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Greater Cambridge Shared Planning
By email only: CIL@greatercambridgeplanning.org

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Dear Greater Cambridge Shared Planning Team

British Land Plc – Community Infrastructure Levy – Response to Consultation

These representations to the Community Infrastructure Levy Consultation are submitted by British Land. British Land is a UK commercial property company focused on real estate sectors with the strongest operational fundamentals: London campuses, retail parks, and London urban logistics. We own or manage a portfolio valued at £15.2bn (British Land share: £9.8bn) as at 30 September 2025. In Cambridge, this includes Peterhouse Technology Park where we recently increased ARM's presence to 330,000 sq ft in just over two years. We have potential to deliver a further 2.5m sq ft of commercial space alongside new affordable homes, local infrastructure and enhanced green space, as part of a flexible masterplan, at South Trumpington in Cambridge.

As a landowner and stakeholder in Cambridgeshire, we welcome the opportunity to respond to the Community Infrastructure Levy Consultation. Our representation focuses on the timing of introducing the Levy, as uncertainty around development routes in Greater Cambridgeshire is already making it difficult to assess viability and plan schemes. Introducing a Levy now, while the region is also undergoing local government reorganisation, establishing a Development Corporation, and finalising a new Local Plan, adds avoidable complexity that could delay schemes at a time when government and partners are seeking to accelerate growth in the region.

Current challenges of the planning environment

Consultation is currently underway on the establishment of a new Development Corporation in Greater Cambridge. We strongly support this and see the Development Corporation as essential to building on the work of Greater Cambridge Shared Planning Service, unlocking investment and accelerating growth by addressing the region's most significant infrastructure challenges.

However, the Corporation's activities, objectives, boundaries and planning powers have not yet been defined, and the timing of its formal establishment remains unclear. Together, this creates uncertainties around how the future planning and development landscape will operate in practice.

At the same time, the new Local Plan is not yet adopted, and strategic site allocations and growth locations are still subject to consultation and examination. This continues to create uncertainty around the scale, distribution and timing of development. Introducing CIL rates before strategic sites and growth areas are clearly defined risks misalignment with the emerging Local Plan. The Planning Practice Guidance emphasises that viability assessments should reflect planned delivery, and setting CIL rates prematurely may undermine the viability of strategic sites if evolving policy requirements, infrastructure expectations and site-specific constraints are not properly reflected.

This is further compounded by the government's wider programme of local government reorganisation across England, further contributing to an uncertain policy and governance context.

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Taken together, these overlapping uncertainties make the timing of the proposed CIL introduction particularly challenging, complicating viability and planning assessments which could ultimately deter the planning of new development.

Wider concerns

Our masterplan at South Trumpington is still in the early stages of preparation, meaning we have not yet been able to fully evaluate the impact of the draft CIL on the overall viability of the scheme.
However, based on our initial review, we do have concerns regarding the assumptions used in the BNP viability assessment. Several of the key inputs do not reflect established industry practice, which in our view has led to an overstatement of viability headroom that could produce CIL rates that may not be achievable across Greater Cambridge.

Summary

Greater Cambridge is an important area for British Land, and we are committed to working collaboratively to support sustainable growth and investment in the region. However, we are concerned that the timing of the proposed introduction of a Community Infrastructure Levy, alongside wider uncertainties around the Development Corporation, the emerging Local Plan, and local government reorganisation, risks adding complexity at a point when clarity is essential for bringing schemes forward. As a major stakeholder, we hope our feedback is helpful, and we would welcome the opportunity to discuss these issues further with officers to ensure that the approach taken supports long-term delivery, investment and growth across Greater Cambridge.

Yours sincerely,

[redacted]

David Bloy
Planning Director