http://www.aqdot.com

BETTER ORIGIN

Operator of AI-powered insect mini-farms intended to fix the broken food chain and solve the crisis of food waste.

Founded: 2015
Funding: $21m

AVEILLANT

Specialist radar technology to support windfarm infrastructure

Founded: 2011
Funding: $16m

Website: www.aveillant.com

LEVIDIAN

Manufacturer of hydrogen and graphene

Founded: 2012
Funding: $14.5m

Website: http://www.cambridgenanosystems.com

BAMBOO SYSTEMS GROUP

Developer of transformative ARM server architecture designed to power the next generation of sustainable data centers.

Founded: 2015
Funding: $10m
Website: http://www.bamboosystems.io

XAMPLA

Producer of plant-based materials intended to serve in the field of commercial applications.

Founded: 2018
Funding: $9.5m

Website: http://www.xampla.com

AMANTYS

Manufacturer of power electronic systems for medium and high voltage applications.

Founded: 2010
Funding: $8.5m

Website: http://www.amantys.com

BIO BEAN

Developer of a clean technology designed to initiate the process of recycling waste coffee grounds into advanced biofuels.

Founded: 2013
Funding: $8.3m
Website: https://www.bio-bean.com/

KISANHUB

Developer of a crop intelligence platform designed to connect enterprises with growers to deliver actionable insights.

Founded: 2012
Funding: $8m
Website: https://www.kisanhub.com/

CORROSIONRADAR

Developer of remote sensing technologies designed to predict corrosion development using advanced models and analytics.

Founded: 2017
Funding: $5.9m
Website: http://www.corrosionradar.com

IMMATERIAL

Developer of highly porous nanomaterials designed for the storage and separation of gas molecules.

Founded: 2015
Funding: $3m
Website: http://www.immaterial.com

These companies represent a small selection of innovative cleantech companies in the Cambridge market.

Together they have received **$585.2 million** in funding over the last 10 years.

7

SUPPORT

GROWTH INFLUENCES

The success of the wider technology cluster is well documented, with over 23, billion-dollar companies – the most per capita of any global innovation hub - having been born in the region. The emerging cleantech and climate tech cluster has also generated a number of recent success stories.

INFRASTRUCTURE

There are circa 14 business parks within the greater Cambridgeshire area, many of which are focused on one major sector, Life sciences. Subsidiaries of this sector include the biopharmaceutical industry which has a strong presence in many of the key parks. The majority of the sites are however set up to cater for the generic life sciences market and as a result, tend to offer little in the way of sustainably driven space focused on Cleantech innovation.

Many of the parks also operate in isolation and on a one size fits all model, creating a scenario where, as businesses scale, they end up outgrowing the spaces on offer and ultimately end up seeking space on a rival business park. This can cause tremendous economic disruption for the SME and can often hinder growth due to a lack of funding and growth space.

CAMBRIDGE RESEARCH PARK — 235,000 SQ.FT — 1

Cambridge Research Park is an exciting, self-contained community capable of providing office, laboratory, hi-tech and industrial accommodation. The quality of the park and its ability to support enterprise provides an unrivalled environment for business in Cambridge. This is an Enterprise Zone and companies locating here may be eligible for business rate discounts

VISION PARK — 220,000 SQ.FT — 2

Cambridge

ST JOHN INNOVATION PARK — 800,000 SQ.FT — 3

St John's Innovation Park, owned by St John's College, University of Cambridge, is an integral part of the North Cambridge research and development cluster, the most established and well-connected technology location outside of the city centre. As such the Park is privileged to be home to a number of innovative and exciting R&D, technology and life science organisations including DarkTrace, IESO Digital Health, PwC, Qualcomm, Raspberry PI and Samsung.

CAMBRIDGE
AN UNRIVALLED LIFE SCIENCE CLUSTER

CAMBRIDGE SCIENCE PARK 1,700,000 SQ.FT 4

Established in 1970 when Trinity College Cambridge embraced the concept that would change the hi-tech sector in Cambridge, the UK and beyond. Comprising of 150 acres, 1.7 million sq ft of high technology and laboratory buildings, Cambridge Science park is home to 7500 people at over 100 companies, ranging from exciting start-ups to some of the world's leading technology businesses

CAMBRIDGE BUSINESS PARK 335,000 SQ.FT 5

Comprising of 12 modern office/technology buildings, amounting to 325,000 sq ft. The park has unrestricted business use. Home to over 17 tenants including Autonomy, the BBC and Qualcomm amongst others, the Park is located in the popular Northern Cambridge Cluster, adjacent to the A14.

CAMBOURNE BUSINESS PARK 300,000 SQ.FT 6

Cambourne Business Park is a thriving working environment with award-winning architecture, beautifully landscaped surrounds and impressive state-of-the-art amenities which set this self-contained community apart from any other. This is an Enterprise Zone and companies locating here may be eligible for business rate discounts.

CAPITAL PARK 230,000 SQ.FT 7

Cambourne Business Park is a thriving working environment with award-winning architecture, beautifully landscaped surrounds and impressive state-of-the-art amenities which set this self-contained community apart from any other. This is an Enterprise Zone and companies locating here may be eligible for business rate discounts.

CAMBRIDGE BIOMEDICAL CAMPUS 3,800,000 SQ.FT 8

The Cambridge Biomedical Campus (CBC) is located at the heart of the UK's and Europe's leading life sciences cluster. We are a vibrant, international healthcare community and a global leader in medical science, research, education and patient care.

BABRAHAM RESEARCH CAMPUS 350,000 SQ.FT 9

The Babraham Research Campus is considered to be one of the UK's leading campuses to support early-stage bioscience enterprise and is distinct in its co-location of bioscience companies with the Babraham Institute. World-class research and business come together to promote innovation and strengthen links between academia and the commercial world.

GRANTA PARK 1,300,000 SQ.FT 10

With a vision to provide the very best purpose-built environment for the leading businesses of today and tomorrow, Granta Park® is located in the heart of the Cambridge Science Cluster. Hard-working people with specialist skills deserve to work in a high-quality science park environment. Granta Park offers 160 acres of truly inspirational surroundings, creating a perfect environment for a work-life balance.

MELBOURN SCIENCE PARK 200,000 SQ.FT 11

Covering some 17 acres with nine buildings totalling over 200,000 sq ft, with facilities including The Moat House café/restaurant, conference and shower facilities.

CHESTERFORD RESEARCH PARK 335,000 SQ.FT 12

Chesterford Research Park offers advanced laboratory and office space set within 250 acres of idyllic parkland near Cambridge – modern, dynamic, flexible facilities perfectly appointed for biotechnology, pharmaceutical and technology R&D companies of all sizes

TUSPARK 40,300 SQ.FT 13

As one of the largest owners and operator of science parks and incubation facilities in the world, TusPark aims to create an environment that fuels creative and lateral thinking.

WELLCOME GENOME CAMPUS 150,000 SQ.FT 14

At the Wellcome Genome Campus we undertake genome and biodata research. We provide bioinformatics services to the world and we deliver vital training in genomics and biodata to scientists and clinicians. We are at the interface of research and industry translating science into tangible societal benefits.

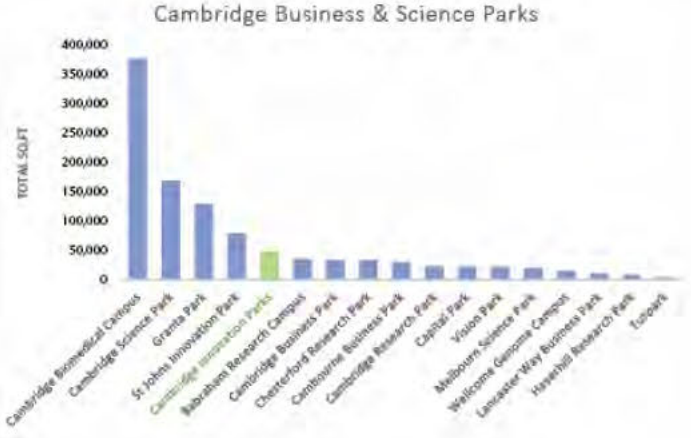
FURTHER AFIELD

HAVERHILL RESEARCH PARK 80,000 SQ.FT

With full infrastructure and landscaping in place we can establish your Cambridge presence, from concept to completion, within just 15 months. Situated at the Northern edge of Haverhill, a town of entrepreneurial spirit, and within 17 miles of Cambridge, Haverhill Research Park also gives easy access to the A11/M11 leading to Stansted Airport and London. This is an Enterprise Zone and companies locating here may be eligible for business rate discounts

LANCASTER WAY BUSINESS PARK, ELY 100,000 SQ.FT

Lancaster Way is a rapidly expanding business park with a wide variety of occupiers in buildings ranging from 1,000 sq. ft. – Approximately 100,000 sq. ft. The estate benefits from 24-hour on-site security and is exceptionally well maintained.




Chittering
Upware
Cottenham
A10
Longstanton
Waterbeach
A14
Boxworth
Bar Hill
Impington
Milton
A14
Madingley
Bottisham
A14
Hardwick
CAMBRIDGE
M11
Comberton
Grantchester
Great
Eversden
M11
Great Shelford
A11
Harston
Sawston
A10
Shepreth
A505
Whaddon
Meldreth
M11
Linton
Duxford
Melbourn
A505
A11
Royston
M11

CIP NORTH

62,858 sq ft across two buildings

9.0 acres total site

90,000 sq ft of new consented future development potential

Circa 1500,000 sq.ft total site

CIP WEST

14.0 acres total site area across Plot A and Plot B

Circa 300,000 sq.ft of future development potential, creating a flagship scheme with sustainable research centre

CIP SOUTH

2.0 acres total site

50,000 sq ft of future development potential

Huge Potential total Gross Development Value

Future development of c.500,000 sq ft

Three key locations surrounding Cambridge

27.0 acres total

62,858 sq ft of existing accommodation

40+ existing tenants

PROFESSIONAL SUPPORT NETWORKS

SUPPORT PROFESSIONS

Cambridge technology cluster is home to multiple specialist legal and business support firms with expertise in IP, finance, communications and many other aspects of business development. CIP is working with several partners to expand on this offering and develop an in-house team of experts that can provide 1-to-1 support for all emerging and established clients across the ecosystem. Developing a support network located within the CIP framework will help potential unicorns emerge faster and help establish their product.

A key part of the CIP growth ecosystem would see the establishment of an in-house capital investment fund for early-stage SMEs. Working with the business development team located on-site, CIP can help establish capital investment opportunities while also leveraging the support network to help grow SMEs through the various stages of development.

TECHNOLOGY CONSULTANTS

The presence of leading technology consultancies has been a key part of the long-term development of the cluster. Specialist energy consultants now complement the multi-disciplinary tech consultancies that have been integral to the cluster's growth. All the technology consultancies are also now developing and strengthening their cleantech and climate tech service offering (across multiple domains, e. g. industrial decarbonisation, hydrogen, CCUS, etc.) which will continue to support both emerging technology from start-ups and in internal innovation, decarbonisation and sustainable technology transformation programmes of large technology companies and multi-nationals.

CIP is also moving towards developing a start-up tech support network in the form of the open-access lab and tech facilities. Every site across the CIP cluster will house a laboratory or workshop space stocked with leading technology such as 3D printers, CNC machines etc to provide services to help support rapid prototyping. As part of the support network which already houses business development services, the CIP lab spaces will be managed by a team of master craftsmen, and specialists in various areas of manufacturing and engineering. They will be on hand to support entrepreneurs in developing their products while working side by side with the business development team to help hit growth targets.

There is a wide range of existing technology consultants within the greater Cambridgeshire area that specialise in different areas. They include;

ELEMENT ENERGY

Element Energy is a dynamic and growing strategic energy consultancy. It specialises in the intelligent analysis of low-carbon energy.

LCP DELTA

LCP Delta provides data-driven research, consultancy, technology products and training services to companies investing in and navigating the energy transition.

CAMBRIDGE CONSULTANTS

One of the world's leading product development and technology consultancy firms

SAGENTIA

Sagentia is an international science, technology and product development group, working across a range of market sectors, including medical, oil & gas, consumer and industrial.

TTP

TTP is an independent technology company where scientists, engineers and designers collaborate to invent and develop new products and technologies.
Working across a wide spectrum of industries it creates breakthrough solutions that bring strong commercial value to clients and the benefits of technology to all.

NON-GOVERNMENTAL INSTITUTIONS

The technology cluster of Cambridge is also home to many institutions. Many of which are directly involved in supporting the emerging climate tech cluster.

IFM (INSTITUTE FOR MANUFACTURING)

Part of the University of Cambridge Department of Engineering IFM provides World-leading research and education to help:

- Companies develop life-changing products and services, build better businesses create meaningful jobs, and improve the environment for the future.
- Governments foster innovation and enterprise to deliver social and economic benefits.

GLOBAL SUSTAINABILITY INSTITUTE

The GSI at Anglia Ruskin University focused on 4 key areas of change:

- Consumption & Change
- Global Risk & Resilience
- Ecosystems & Human Wellbeing
- Education for Sustainability.

TWI

TWI is one of the world's foremost independent research and technology organisations, with expertise in materials joining and engineering processes.

- TWI Hydrogen Laboratory is a state of the art centre for the testing of materials for corrosion as a result of exposure to hydrogen.

HENRY ROYCE INSTITUTE

- HRI supports world-recognised excellence in UK materials research, accelerating commercial exploitation of innovations and delivering positive economic and societal impact for the UK.

- HRI runs national materials challenges that stimulate and drive materials research in the UK towards clear outcomes that meet national and global needs. These include.
    - Materials for fusion
    - Materials for end-to-end hydrogen
    - Materials for the energy transition
    - Materials for low loss electronics
    - Materials for photovoltaic systems
    - Materials for low-carbon production of hydrogen and related energy carriers and chemical feedstocks
    - Caloric energy conversion materials

ENTREPRENEURSHIP PROMOTION

Throughout Cambridge, there are a wide variety of entrepreneur promotion programmes and spaces. Some are intrinsically linked to the Educational sectors and some are industry specific.

CAMBRIDGE ENTERPRISE

Cambridge Enterprise supports academics, researchers, staff, and students in achieving knowledge transfer and research impact. It facilitates knowledge transfer by helping innovators, experts, and entrepreneurs to use commercial avenues to develop their ideas and expertise for the benefit of society, the economy, themselves, and the University.

Institutional Leadership.

- CISL: Cambridge Institute for Sustainable Leadership has been training global leaders in sustainability for over 30 years
- The Maxwell Centre – the centrepiece for Cambridge Universities industrial engagement is developing a wide range of partnerships and activities linked to climate technologies emerging from the University of Cambridge's physical sciences and engineering departments

ACCELERATION

CARBON 13

Selecting and supporting 1000 entrepreneurs over 5 years to build scalable ventures with the potential to reduce carbon emissions by over 400 million tonnes.

IMPULSE PROGRAMME

The impulse programme is a catalyst for entrepreneurship and intrapreneurship. The programme enables the development of high-potential technology innovation into a commercial proposition, for individuals and companies.

CAMBRIDGE FUTURE TECH

The Cambridge Future Tech Venture Builder provides inventors, innovators and founders with the tools and collaboration required to succeed in building a DeepTech company.

IGNITE (JUDGE BUSINESS SCHOOL)

Ignite is an intensive, one-week entrepreneurship training programme for aspiring entrepreneurs and corporate innovators to trial and prepare business ideas for the commercial environment.

ALLIA CLIMATE ACCELERATOR

EIT Climate KIC climate accelerator

8

HUMAN CAPITAL

WORKFORCE

SKILLED WORKFORCE

University of Cambridge is consistently ranked amongst the world's top 5 universities and attracts and develops a continuous stream of world-class talent to the region.

UNSKILLED WORKFORCE

The region has access to a large unskilled workforce outside of the Greater Cambridge technology cluster. The CPCA as a lead economic development organisation for the region has the explicit aim of creating greater access and more even distribution of benefits linked to the success of the technology cluster. The emerging cleantech cluster and transition to a low-carbon, sustainable economy is highlighted as key opportunity to deliver this ambition.

SERIAL ENTREPRENEURS

The long-term success of the cluster over the last 60 years has generated multiple serial entrepreneurs within the region. This is seen in particular in the active angel investment community through which many successful entrepreneurs invest both their time and money to support emerging ventures.

EDUCATIONAL INSTITUTIONS

UNIVERSITY OF CAMBRIDGE

The University of Cambridge sits at the heart of the technology cluster. The mission of the University of Cambridge is to contribute to society through the pursuit of education, learning and research at the highest international levels of excellence.

The University of Cambridge has myriad initiatives to support the innovation ecosystem. The emerging climate tech cluster in particular though is able to engage with a cross-departmental initiative

CAMBRIDGE ZERO IS A CROSS DEPARTMENTAL UNIVERSITY OF CAMBRIDGE INITIATIVE.

"Cambridge Zero exists".

The Innovate Cambridge 2030 (Innovate Cambridge - Innovate Cambridge) initiative led by Cambridge Enterprise, Cambridge Innovation Capital and the University of Cambridge has the explicit aim of continuing the development of the cluster to maintain and strengthen its local, national and global role. Other public and private regional stakeholders are also continuously engaged in strengthening and developing the local and regional economy based both on the strengths of the knowledge-intensive cluster and the wider regional opportunities for development in manufacturing and rural economies. In both cases, key to this development is for the next phase of the development of the cluster to be more sustainable and inclusive.

The Cambridge technology cluster is already at the forefront of this revolution in sustainable technology both through the research and institutional leadership of the University and through the emergence of an active and growing climate tech innovation and investment ecosystem.

ANGLIA RUSKIN UNIVERSITY

ARU is an innovative global university with students from 185 countries coming to study with us. Named as one of the top 350 institutions in the world in The Times Higher Education World University Rankings 2023 – and one of the top 40 universities in the UK.

8

MARKETS

CLEANTECH/CLIMATE TECH AND AGRITECH INNOVATION NETWORKS

CAMBRIDGE CLEANTECH

Cambridge Cleantech is the UK's most established climate tech innovation network. Founded in 2011 it has established an extended network across the UK and Europe as well as global connections into India and the U.S. Cambridge Cleantech provides innovation matching, investor deal flow and sustainable innovation ecosystem services.

AGRITECH E

Agri-TechE is a business-focused membership organisation, supporting the growth of a world-leading network of innovative farmers, producers, scientists, technologists and entrepreneurs who share a vision of increasing the productivity, profitability and sustainability of agriculture.

DIASPORA NETWORKS

The University of Cambridge has over 400 global alumni groups. This includes a new Cambridge Alumni Climate Network that is set to launch in 2022.

EARLY CUSTOMERS

The presence of many global technology multinationals (Apple, Google, Amazon, Microsoft, etc.) as well as global interest in the technology cluster from technology scouting companies and corporate R&D departments creates a strong framework of early customer opportunities. Business networks supporting open innovation (Cambridge Cleantech, Cambridge Network, etc.) through innovation challenges, hackathons and demo days also provide these early customer networking and collaboration opportunities.

Cambridge Innovation Parks

Planning and Socio-Economic Benefits Appraisal

wsp

1. INTRODUCTION

Creating what will be in excess of 2,500 highly skilled jobs and the potential to generate in excess of £140 million in Gross Value Added to GDP from an initial investment likely to exceed £350m, Cambridge Innovation Parks (CIP) and its strategic innovation partner, Cambridge Cleantech, are partnering with a leading Global Investor to develop what is expected to be the world's most creative incubation and growth ecosystem for cleantech companies.

CIP's ambition centres around creating a "three campus" destination venue at the following sites:

- Waterbeach (Cambridge Innovation Park North);
- Hardwick (Cambridge Innovation Park West); and
- Abington (Cambridge Innovation Park South).

The development of these sites will dovetail into the infrastructure investments already in train at these locations and will be built to exacting sustainability standards. They will be designed to integrate seamlessly with the local communities, creating both jobs and recreation and leisure facilities... And in so doing, catapult Cambridge towards the very top of the sustainability league.

THE CAMBRIDGE PHENOMENON

With the University of Cambridge at its heart, Greater Cambridge is a world-leading centre for research, innovation and technology which has led to the 'Cambridge Phenomenon' – a unique ecosystem of bright minds, commerce and local investment.

The inward investment, brought by the 'Cambridge Phenomenon', has created jobs and prosperity in Greater Cambridge.

Greater Cambridge is one of only a handful of city regions that contribute so significantly to the UK economy. Its success brings jobs and opportunities for the whole region and beyond and when it succeeds, so does the whole of the UK. With the significant planned investment and growth for the region, this will only continue.

Greater Cambridge is therefore uniquely placed at the epicentre of sustainable economic growth and investment.

CAMBRIDGE INNOVATION PARKS LTD

Cambridge Innovation Parks Ltd ('CIP') is a locally based sustainable developer and investor who provide high quality business and R&D office space alongside additional amenities to create an ideal environment for nurturing high-tech companies from their very inception through to the point at which they need to start scaling up and beyond. CIP seeks to achieve the highest standards of sustainable development and strives to positively influence and accelerate sustainable change in the wider environments and communities in which it operates.

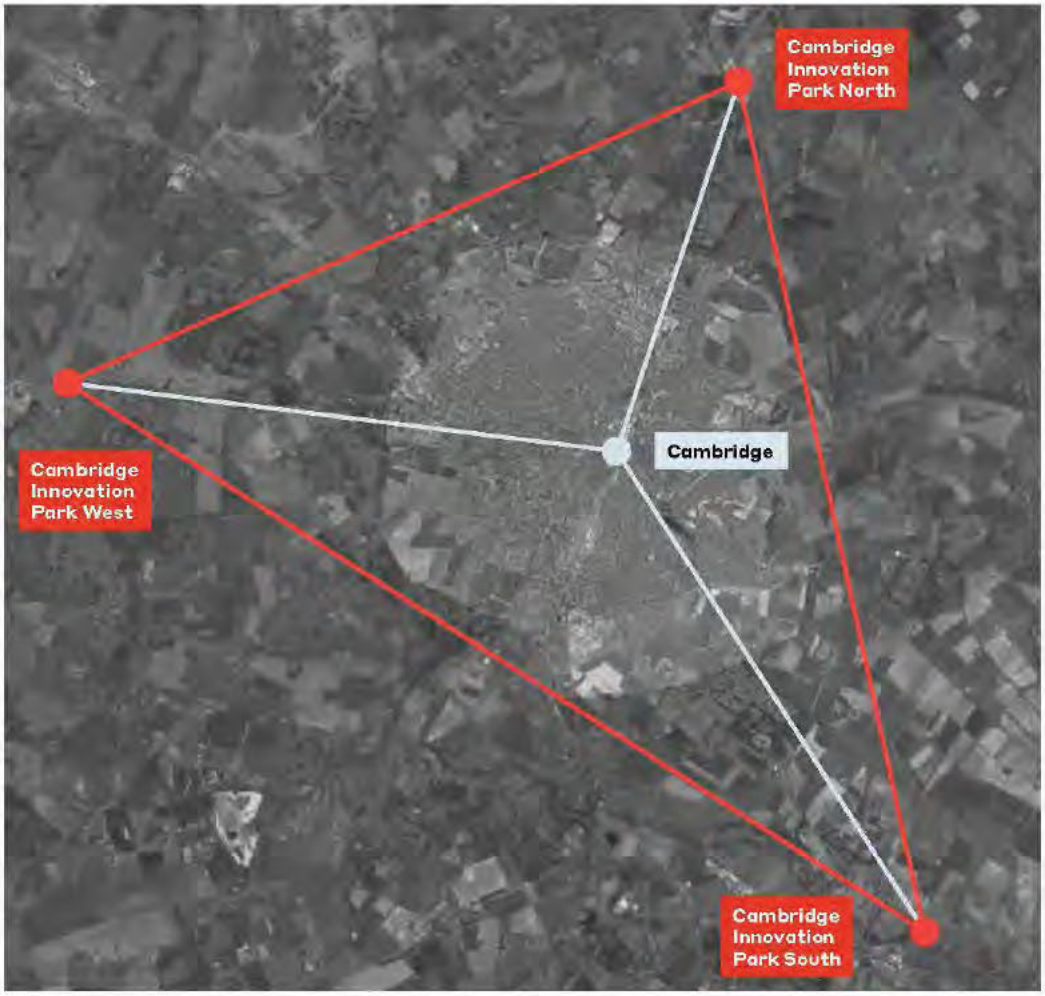
CIP will respond to and capitalise on the significant investment, growth and infrastructure improvements planned in Greater Cambridge and in doing so align with key Government directives and growth initiatives, and national and local planning policy.

CIP's overarching aim is to deliver the next level of sustainable business parks which fosters growth, innovation and exceptional wealth creation in the Greater Cambridgeshire area. The CIP Ecosystem is uniquely placed within the golden triangle tech cluster and plans to utilise its unique market position with three locations around the city.

CIP ECOSYSTEM

CIP owns sites to the north, south and west of Cambridge, totalling 27 acres, and they are seeking to create an ecosystem for cleantech, building a critical mass, built on solid ESG. The intention is to create some of the first fully and truly sustainable campuses, focusing not just on construction and operation but also including leading environmentally friendly approaches such as carbon off-setting.

CIP is committed to taking a key role in the business and science park community to support the District's ambitions for sustainable development. Through the actions of its businesses and facilities, and within the current economic and policy framework, CIP seeks to achieve the highest standards of sustainable development and strives to positively influence and accelerate sustainable change in the wider environments and communities in which it lives and works.



CIP Ecosystem

Cambridge Innovation Park West

CIP's flagship site, Cambridge Innovation Park West, sits adjacent to the proposed Cambridge to Cambourne busway, the Bourne Airfield development and is across the road from the proposed site of a new park and ride facility.

Cambridge Innovation Park North

Cambridge Innovation Park North is situated adjacent to the Waterbeach new town development which will see circa 16,000 new homes, and local infrastructure improvements and we have been working closely with those developers to ensure our plans align.

Cambridge Innovation Park South

To the south of Cambridge, CIP is promoting Cambridge Innovation Park South which will comprise the development of a 2-acre brownfield site close to Granta Park and a new residential development that would allow us to bring further job creation to the area.

2. GREATER CAMBRIDGE: SIGNIFICANT PLANNED INVESTMENT AND GROWTH

INVESTMENT IN GREATER CAMBRIDGE

Greater Cambridge has a strong and nationally important economy

With the University of Cambridge at its heart, Greater Cambridge is a world-leading centre for research, innovation and technology which has led to the 'Cambridge Phenomenon' – a unique ecosystem of bright minds, commerce and local investment.

The inward investment, brought by the 'Cambridge Phenomenon', has created jobs and prosperity in Greater Cambridge.

The lives of millions of people around the world have been transformed through innovations originating from Cambridge, from cancer-treating drugs to smartphones.

Greater Cambridge is one of only a handful of city regions that contribute so significantly to the UK economy. Its success brings jobs and opportunities for the whole region and beyond and when it succeeds, so does the whole of the UK.

Add to this the city's prominent position as a global tourist destination, steeped in history, and the area is seen as one of the most attractive to live in the UK.

Greater Cambridge is therefore uniquely placed at the epicentre of sustainable economic growth and investment.

CIP will respond to and capitalise on the significant investment, growth and infrastructure improvements planned in Greater Cambridge and in doing so align with key Government directives and growth initiatives, and national and local planning policy.

CIP's overarching aim is to deliver the next level of sustainable business parks which fosters growth, innovation and exceptional wealth creation in the Greater Cambridgeshire area. The CIP Ecosystem is uniquely placed within the golden triangle tech cluster and plans to utilise its unique market position with three locations around the city.

This chapter explores some of the key growth initiatives, the significant planned investment for the region and the key delivery vehicles.

Cambridge and Peterborough Combined Authority

Cambridgeshire and Peterborough Combined Authority (C&PCA) key ambitions include:

- Doubling the size of the local economy
- Delivering outstanding and much needed connectivity in terms of transport and digital links
- Providing the UK's most technically skilled workforce
- Growing international recognition for our knowledge based economy
- Improving the quality of life by tackling areas suffering from deprivation

In terms of investment, this will comprise:

£170 million to delivery new homes over a 5 year period

£20m a year funding over 30 years to boost growth

Greater Cambridge Partnership

The Greater Cambridge Partnership ('GCP') is the local delivery body for a City Deal with central Government, bringing powers and investment, worth up to £500 million over 15 years, to vital improvements in infrastructure, supporting and accelerating the creation of 44,000 new jobs, 33,500 new homes and 420 additional apprenticeships.

£500 million over 15 years

44,000 new jobs

33,500 new homes

The partnership of councils, business and academia will work together, and with partners and local communities, to grow and share prosperity and improve the quality of life for the people of Greater Cambridge, now and in the future.

GCP comprises four partners - Cambridge City Council, Cambridgeshire County Council, South Cambridge District Council and the University of Cambridge.

It is the largest of several City Deal programmes taking place in the UK and brings key partners together to work with communities, businesses and industry leaders to support the continued growth of one of the world's leading tourism and business destinations.

GCP's mission statement is: 'Working together to create wider prosperity and improve quality of life now and into the future'. CIP's own vision fully aligns with this.

The Greater Cambridge city region has achieved growth and success on an international scale, with an enviable status as a global hub of technology and innovation.

Greater Cambridge Local Plan

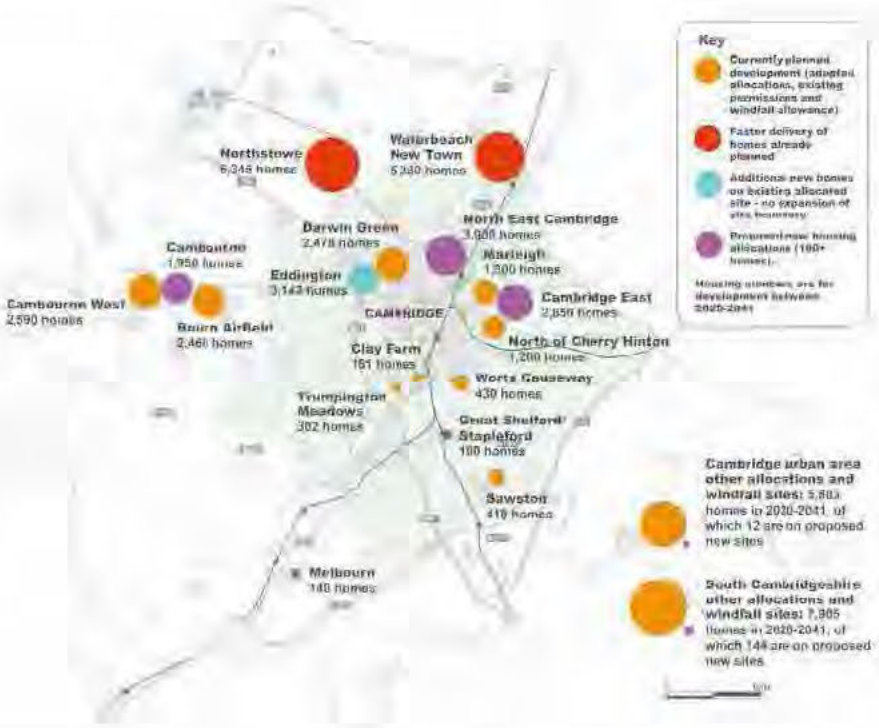
Such is the importance of Greater Cambridge to the national and international economy, over recent years, jobs have been created faster than new homes have been built.

GCP is preparing the Greater Cambridge Local Plan which will set out its new development strategy up to 2041.

In addition to already planned or allocated housing developments, GCP's development strategy proposes 19 additional sites for development, along with sites already in Cambridge City Council and South Cambridgeshire District Council's Local Plans, in order to meet its housing need. Alongside this GCP will plan for the corresponding need for business and employment space, supporting community facilities, green spaces and infrastructure to meet the needs of its growing communities.

Development is purposely being directed to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live.

GCP's vision is for the well known characteristics of the historic core of Cambridge to be complemented by active, compact neighbourhoods - new and old. This means providing opportunities to regenerate areas that aren't yet reaching their potential, and creating new city neighbourhoods which have the critical mass of homes, jobs and services to create thriving communities, making best use of brownfield and safeguarded land.



Illustrative map showing locations of proposed new housing development 2020-41 (source: Greater Cambridge Local Plan)

Alongside this, GCP strives for its new towns to mature into great places to live and work, making the most of their existing and planned public transport links to Cambridge and other centres. In the case of Cambourne, East-West Rail means that it will be one of the best-connected places in our region.

With c.8,000 homes proposed in the Bourn Airfield-Cambourne area, c.11,500 homes proposed in Northstone-Waterbeach New Town area and c.420 homes proposed in Sawston, significant housing and population growth is planned in the vicinity of CIP's Innovation Parks and therefore CIP's Ecosystem is uniquely placed to respond to and capitalise on the significant planned growth and investment.

Oxford-Cambridge Arc

The Oxford-Cambridge Arc (the Arc) is a globally significant area between Oxford, Milton Keynes and Cambridge. It is formed of five ceremonial counties: Oxfordshire, Bedfordshire, Buckinghamshire, Northamptonshire and Cambridgeshire.

It supports over two million jobs, adds over £110 billion to the economy every year and houses one of the fastest growing economies in England.

The Oxford-Cambridge Arc supports over two million jobs and adds over £110 billion the economy every year

It has the potential to become a world-leading and globally renowned centre for business, innovation and investment in a variety of industries, including AI (Artificial Intelligence), advanced manufacturing and life sciences.

At present, a Spatial Framework for the Arc is being developed which will be a long-term strategic plan to help coordinate the infrastructure, environment and new developments in the area.

East-West Rail

East West Rail is a once in a generation opportunity to connect communities between Oxford and Cambridge with jobs, education and opportunities. The East West Rail scheme will re-establish a rail link between Cambridge and Oxford to improve connections between East Anglia and central, southern and western England.

The vibrant communities between Oxford, Milton Keynes, Bedford and Cambridge blend beautiful landscapes and a rich cultural heritage with globally renowned centres of education, business, technology and an increasingly dynamic business scene. Together they contribute around £111 billion to the national economy each year.

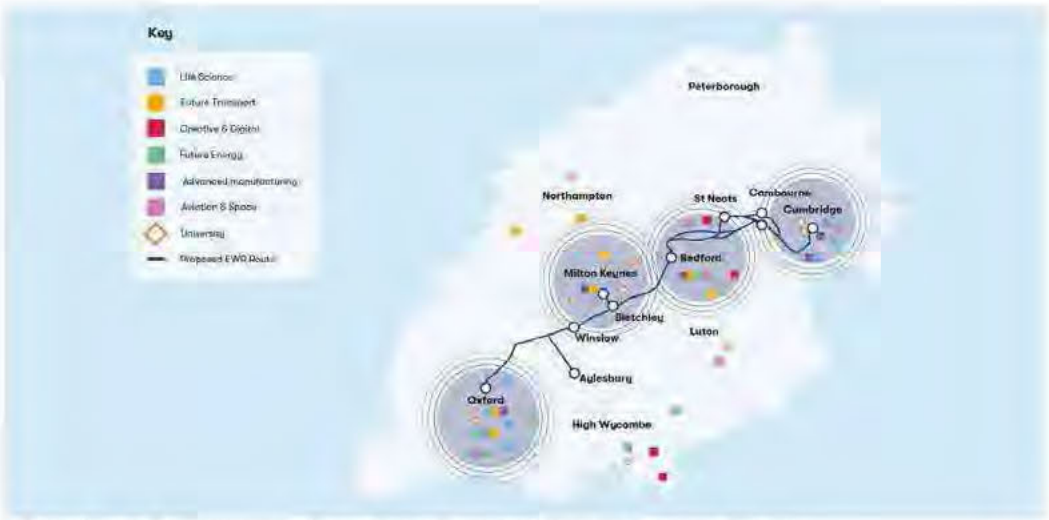
Scheme map of the rail link between Cambridge and Oxford (source: EWR)

New connections, more opportunities

EWR will boost connectivity – bringing more communities within reach of the high value jobs available, and enabling businesses to expand within easy reach. This is great for businesses, reducing their costs and increasing their access to talented workers; and it's brilliant for the communities who get new connections and access to increased opportunities.

By bringing a string of economic centres closer together, EWR turbo-charges increased collaboration and innovation that will drive improved productivity, and create a globally competitive super cluster to rival Silicon Valley or Boston.

- Local communities - Over 70% of local residents surveyed support a transport connection between Oxford and Cambridge.
- Local authorities - Every local authority and local enterprise partnership between Oxford and Cambridge support EWR.
- Local employers - The top 50 employers in Cambridge have written to the Government to make the case for EWR.



East-West Rail connectivity and employment clusters (source: EWR)

Supported by local communities, authorities and employers

Support for the project is high, with over 70% of local residents surveyed in early 2022 supporting a transport connection between Oxford and Cambridge. This includes strong advocacy from businesses in the area, including AstraZeneca which already generates £3.6bn GVA per year for the UK economy.

CIP also strongly supports the EWR scheme and has engaged with the consultation exercises to date. With proposed rail stations at Cambourne and Cambridge, EWR will provide further sustainable transport options for future employees of CIP sites. Potential integration with the Cambourne to Cambridge (C2C) guided busway would mean that EWR has the potential to provide direct connections to CIP West.

C2C

The Cambourne to Cambridge (C2C) Better Public Transport Project is one of four corridor schemes that form a key part of the Greater Cambridge Partnership's (GCP) sustainable transport programme.

Through the City Deal, the GCP is delivering a comprehensive programme of sustainable transport projects, working with local authority partners to create a world-class transport network that can meet the needs of the area now and into the future.

In May 2020, a Government 'Gateway review' hailed the 'significant success and progress' the GCP has made since 2015 on ambitious plans ranging from city cycleways to better public transport routes to transform travel for thousands of people.

The proposed route would pass directly through peripheral parts of CIP's land holdings in Hardwick, adjacent to land the site which CIP West is proposed. CIP has engaged with and continues to work closely with GCP to maximise the benefits of the co-location of C2C and the proposed innovation park.

C2C Proposed Route (source: GCP)

3. THE CIP ECOSYSTEM

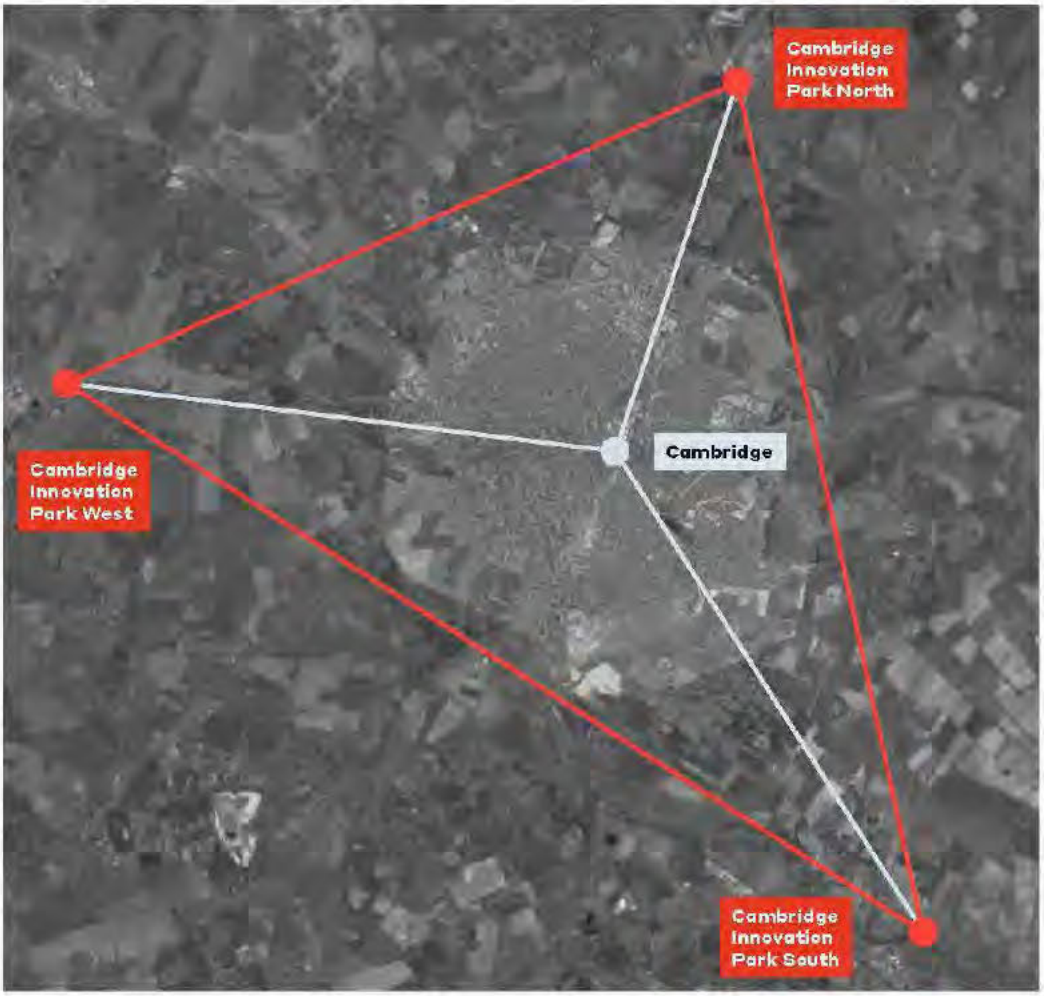
CIP ECOSYSTEM

CIP owns sites to the north, south and west of Cambridge, totalling 27 acres, and seeks to create an ecosystem for cleantech, building a critical mass, built on solid ESG. The intention is to create some of the first fully and truly sustainable campuses, focusing not just on construction and operation but also including leading environmentally friendly approaches such as carbon off-setting.

CIP is committed to taking a key role in the business and science park community to support the District's ambitions for sustainable development. Through the actions of its businesses and facilities, and within the current economic and policy framework, CIP seeks to achieve the highest standards of sustainable development and strives to positively influence and accelerate sustainable change in the wider environments and communities in which it lives and works.

The 'Sustainability Vision' that has driven the design and strategy is based on an understanding of, and ability to deliver against, the key guiding principles of the United Nations Sustainable Development Goals (UN SDG) and National Policy Framework on Climate Change to demonstrate a commitment to sustainability through exemplary business improvement and finally a demonstration at each site of new and emerging renewable technologies and innovations linked to business and innovation in the Cambridge ecosystem.

CIP's Ecosystem is uniquely placed to respond to and capitalise on the significant investment, growth and infrastructure improvements planned in Greater Cambridge and in doing so align with key Government directives and growth initiatives, and national and local planning policy.



CIP Ecosystem

CIP WEST

OVERVIEW

Located on land to the east and west of Cambourne, in between the A428 and St Neots Road, CIP West will be the flagship campus adopting an all-encompassing approach to sustainability targeting established forward-thinking companies who share CIP's sustainability and wellness values.

CIP's intention is to deliver an exemplar site built to zero carbon standards bringing together tenants who share their values and creating a community nurtured by their surroundings.

The site comprises two plots of land (edged red below) of 11.3 acres and 3.5 acres respectively - total 14.8 acres.

CIP West site boundaries (source: CIP)

CIP West is in a highly sustainable location, situated adjacent to a junction of the A428 - the main east-west route into and out of Cambridge, with links to the A14 and the M11. CIP has engaged with the consultation for the construction of the Bedford to Cambridge section of the EWR and supports

the emerging preferred options for the new rail link which will connect communities between Oxford and Cambridge – a project which can bring significant economic benefits to the wider area and increase public transport connectivity to rural areas of Cambridge.

CIP West will be fully aligned with the principles of the Oxford-Cambridge Arc helping to promote and accelerate the development of a unique set of educational, research and business assets and activities.

Furthermore, CIP West lies adjacent to the proposed route of the proposed automated busway (Cambridge to Cambourne – 'C2C') which will further connect the site with the Cambridge area and introduce another sustainable mode of transport on offer.

PLANNING STATUS

The western-most plot is identified in the emerging Greater Cambridge Local Plan as a proposed employment allocation (ref: S/RRA/SNR - Land to the north of St Neots Road, Dry Drayton), which proposes to allocate the 4.6ha site for the following employment uses:

- E(g)(i) Offices to carry out any operational or administrative functions;
- E(g)(ii) Research and development of products or processes; and
- E(g)(iii) Industrial processes.

CIP is clearly supportive of the allocation and are also engaging with the emerging Local Plan to secure an extension to the allocation boundary to include the eastern-most plot which can provide further development and/or and mitigation land. The land is available, suitable and achievable for development in the short term.

EXTERNAL INFLUENCES

C2 C

C2C will significantly increase east-west connectivity in Cambridgeshire. This, coupled with the site being located immediately adjacent to a junction of the A428, will ensure that the sites area highly accessible and well-connected employment campus which can harness a substantial workforce in the Cambridge area.

Whilst not essential to project feasibility and CIP West could be developed in the short term, the delivery of CIP West could be phased to align with the implementation of C2C.. CIP has a positive and ongoing dialogue with GCP given the proposed routing of C2C and the mutual benefits that both C2C and CIP West can deliver to the respective stakeholders.

48
Proposed C2C route and CIP West land holdings (source: CIP)

Scotland Farm Park & Ride

As part of the C2C proposals, Scotland Farm Park & Ride is identified as a potential travel hub to support the Hardwick to Cambridge leg of C2C and encourage the use of sustainable travel modes into/out of Cambridge City, thereby reducing road traffic and emissions.

Scotland Farm Park & Ride: Artist's sketch (source: C2C)

East West Rail

CIP West also stands to benefit from the EWR scheme and has engaged with the consultation exercises to date.

With proposed rail stations at Cambourne and Cambridge, EWR will provide further sustainable transport options for future employees of CIP sites.

Potential integration with the Cambourne to Cambridge (C2C) guided busway would mean that EWR has the potential to provide direct connections to CIP West. This would further boost the potential workforce catchment area that future occupiers of CIP West could harness.

Bourn Airfield

In 2018, Bourn Airfield was allocated in the South Cambridgeshire Local Plan for the development of a new village of approximately 3,500 homes. A decision to proceed with the first 500 houses was agreed at an Extraordinary Meeting of the South Cambridgeshire District Council Planning Committee on Friday 19 February 2021.

This significant development site is located directly south-west of CIP West.

Its development, comprising substantial housing growth will lead to an influx of new residents, varied demographic and a corresponding need for jobs which CIP West is ideally placed to capitalise on.

The co-location of new housing and employment development provides significant sustainability benefits, including the promotion of sustainable travel modes, reduced commuting times and improved health and wellbeing.

Bourn Airfield Indicative Masterplan. CIP West is located directly to the north-east (source: SCDC)

STAKEHOLDER ENGAGEMENT

CIP has now commenced a stakeholder engagement exercise targeted at key influencers and interest groups to help shape the emerging CIP West proposals. Engagement to date has included GCP and key stakeholders in the cleantech community and feedback on the proposals has been extremely positive.

CIP continues to engage with GCP in respect of its C2C proposals and EWR to ensure that CIP West aligns with and fully reaps the benefits of these significant planned sustainable transport interventions. Furthermore, CIP has now formed a strategic innovation partnership with Cambridge Cleantech to help deliver their ambitions in line with local plans..

POTENTIAL SOCIO-ECONOMIC BENEFITS

- Support for up to 823 construction related jobs across the UK, including around 181 in the local area[1];
- GVA of approximately £59.8 million throughout the construction phase of the development;
- Support for between 674 and 1,154 FTE jobs on-site at the complete and operational development, representing a net additional employment uplift of between 821 and 1,406 jobs on and off-site;
- Additional spending by new workforce populations within the local economy;
- GVA to the economy of between £45.7 million and £78.2 million per year from direct and indirect permanent employment effects;
- Business Rates generation of around £1.8 million per year; and
- Exchequer benefits from employee salaries of around £4.6 million and £7.9 million per year.

CIP NORTH

OVERVIEW

In December 2020, CIP submitted a hybrid planning application (ref: 20/05253/FUL) seeking the expansion of Cambridge Innovation Park North (CIP North), which is located north of Waterbeach and adjacent to the proposed Waterbeach New Town.

In July 2021, South Cambridgeshire District Council (SCDC) Planning Committee resolved to grant planning permission, subject to a S106 Agreement, which is in its final stages of negotiation.

CIP North was established in 2012 and has since proved to be highly successful in its breadth of tenancies and is now home to around 40 companies. The existing buildings comprise Stirling House ('Building 1'), a modern fully serviced 4,800 sqm office building and Blenheim House ('Building 2'), a 3,200 sqm self-contained office building specifically designed for growing high-tech companies. The site also comprises ancillary social and leisure uses (a gym and café) to provide complementary benefits to the businesses on site, as well as to local residents within Waterbeach village. Both existing buildings are currently close to full capacity and, as a result, CIP has sought to expand its offer to meet this demand.

The development of Waterbeach New Town is expected to create further demand for high quality office space in the future. This increased demand for workspace will be addressed in-part through the provision of new additional office space at CIP North.

The CIP North proposals would provide a significant uplift in commercial floorspace (c.90,000sqft) at the site as well as transforming and improving the overall quality and status of the site into a market- leading innovation park and fully attuned with UK Government's drive to promote a strong and sustainable economy.

CIP North's expansion will create a bold, innovative development delivering office space in an appropriate and highly accessible location. The physical improvements and new areas of landscaping will open the site up, enhancing connectivity and permeability for future occupiers and the wider community.

The proposed development will further promote the CIP North campus as an attractive and prosperous site and with the adoption of the overarching masterplan, sustainability, landscape and transport strategies ensure the CIP North campus is an evolving blueprint for sustainability in the region: not only for future exemplar developments in Cambridgeshire, but to encourage tenancy from companies that practice, and are by virtue of the nature of their work, 'sustainable'.

CIP North: Indicative Site Masterplan (source: Saunders Architects)

PLANNING STATUS

The expansion proposals comprise the development of three new buildings to provide a total of 90,000sqft of new employment floorspace together with significant landscaping and biodiversity enhancements forming part of the overall site masterplan. The three new buildings proposed are as follows:

- Building 3 - a proposed new building adjacent to Blenheim House in the north east of the site for which permission is secured in full;
- Building 4 - a proposed new building north east of Stirling House for which permission is sought in secured in full;
- Building 5 - a proposed new building south west of Stirling House for which permission is secured in outline, with the detailed design elements to be reserved for subsequent approval.

The hybrid planning approach, was deemed the most logical approach to achieving CIP's commercial aspirations at the site and meeting short, medium and long-term demand for office space.

PHASING

Construction will be on a phased basis, with the development anticipated to come forward broadly in line with the following phasing:

- Phase 1A – Creation of up to 10,000 sqft (929 sqm) (GIA) office floorspace through a new building (Building 3);
- Phase 1B - Creation of up to 40,000 sqft (3,716 sqm) (GIA) office floorspace through a new building (Building 4); and
- Phase 2 – Creation of up to 40,000 sqft (3,716 sqm) (GIA) office floorspace through a new building (Building 5), a two-storey decked car park and implementation of wider masterplan improvements. Phase to be aligned with delivery of the anticipated off-site infrastructure improvements associated with Waterbeach New Town.

The phasing strategy and hybrid planning approach was devised to enable the delivery of 'Building 3' and 'Building 4' in the short-term to respond to current occupier interest. Capital raised through the occupation of these buildings would then allow 'Building 5' to be constructed in the in the longer term whilst retaining flexibility (by virtue of the outline planning) for future end-users to shape the employment space it needs in line with the overarching site masterplan.

SECTION 106 DETAILS

Under the terms of the S106 Agreement, the following obligations are required as part of the implementation of the development:

- Contribution towards the Waterbeach to Cambridge Greenway - phased payment. £79,000 required prior to first occupation of the development; £54,000 required prior to occupation of any building within Phase 2.
- Contribution towards Denny End street lighting improvements (prior to first occupation of any building within Phase 2) - £10,000
- Improvements to the entrance of the site to encourage sustainable transport (prior to occupation of any building and completion of the car park deck – phase 2)
- Contributions towards Bus Shelter (prior to occupation of the development) - £22,000
- Details of a shuttle bus, including hours of operation, number of services and destination of service (details to be agreed prior to first occupation of the development) - the service shall be maintained in perpetuity unless it can be demonstrated that the service is no longer required to achieve the required vehicle trips and sustainable mode share of the site.
- Not to occupy any building within Phase 2 until a further Transport Assessment has been agreed in writing by the County Council any interventions deemed to be required prior to occupation of Phase 2 as part of that assessment have been implemented.
- S106 and Travel Plan Monitoring Fees.

Full details of the S106 requirements can be provided upon request.

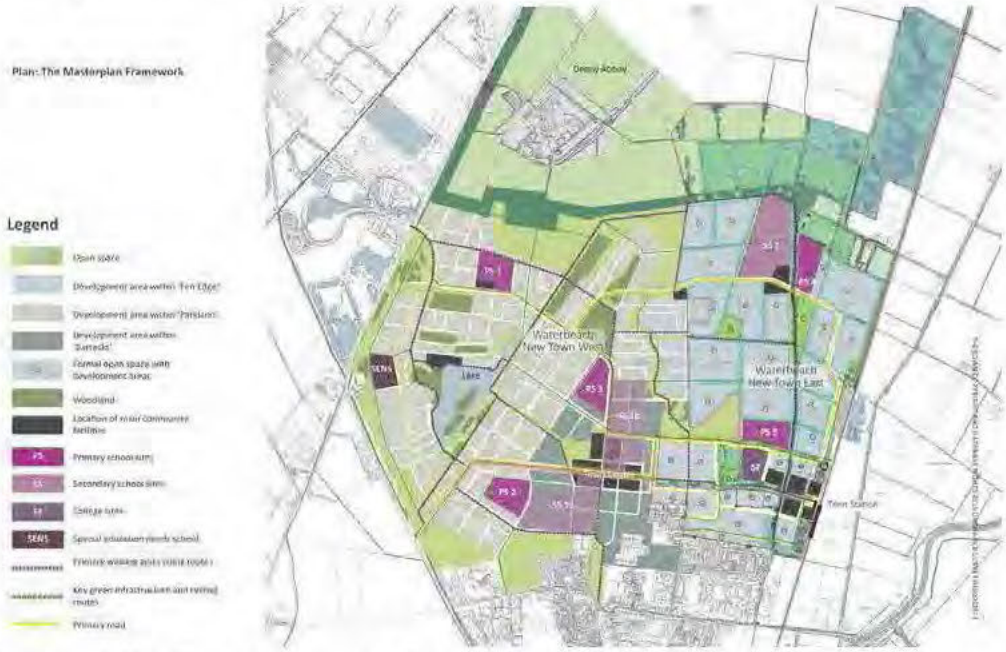
EXTERNAL INFLUENCES

Waterbeach New Town

Directly north and north east of CIP North, the South Cambridgeshire Local Plan allocates land over the period to 2031 and beyond for the development of Waterbeach New Town, which will become a new town of approximately 8,000-9,000 homes.

The new town will provide a long-term supply of new market and affordable homes helping to meet local housing needs and by doing so enable Greater Cambridge's rapidly growing economy to continue to prosper. This significant housing growth will require a corresponding need for new employment opportunities and spaces.

CIP North, located at the doorstep of Waterbeach New Town, is perfectly placed to capitalise on this significant growth and associated infrastructure improvements



Waterbeach New Town Masterplan (Source: LDA Design)

POTENTIAL SOCIO-ECONOMIC BENEFITS

- Support for up to 345 construction related jobs across the UK, including around 76 in the local area[2];
- GVA of approximately £25 million throughout the construction phase of the development;
- Support for 1,175 FTE jobs on site, with 725 of these new additional jobs arising from the proposed development. The uplift of 725 FTE jobs on-site at the complete and operational development will represent net additional employment of around 884 jobs on and off-site;
- Additional spending by new workforce populations within the local economy;
- GVA to the national economy of £49.1 million per year from direct and indirect permanent employment effects;
- Business Rates generation of around £664,000 per year; and
- Exchequer benefits from additional employee salaries of approximately £4.9 million per year.

CIP SOUTH

OVERVIEW

Amend first paragraph to: "CIP South will be based on CIP's 2-acre site situated in the midst of the Cambridge biotech cluster. The location is very near to Granta Park and Babraham Research Campus, and close to Cambridge Biomedical Campus. In accordance with national planning policy and Government directives, CIP South would build upon this existing cluster of life sciences and research and development industries in a highly sustainable location."

With significant new residential development also planned nearby, CIP South would bring further job creation to the area and co-locate employment and residential development, which in itself brings about significant sustainability benefits.

PLANNING STATUS

Building on its proximity to established employment areas that are allocated in the South Cambridgeshire Local Plan, CIP South is being promoted for employment use to expand upon the existing biotech cluster.

Masterplanning work is underway to develop a scheme comprising a 50,000sqft sustainable innovation park over four storeys, comprising wet or dry labs, shared labs, incubator, start-up and scale-up spaces, as well as ancillary on-site gym and café facilities.

Early engagement with the Cambridge cleantech community has been positive. Engagement will continue as part of CIP's wider stakeholder engagement strategy for the CIP Ecosystem proposals.

EXTERNAL INFLUENCES

CIP South is located at the heart of the Cambridge biotech cluster.

Granta Park is a 120 acre business estate focussing on the life sciences community, including Sosei Heptares AstraZeneca, Illumina, Pfizer, and PPD and is home to over 3,700 professionals.

Babraham Research Campus is a leading location which supports early-stage bioscience enterprise and is distinct in its co-location of bioscience companies with the world leading discovery research of the Babraham Institute. It is home to over 2,000 employees.

Cambridge Biomedical Campus locates world-leading academic and industry scientists on the same site as the teaching hospitals of the University of Cambridge, creating the optimum environment for the rapid and effective translation of research into routine clinical practice. Now undergoing a major expansion that includes the co-location of companies alongside the existing 17,500-strong community of healthcare professionals and research scientists, the Campus is on track to becoming one of the leading biomedical centres in the world by 2020.

CIP South would expand, compliment and capitalise upon this concentration of significant biotech industries and investment at Granta Park, Babraham Babraham Research Campus and Cambridge Biomedical Campus.

POTENTIAL SOCIO-ECONOMIC BENEFITS

- Support for up to 191 construction jobs across the UK, including around 42 in the local area[2];
- GVA in the region of approximately £13.9 million throughout the construction phase of the development;
- Support for between 139 and 238 FTE jobs on-site at the complete and operational development, representing a net additional employment uplift of between 169 and 290 jobs on and off-site;
- Additional spending by new workforce populations within the local economy;
- GVA to the economy of between £9.3 million and £15.9 million per year from direct and indirect permanent employment effects;
- Business Rates generation of around £370,000 per year; and
- Exchequer benefits from employee salaries of between £950,000 and £1.7 million per year.

4. OVERARCHING SOCIO-ECONOMIC BENEFITS

Set against the backdrop of the key growth initiatives, the significant planned investment for the region and the key delivery vehicles, this chapter explores in greater detail the economic policy context and societal trends prevalent in Greater Cambridge, and ultimately the significant socio-economic benefits that CIP's Innovation Parks would deliver to the region.

ECONOMIC POLICY CONTEXT

Policy S/5 of the South Cambridgeshire **Local Plan** (Adopted September 2018) sets the vision to ensuring the provision of new jobs and homes. The Authority Monitoring Report for Greater Cambridge published in January 2021[4] reports the latest employment position against this target, demonstrating that in South Cambridgeshire specifically, there is a shortfall of 8,000 jobs.

In addition to the employment figure monitoring, the following excerpt from the Authority Monitoring Report[4] provides further details of the reputation of the area:

'Cambridge is an acknowledged world leader in higher education, research and knowledge-based industries. It has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The success of the high technology industry in the area with the clustering of hi-tech, biotech and research and development industries within the district due to its proximity to Cambridge University and Addenbrooke's Hospital is termed the "Cambridge Phenomenon'.

Developments which can leverage the reputation of Cambridge as a place that can support high-technology industries, enhancing the agglomeration of hi-tech, bio-tech and research and development industries are therefore likely to be favourable, particularly in addressing the shortfall in job creation. This is important in the wider economic recovery in the post-COVID-19 pandemic world, linking to the aims and objectives of the Cambridgeshire and Peterborough **Local Economic Recovery Strategy** (LERS) published in March 2021[5].

In addition to local policy is the political aims of both the **Oxford-Cambridge Arc** and the **UK Innovation Corridor**, which the CIP sites also fall within. Both groupings seek to prioritise the acceleration of growth in the next generation of innovative start-up and scale-up businesses across the region, pioneering new ideas and fostering cross-pollination for commercial growth and economic development.

Alongside the focus on start-ups and technology businesses as part of the Cambridge Phenomenon is the growing need for creative workspaces, as identified in the **Greater Cambridge Creative Business and Cultural Production Workspace: Specifications and Practical Requirements Study** published in June 2021[6]. Whilst not directly relating to the high-tech industries evidenced as being high priorities for the region, the relatively recent study demonstrates that there is a need for different types of collaborative, modern workspaces to address other industries of key focus in the area.

As also addressed in the Greater Cambridge Creative Industries draft report prepared in 2020[7], research from the UK Innovation Foundation, NESTA, indicates that for pupils expected to graduate secondary school in 2024, there would have been a 5.3% increase in creative occupations over their high schooling years (2018 to 2024)[8]. This is compared to a 2.5% growth in all occupations over the same time period, therefore showing the growing future need for workspaces which support the creative industries.

Importantly, this research also highlights how this sector is an important facilitator for other jobs in the technology field as they ultimately also require creative skills to advance new ideas.

Taken together, the policy documents reviewed highlight that more jobs are needed, especially in high-tech industries and that modern workspaces to support this are integral to further recovery from COVID-19 and to continue to bolster the visions of the Oxford-Cambridge Arc and the UK Innovation Corridor. This is coupled with the need for additional workspace to support the agglomeration of technology businesses, whilst also addressing local needs for creative workspaces.

RECENT ECONOMIC TRENDS

Whilst it is not currently known what the nature of the businesses that may take up space across each of the CIP sites, there are some sectors which could be evident within the development based on their likelihood to be involved in a 'start-up' environment. In analysing sectoral performances, based on gross value added (GVA) contribution to national gross domestic product (GDP)[9], the sectors reviewed include:

- Information and communication;
- IT and other information service activities;
- Professional, scientific and technical activities;
- Scientific research and development; and
- Other professional, scientific and technical activities.

The national performance of these sectors in the five years (2017, Q1 to 2021, Q4) is demonstrated in Figure 1 below.

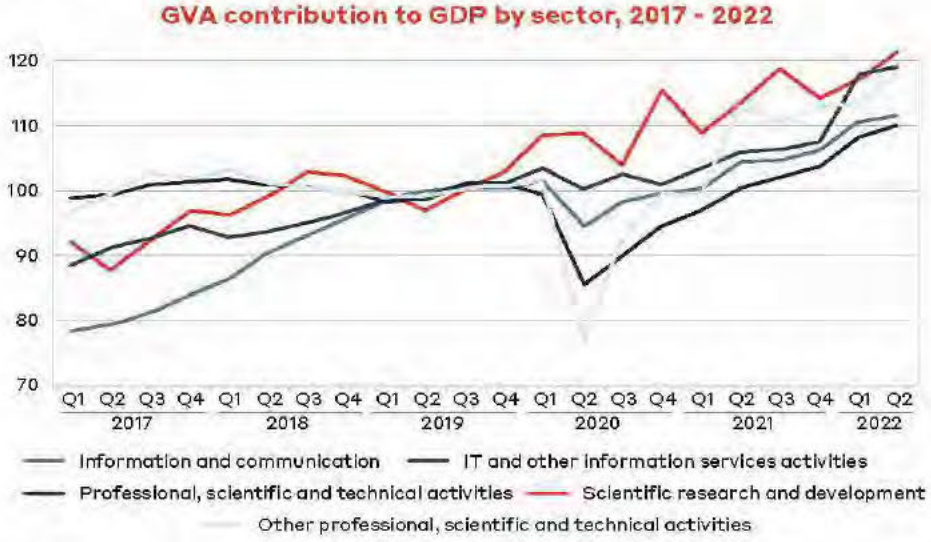


Figure 1 – Sectoral contribution to GDP9

As shown within Figure 1, all sectors have experienced growth over the five-year period from 2017 to 2022. Importantly, while most sectors demonstrate a significant drop in output 2020, Q2 due to the onset of the COVID-19 pandemic, all sectors have recovered and in most instances are now exceeding their pre-pandemic performance. Using this information, it is evident that these sectors are growing in importance to the national economy and will likely continue to require investment and associated infrastructure to continue on this trajectory.

SOCIETAL TRENDS

The societal impacts of the COVID-19 pandemic have been widespread and will continue to affect the way people lead their lives for many years to come. One of the key outcomes of the pandemic is the move to remote working. For many professions which were previously office-based, the employee benefits and productivity effects have triggered a re-think on the role of the office and how traditional workspaces are used in the future.

While it is unlikely that the age of the office is over, especially given how they can foster specialisation, learning, relationships, and the exchange of ideas, it is evident that a greater mix of uses is needed, with more hybrid workspaces required rather than traditional single-use office developments.

The implication for this is that employment space, particularly offices, are not likely to be supporting the same number of employees as what they once were. As a result, the development of office space as a mechanism for boosting employment in local areas is not necessarily a linear relationship as it might have once been.

Similarly, the changing nature of retail businesses has reinforced uncertainty in the sector. This is largely due to the acceleration of online shopping exacerbated by the pandemic, with online sales rising by 33.9% nationally in 2020 compared to 2019[10]. Give this changing nature of how people shop, the use of employment spaces for retail uses is also likely to be less favourable than before the pandemic, particularly for space outside of town centres.

POTENTIAL SOCIO-ECONOMIC BENEFITS

Taking the three sites together[11], the economic potential of the broader CIP vision is vast and the types of businesses to be targeted will align with the policies of the District Council, LEP and objectives of the Oxford-Cambridge Arc and UK Innovation Corridor. A summary of these benefits are highlighted in the infographic overleaf.

Temporary

Support for up to 1,463 construction jobs across the UK, including around 322 in the local area

Gross Value Added (GVA) in the region of approximately £94.4M throughout the construction phases of the developments

Permanent

Estimated net additional employment uplift of between 1,874 and 2,580 FTE* jobs on and off-site at the complete and operational development

Additional spending by new workforce populations within the local economy

GVA to the economy of between £104.2M and £143.4M per year from direct and indirect permanent employment effects

Business Rates generation of around £2.8M per year

Exchequer benefits from employee salaries of between £10.5M and £14.4M per year.

*FTE: Full-time Equivalent

WIDER BENEFITS TO LOCAL ECONOMY

The development can expect to generate a net addition of up to 2,580 jobs on and off site, of which 991 could likely be taken up by residents within the South Cambridgeshire local authority area. Importantly, given the nature of the proposals, these jobs are likely to be in high value, high-skilled industries and professions. As described previously it is not known the exact nature of the businesses that may take up space across the CIPs, but industries such as tech/information communication, IT, professional services, life sciences and R&D activities are all likely to have a presence.

These industries typically generate greater economic value than other sectors of the economy (such as financial services, healthcare, education), and are associated with higher earning potential and living standards. This is illustrated in Figure 2 which compares the average earnings of workers in the East of England region in selected sectors[22]. The proposed developments, and the high value jobs they will support, could provide the basis for long term prosperity for local communities, leading to transformational change and raising the vitality of the local area. This will be particularly important in areas in which there are existing large income disparities.

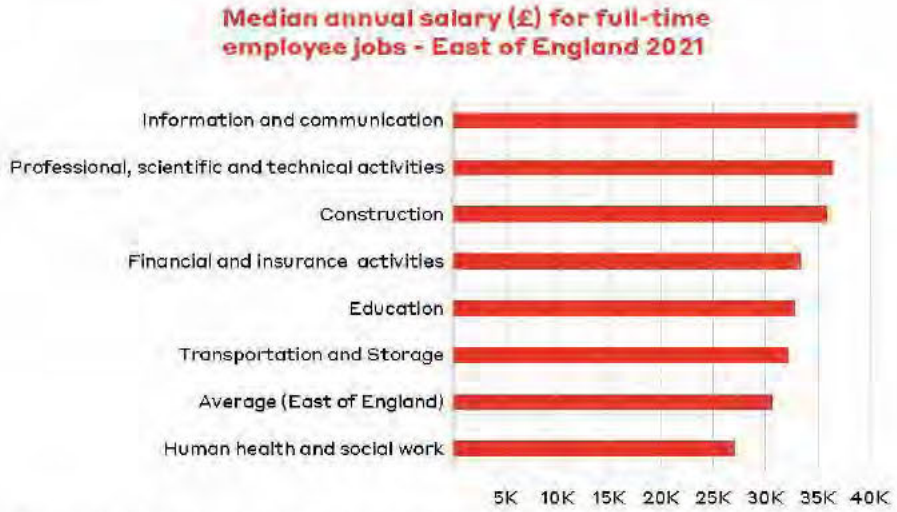


Figure 2 – Median annual earnings (2021) for selected sectors in East of England

The creation of a significant amount of high-skilled, high-value jobs will also act as a key catalyst to attract, and pertinently, retain local graduates and young professionals. As identified in the socio-economic baseline, South Cambridgeshire's population has a notably lower proportion of residents aged 20-39 compared to the national average, a possible consequence of young people migrating from the local authority to commence their careers in other cities across the UK, or even within the Cambridge City Council local authority rather than South Cambridgeshire.

With two leading institutions (Cambridge and Oxford University) bookmarking either end of the Oxford-Cambridge Arc, there is a healthy source of talented graduates and young professionals coming to the area to study. The creation of high-skilled, dynamic jobs at the proposed development could therefore see a greater proportion of graduates and young professionals remaining in South Cambridgeshire to work, preventing a phenomenon known as a 'brain drain' occurring. This would bring with it associated expenditure and revenue benefits for the local area, as well as help to address the demographic imbalances previously identified.

Moreover, while not known at this stage, it is reasonable to assume given the scale of the development that a proportion of the new businesses across the CIPs, that this would induce the provision of training and skills development services, such as apprenticeships and professional training courses. This would help to reduce the overall proportion of young people not in education, employment or training (NEET), which has been identified as a weakness across Cambridgeshire with around 5.3% of 16- and 17-year-olds classified as NEET[23].

Finally, the site locations in Greater Cambridge, which 'is an acknowledged world leader in higher education, research and knowledge-based industries' means there are significant knowledge spill over and agglomeration benefits on offer for the proposed developments. This can lead to further economic benefits and synergies between existing businesses and educational institutions, helping to foster innovation, specialisation, R&D activities and productivity improvements. As well as the tangible commercial benefits on offer, which is likely to include significant venture capital generation, the proposed developments may also help to cement South Cambridgeshire as a critical clog in the 'ideas engine' of the UK economy.

BIBLIOGRAPHY

1. To calculate an approximate construction employment figure, a construction cost of £121 million was relied upon. This may be subject to change and is therefore an approximate figure, based on October 2022 prices. The latest data on turnover per construction job is from 2020, therefore, to calculate this employment, the £121 million was converted to 2020 prices (~£107 million) to estimate the number of jobs which may arise from the construction phase of the development. As more data is released, this will continue to be updated.

2. To calculate an approximate construction employment figure, a construction cost of £45 million was relied upon. This may be subject to change and is therefore an approximate figure, based on October 2022 prices. The latest data on turnover per construction job is from 2020, therefore, to calculate this employment, the £45 million was converted to 2020 prices (~£39.8 million) to estimate the number of jobs which may arise from the construction phase of the development. As more data is released, this will continue to be updated.

3. To calculate an approximate construction employment figure, a construction cost of £25 million was relied upon. This may be subject to change and is therefore an approximate figure, based on October 2022 prices. The latest data on turnover per construction job is from 2020, therefore, to calculate this employment, the £25 million was converted to 2020 prices (~£22.1 million) to estimate the number of jobs which may arise from the construction phase of the development. As more data is released, this will continue to be updated.

4. Greater Cambridge Shared Planning (2021) Monitoring delivery and land use in Greater Cambridge [Online] Available from: https://www.greatercambridgeplanning.org/current-plans-and-guidance/monitoring-delivery-in-greater-cambridge/

5. Cambridgeshire & Peterborough LEP (2021) Cambridgeshire and Peterborough Local Economic Recovery Strategy – March 2021 [Online] Available from: http://cambridgeshirepeterborough-ca.gov.uk/wp-content/uploads/documents/Strategies/LERS/Local-Economic-Recovery-Strategy-March-2021-FINAL.pdf

6. Greater Cambridge Shared Planning (2021) Greater Cambridge Creative Business and Cultural Production Workspace: Specifications and Practical Requirements Study [Online] Available from: https://www.cambridge.gov.uk/media/9752/greater-cambridge-creative-business-and-cultural-production-workplace-study.pdf

7. Lord, M (2020) Greater Cambridge Creative Industries Draft v1.2 17 June 2020 [Online] Available from: https://www.cambridge.gov.uk/media/9750/greater-cambridge-creative-industries-briefing.pdf

8. NESTA (2018) Creativity and the future of work [Online] Available from: https://www.nesta.org.uk/report/creativity-and-the-future-of-work/

9. ONS (2022) GDP output approach - low-level aggregates [Online] Available from: https://www.ons.gov.uk/economy/grossdomesticproductgdp/datasets/ukgdpolowlevelaggregates

10. ONS (2021) Impact of the coronavirus (COVID-19) pandemic on retail sales in 2020 [Online] Available from: https://www.ons.gov.uk/economy/grossdomesticproductgdp/articles/impactofthecoronaviruscovid19pandemiconretailsalesin2020/2021-01-28

11. Note: This has assessed the CIP sites together, meaning that the numbers from the individual sites may not correctly add to these 'overall' figures due to rounding

12. ONS (2021) Earnings and hours worked, UK region by industry by two-digit SIC [Online] Available from: https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/regionbyindustry2digitsicashetable5

13. Department for Education (2022) NEET and participation: local authority figures [Online] Available from: https://www.gov.uk/government/publications/neet-and-participation-local-authority-figures

Produced by

[redacted]

[redacted]

&

[redacted]

www.CambridgeCleantech.org.uk

&

WSP


CAMBRIDGE
INNOVATION
PARKS LIMITED

Cambridge Innovation Park
Denny End Road, Waterbeach,
Cambridge CB25 9GL
01223 930373
www.cambridgeinnovationparks.co.uk
info@cambridgeinnovationparks.co.uk

Annex 2 - COMPENSATION CLAIM TO EVIDENCE OUR SUPPORT AND THE PROXIMITY TO SITES OF THE CAMBRIDGE TO CAMBOURNE GUIDED BUSWAY

JLL SEE A BRIGHTER WAY

Compensation Claim Report

Scheme: Cambourne to Cambridge Busway TWAO
Client: Paragon Land and Estates Limited
Property: Land on the South Side of A428, Hardwick

Date: 30 April 2024

30 April 2024

[redacted]
Paragon Land & Estates
Foxwood Lodge
Marefen Drove
Littleport
CB6 1RH

Jones Lang LaSalle Ltd
30 Warwick Street
London W1B 5NH

jll.co.uk

Direct Line:
Mobile: [redacted]

Dear [redacted],

Cambourne to Cambridge Busway Transport & Works Act Order
Land on South Side of A428, Hardwick ('Property')

1. **Background & Terms of Reference**

The Camborne to Cambridge Transport Scheme (C2C) (the 'Scheme') is a guided busway being promoted by Greater Cambridge Partnership (GCP) for the areas in question.

The Scheme intends to create an improved new access between Cambridge and Camborne to increase connectivity in Cambridgeshire. In order to implement the scheme GCP have approached Paragon with proposals for temporary and permanent acquisitions of the Property.

While GCP's agents, CBRE, have made clear their wish to make the acquisitions by agreement, they may ultimately revert to compulsory powers contained in a Transport & Works Act Order.

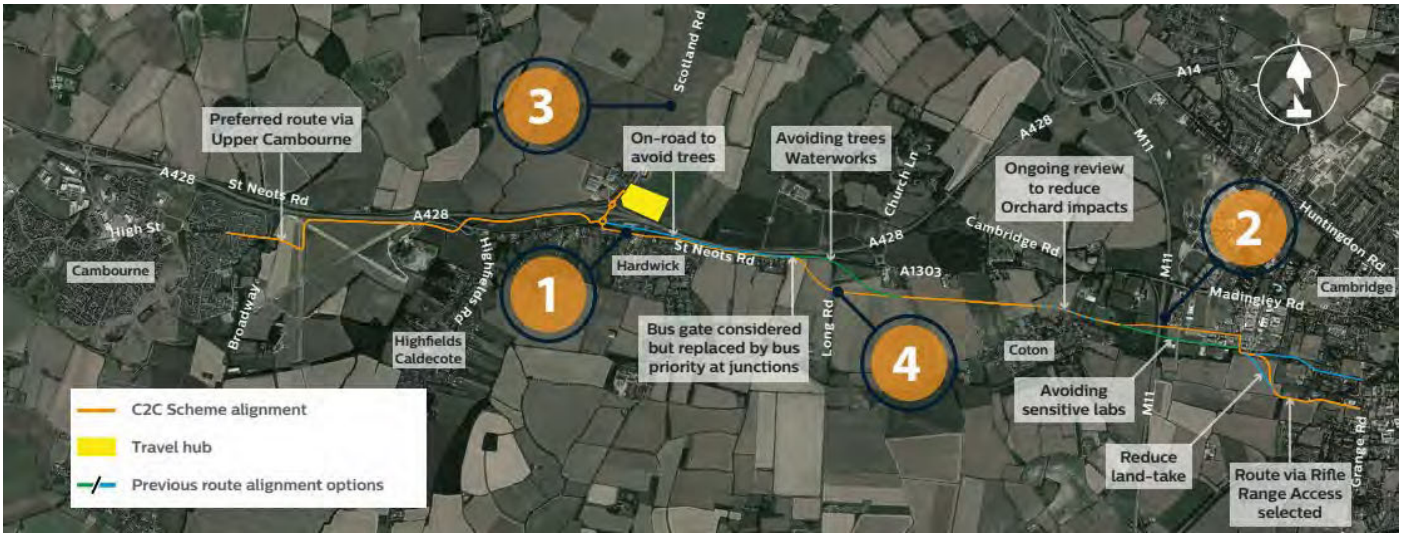


Figure 1 - Camborne to Cambridge Transport Proposed Scheme.

2. **Location and Description**

The Property is located south of the A428, in between it and St Neots Road. The Property is between the villages of Hardwick to the east and Highfields Caldecote to the west, with Bourn Airfield further west, and Cambourne beyond that.

Access to the motorway network is via the A428 either 11 miles to the west (A1) or 4 miles to the east (M11). Cambridge city centre is approximately 6 miles to the east.

The Property is made up of two freehold titles of undeveloped land on either side of a balancing pond between the two roundabouts servicing Hardwick and Highfields Caldecote.

The Property consists of the East Site and the West Site. The East Site totals 11.39 acres (4.61 ha) and the West Site totals 3.02 acres (1.22 ha).

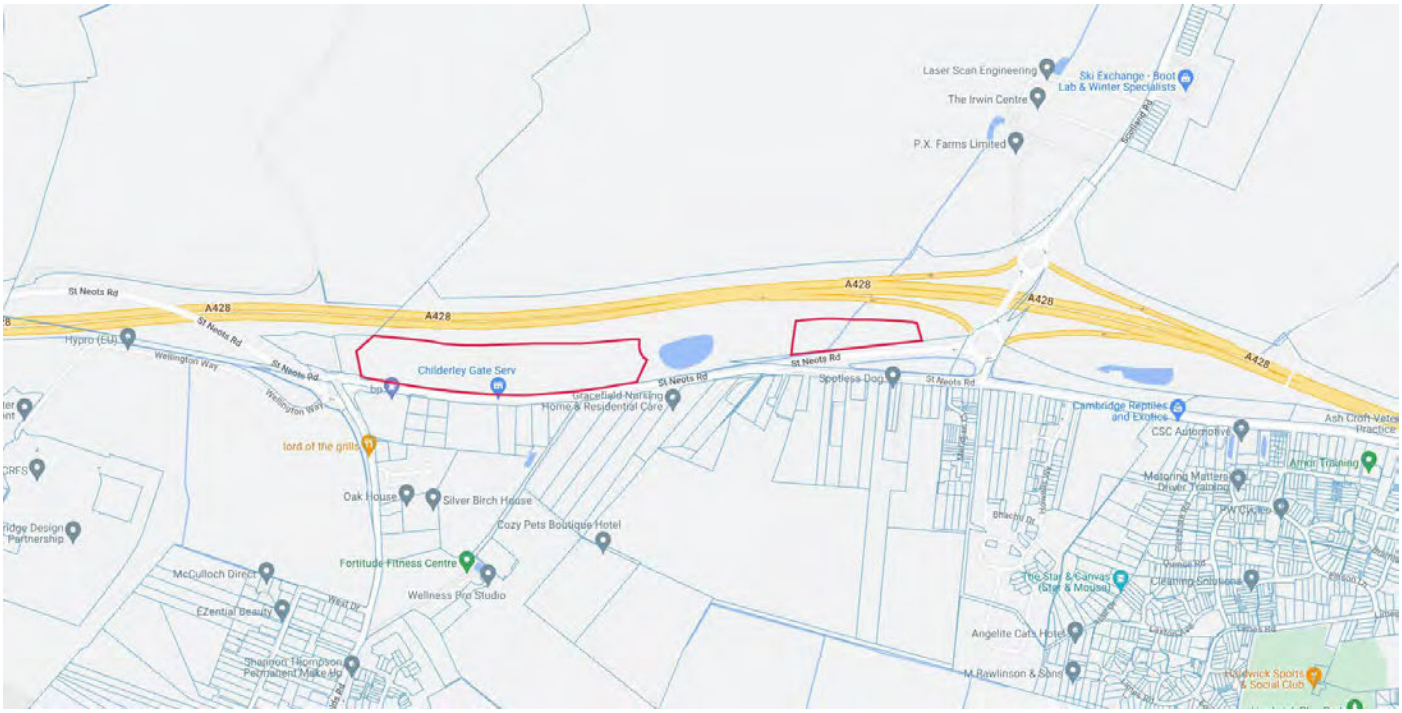


Figure 2 - Site Boundary

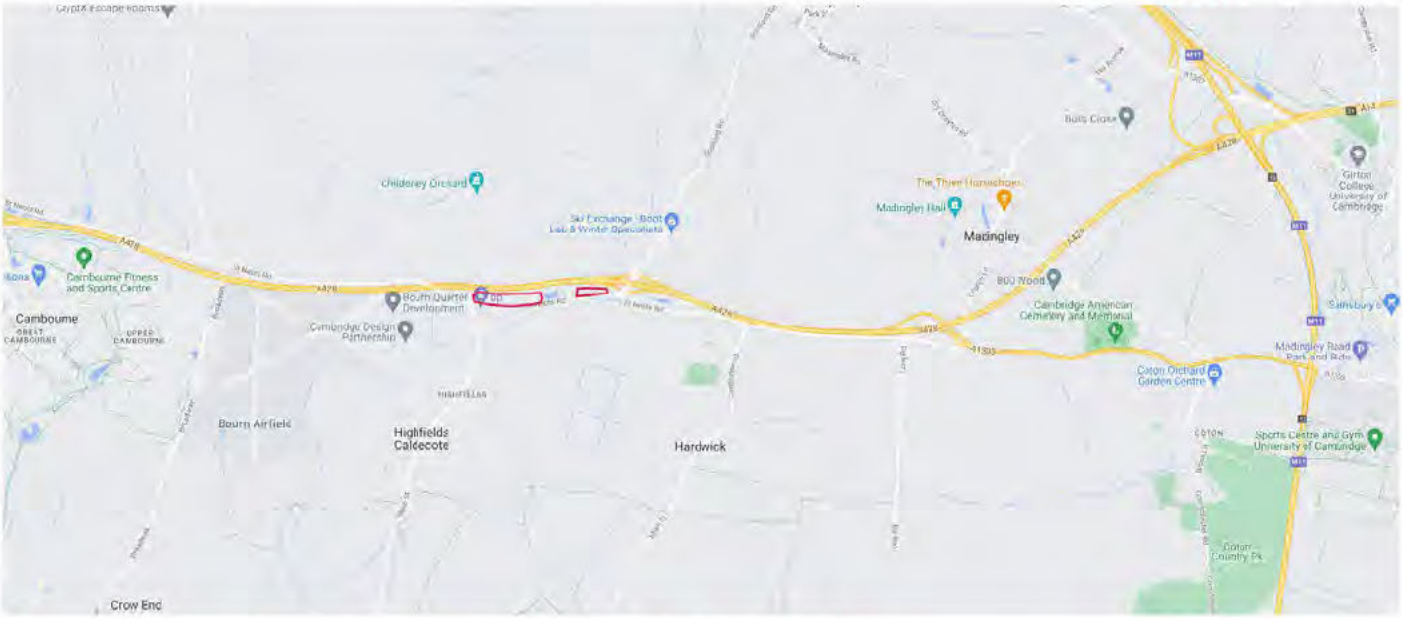


Figure 3 - Site in Relation to Surrounding Villages with Camborne to West, Cambridge to East.

3. Title and Tenure

The affected land is held under two freeholds by owned by PARAGON LAND AND ESTATES LIMITED under title numbers:

- West Site - CB41034, *Land On The South Side Of A428, Hardwick, Cambridge*
- East Site - CB410346, *Land On The South Side Of A428 Hardwick Cambridge CB23 8AY.*

4. Planning Position

West Site

The West site is identified in the emerging Greater Cambridge Local Plan as S/RRA/SNR Land to the north of St Neots Road, Dry Drayton with the following allocation:[1]

- *Suitable for the following employment uses:*
  - *E(g)(i) Offices to carry out any operational or administrative functions;*
  - *E(g)(ii) Research and development of products or processes;*
  - *E(g)(iii) Industrial processes.*
- *Site meeting demand for local employment opportunities at Bourn Airfield New Village*
- *Development should accommodate the following constraints:*
  - *Development form would need to account for the Cambourne to Cambridge transport scheme if it is routed through this area.*

East Site

Although the East Site was not included in the allocation, the developer is engaging with the still emerging Local Plan to secure an extension to the allocation boundary. The land would enable further development and is available.

The property makes up part of a proposed development by Paragon Land to deliver a mixed-use development focused on Life Sciences and research, combined with event and hospitality space, regular offices and hotels.

[1] https://consultations.greatercambridgeplanning.org/greater-cambridge-local-plan-first-proposals/greater-cambridge-2041/rest-rural-area/policy-srra

The development, named CIP West, is proposed by the developer Cambridge Innovation Parks, as part of a three-campus development project. The development aligns with the development policies for the area, in that it:

- Services the existing policy from the 2018 Local Plan for residential development of Bourn airfield with employment opportunities.
- Aligns with the wider principles of the Ox-Cam Arc to spur economic growth between Cambridge, through Milton Keynes, to Oxford.
- Is being developed alongside the proposed East West Rail Bedford to Cambridge line, and the C2C busway.

5. **Proposed Land Takes**

The following areas have been calculated from our desktop based on GCP's plans and are subject to verification with GCP.

West Site

The permanent land take (shaded pink) of plot 4-041 totals 0.35 acres (0.142 ha).

The temporary land take (shaded green) of plot 4-040 totals 2.885 acres (1.167 ha).

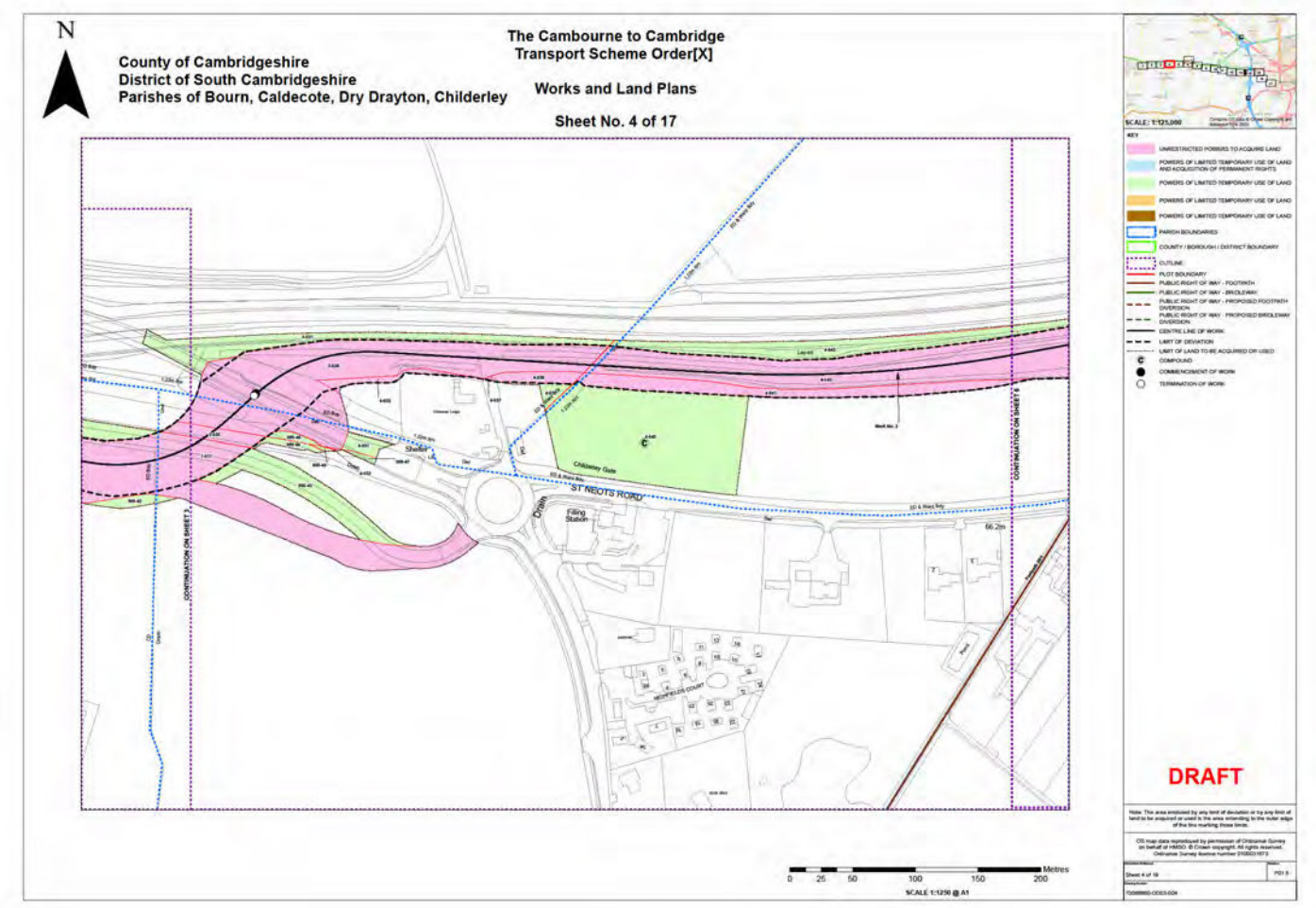


Figure 4 – Proposed Temporary Land take on West Site

East Site

The permanent land take (shaded pink) of plot 999-03 totals 2.378 acres (0.962 ha).

The temporary land take (shaded green) plot 5-048 totals 1.347 acres (0.55 ha).

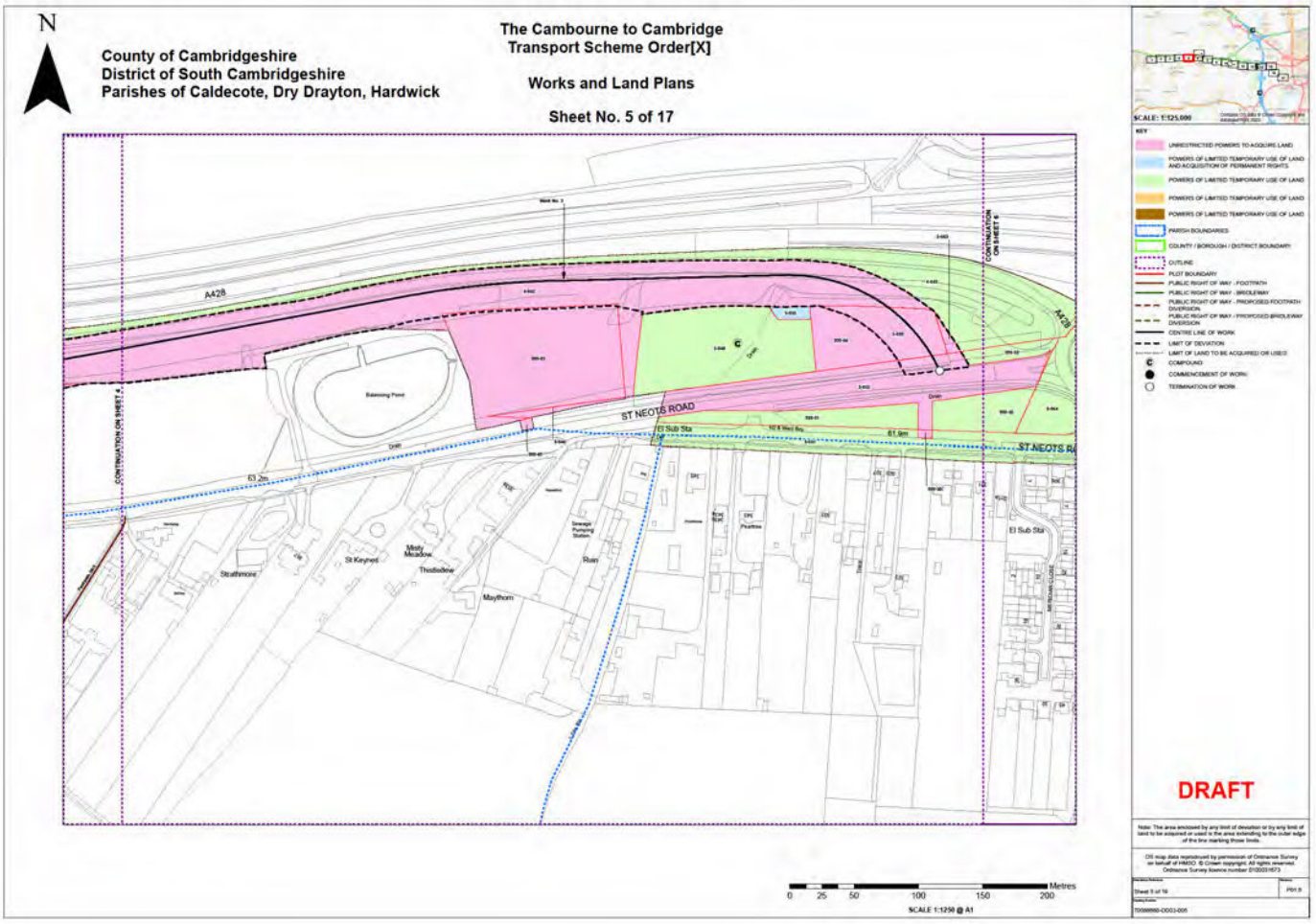


Figure 5 – Proposed Temporary (Green) and Permanent (Pink) Land take on East Site

6. Compensation Code

As the acquisition will take place either in the shadow of or by compulsory purchase, GCP will seek to compensate you in accordance with the CPO "compensation code".

The compensation code is not a specific document but a complex body of statutes and case law that has built up over the past 150+ years. While there are many statutory rules, the guiding principle of the code is one of "equivalence", that is, landowners should be left in no worse nor better position financially than before the CPO.

Heads of claim for compulsory purchase fall into the following categories:

- Market Value of land acquired
- Severance and Injurious Affection or Betterment to land retained
- Disturbance
- Professional Fees
- Statutory Loss payments

Compensation is assessed as at the Valuation Date, which is either the date compensation is agreed or, if not later, the date ofd possession. The valuation date is therefore 'current' until the possession date and is then fixed at the possession date.

We assess each head of claim below.

Market Value of the Land Acquired (Rule 2)

When considering the Market Value of the Land to be acquired we must adopt the planning and valuation assumptions in the relevant legislation and case law which seek to establish the hypothetical scenario called the "No Scheme World"

Section 5 of the Land and Compensation Act 1961 sets out the valuation rules to be adhered to when assessing the valuation of land subject to compulsory purchase.

Rule 2 states:

> ***"The value of land shall, subject as hereinafter provided, be taken to be the amount which the land if sold in the open market by a willing seller might be expected to realise"***
>
> ***"And that the value of land referred to in rule 2 is to be assessed in the light of the no-scheme principle set out in section 6A".***

S6A sets out the items to be disregarded when valuing the land taken.

The code contains planning assumptions which can be made for the purposes of valuing land with development potential. Where there is a reasonable prospect of planning permission being granted at the valuation date we may assume that planning permission has been granted. This is assessed on the balance of probabilities and assuming the scheme underlying the CPO (the busway) was cancelled when the CPO was first proposed.

Where planning permission would not have been granted at the valuation date but would have been granted at some point in the future compensation will be limited to hope value. This is usually calculated as a premium to existing use value or as a small fraction of development value.

The claimant may apply to the local planning authority for a certificate of appropriate alternative development ('CAAD') in order to establish, for valuation purposes, what permission would have been granted.

Severance/Injurious Affection and Betterment

In addition to the market value of the land acquired, you are entitled to compensation for the diminution in value of your retained land caused by losing the acquired land (severance) or nuisance from the scheme works and operation of the completed scheme (injurious affection).

Conversely, any increase in the value of the retained land caused by the scheme (betterment) will need to be set off against the compensation you receive for the land acquired. Betterment relates to any other land in the proximity of the land acquired, so GCP could, potentially, set off any increase in the value of the West Site caused by the new busway against the market value of land acquired at the East Site.

Other

- Since you do not occupy the land you are not entitled to Disturbance compensation per se. However you may be able to claim for other losses e.g. financing penalties, caused by the acquisition.
- Reasonable professional fees incurred in connection with the proposals, including settling compensation, are payable.
- Reinvestment expenses (SDLT, fees, etc.) incurred in buying other UK property within 12 months.
- Basic Loss Payment of 7.5% of the Market Value of land acquired.

7. Compensation Assessments (Redacted)

[redacted]

Property	Status	Date	Type	Approx size (acre)	Quoting Price	Planning	Comments
[redacted]							

[redacted]

Figure 6 - Comparable Listings

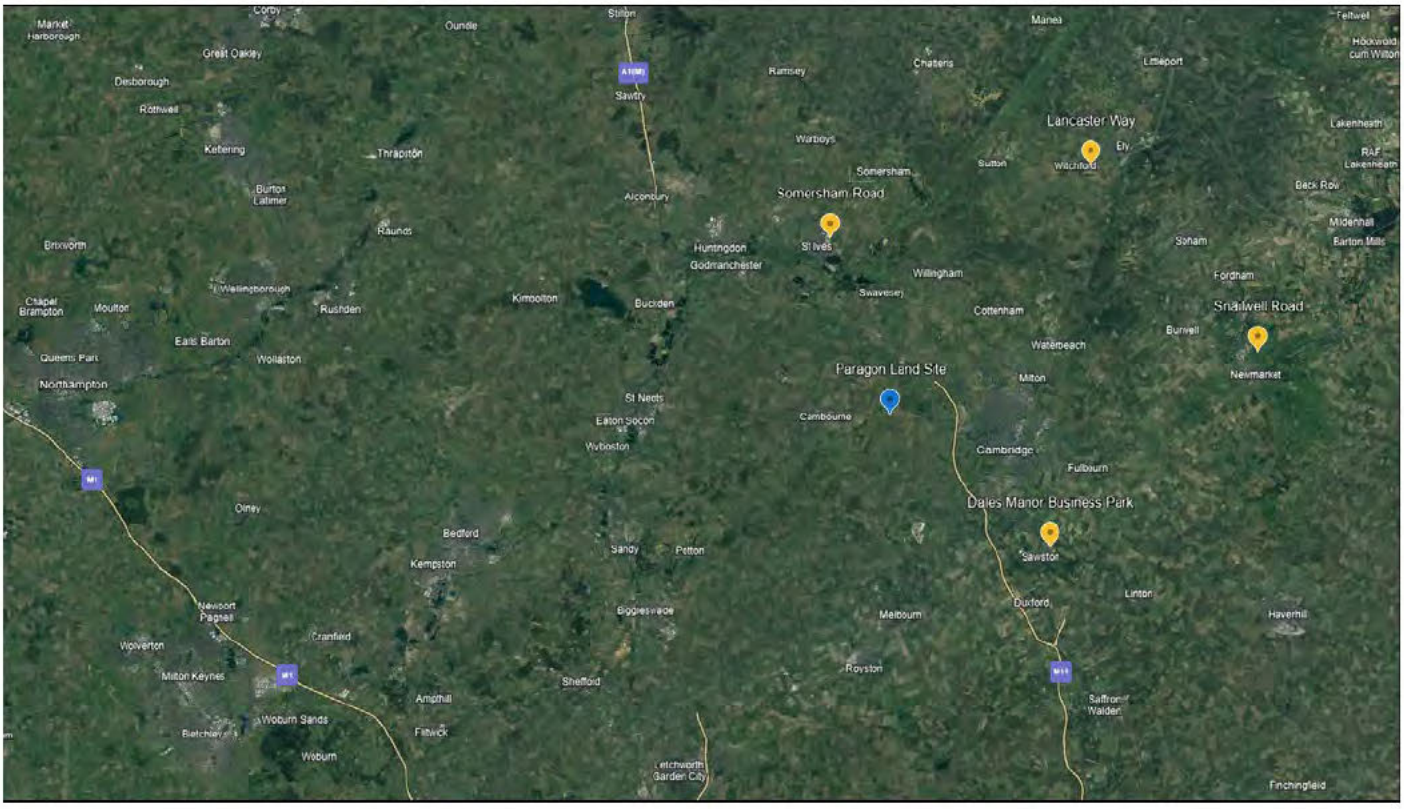


Figure 7 - Location of Subject Site, Comparable Sites, in relation to Cambridge and Milton Keynes (source Google Earth).

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Site	Head of Claim	Area acres	Amount
[redacted]	[redacted]	[redacted]	[redacted]

[redacted]

[redacted]

[redacted]

JLL SEE A BRIGHTER WAY