

16 October 2026

Greater Cambridge Shared Planning,
on behalf of Cambridge City Council and South Cambridgeshire District Council
Quintic Advisory

By email

Copy: Mr Kevin Ward BA(Hons) MRTPI, Independent Examiner, via the Programme Officer

Dear Sir or Madam,

Greater Cambridge CIL Examination: feedback on the additional sensitivity testing note (13 October 2026), Offices/R&D Life Science campus typology

Introduction

1. This letter is submitted on behalf of Cambridge Biomedical Campus Ltd ("CBC Ltd") in response to the Examiner's post-hearing note of 14 October 2026, which invites feedback on the Councils' additional sensitivity testing note by 16 October 2026. Its purpose is to highlight that the proposed Offices/R&D testing does not represent or test a Life Science campus typology, even though Life Science campus development forms a significant part of the development proposed in the emerging Local Plan, and to ask that one is added. To support the process, the supporting evidence and the detail needed to run the test are set out in Appendices A to C.
2. References in this letter to the Local Plan, Policy S/CBC, Policy J/AW, the Infrastructure Delivery Plan (IDP) and the Local Plan Viability Assessment are to the Regulation 19 (Reg 19) Proposed Submission versions and their supporting evidence. The Local Plan is emerging and has not yet been examined. Its policies, allocations, floorspace figures and infrastructure requirements may therefore change, and the Life Science campus typology proposed here should be read on that basis.
3. The Cambridge Biomedical Campus (the 'Campus') and Greater Cambridge's other science parks are of national importance. The cutting-edge discovery research they host competes globally for internationally mobile investment. The relevant comparators are other international cities such as Boston and Beijing, not Oxford or King's Cross. If additional costs are placed on development here without proper evidence, investors will simply look to other countries, and the long-term scientific, health and economic benefits will be lost permanently.

CBC Ltd's position on contributions

4. **CBC Ltd is not seeking to reduce the contribution that development at the Life Science campus can afford, nor to avoid paying its fair contribution to the infrastructure needed to deliver it.** The Councils' Reg 19 IDP already expects the Campus to fund a substantial package of infrastructure (Appendix C). CBC Ltd's concern is to ensure that the combined burden of CIL and section 106 (S106) obligations is properly tested, so that such development is evidenced not to be over-burdened and the same infrastructure is not counted, or paid for, twice.
5. CBC Ltd considers that the weight of the Campus's infrastructure items should be secured through S106, rather than CIL, so that each item is tied to an identified project and its delivery and timing are controlled in line with the phasing of the Life Science campus. Any CIL rate should then be set having regard to those S106 costs. This concern is reinforced because the Offices/R&D rate has not been tested against the development that will come forward at the Campus, nor against the anticipated S106 costs in addition to CIL. CBC Ltd recognises that a correctly evidenced CIL rate can bring clarity and certainty to development costs in a fair, proportionate and transparent way, and it supports the testing of a Life Science campus typology. Even where a rate is determined, however, a balance between CIL and S106 would still need to be struck at the Campus, given the scale of site-specific infrastructure it is expected to deliver.

The proposed testing omits a Life Science campus typology

6. The Councils' note proposes to test nine Offices/R&D typologies, the largest science park laboratory being a single 15,000 sq m building (Appendix A, Table A1). CBC Ltd welcomes this additional testing. However, none of the typologies represents Life Science campus development, even though CBC Ltd raised the need for a Life Science campus typology through its representations and again following circulation of the Councils' draft note on 13 October 2026.

Why a Life Science campus typology is needed

7. Planning Practice Guidance requires typologies to reflect "the type of sites that are likely to come forward for development over the plan period" (Viability, paragraph 004). At the Campus, that is a phased, multi-building Life Science campus expansion. Reg 19 Policy S/CBC anticipates about 525,000 sq m of additional R&D, and the Councils' Reg 19 IDP forecasts 187,200 sq m within the plan period. Reg 19 representations, including CBC Ltd's, sought flexibility in the 525,000 sq m figure, reflecting the likely greater commercial emphasis of the University of Cambridge's and Cambridge University Hospitals' sites, so the floorspace ultimately delivered may be greater. Delivery is tied to shared infrastructure, including Cambridge South East Transport Phase 2, which governs when buildings can be occupied and income received (Appendix A).
8. A single-building appraisal cannot capture these economics. Other major landowners agree, including DP9 on behalf of Trinity College for Cambridge Science Park, and the Wellcome Genome Campus. The Councils' own Infrastructure Statement also anticipates that the Campus will contribute significantly to CIL receipts (Appendix A, paragraph A8).
9. A Life Science campus typology also shows why one Offices/R&D rate cannot treat all research floorspace alike. Capital-intensive global discovery research is not the same product as lower-cost, lower-specification laboratory space. Research laboratories funded by charities and government, with limited commercial return, are not the same as speculative laboratories built for profit. For example, CBC Ltd has a planned development for an MRC-funded global capability, a new connectome discovery centre, which falls into both categories.
10. In addition, NHS development is not revenue generating and should therefore be nil rated, including hospital laboratories, offices and key-worker housing. Education use (Use Class F1) should likewise be expressly nil rated. While this may be inferred because education does not fall within the other charging categories, the University of Cambridge has sought confirmation, and the Charging Schedules should state it for clarity. CBC Ltd notes that Quintic Advisory has itself suggested that health and education could be explicitly nil rated (Appendix A paragraph A9).

What is proposed

11. CBC Ltd proposes an additional Offices/R&D sensitivity, a Life Science campus typology, to sit alongside the science park laboratory typologies already agreed (Table 1).

Table 1: Proposed Life Science campus indicative typology

Element	Life Science campus typology (hypothetical)
Scale and site	100,000 sq m GIA on a 22 ha greenfield site (Green Belt release under Reg 19 Policy S/CBC).
Use mix	Commercial laboratories 50%; associated office and dry lab 25% (including Reg 19 Policy J/AW affordable workspace); academic and institutional research 20%; shared amenity 5%.
Phasing	A 30-month campus infrastructure period, with four 25,000 sq m tranches, the first starting after the first 12 months, at about 10,000 sq m a year, broadly in line with the Reg 19 IDP forecast (about 8,900 sq m a year).
Inputs	BNP Paribas's assumptions wherever they apply; the Councils' Reg 19 Local Plan Viability Assessment where BNP Paribas is silent; campus-specific allowances only where neither applies. Recognised these are not commercial evidence of actual schemes.

12. A full set of suggested assumptions, programme and evidence trail are set out in Appendix B, to expedite the testing and assist Quintic Advisory and the Councils.

S106 and the risk of double counting

13. CBC Ltd notes that the initial testing applied a S106 allowance of £25 per sq m in addition to the CIL rates tested. CBC Ltd welcomes Quintic Advisory's proposal, in the additional sensitivity testing note, to test a S106 allowance based on the actual amounts to be secured through S106 (Appendix A, Table A1). The Reg 19 IDP's costed items for the Campus alone total about £102 million, led by the £54 million Southern Gateway. Across the non-residential floorspace proposed in Reg 19 Policy S/CBC, this equates to c.£158 per sq m, before the items still to be costed (Appendix C).
14. If those S106 costs were required through S106 in addition to CIL at £175 per sq m, the combined burden, before the uncoded items, would have a significant impact on the viability of the Life Science campus. This should be understood through the testing so that the correct balance is struck between CIL and S106, without over-burdening development or double counting. The aim is not to reduce what the Campus contributes, but to ensure that the contribution is properly balanced and that the weight of the infrastructure items is secured through S106.

The concern that campus typologies are impractical

15. The Councils suggested at the hearing that the requirements of major sites make a common campus typology very difficult to settle. The guidance provides for exactly this situation, by grouping sites with shared characteristics and assessing strategic sites in more detail where needed (Viability, paragraphs 003 to 005). The Councils' own Reg 19 Local Plan Viability Assessment already tests a science park typology (Appendix A paragraph A13). If, however, the Councils maintain that Life Science campus development cannot be reliably tested, it follows that there is no evidence that it can support £175 per sq m, and its contributions should instead be secured exclusively through S106.

Conclusion

1. CBC Ltd asks that the Councils include a Life Science campus typology in their revised note of 20 October 2026, and that the Examiner includes it in the scope confirmed on 21 October 2026.
2. CBC Ltd considers that the Examiner and the Councils have three routes to address its concerns. Routes (a) and (b) are alternatives; route (c) could operate alongside either of them:

(a) Test and set an appropriate buffered rate, balanced with anticipated S106

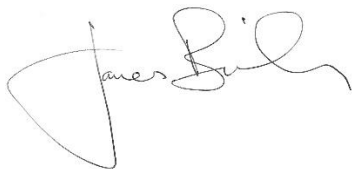
contributions. The Councils run the Life Science campus typology and set a CIL rate for Life Science campus development that the evidence supports, with the weight of the infrastructure items secured through S106 agreements.

(b) Nil rate the Cambridge Biomedical Campus. The Campus is nil rated through a mapped zone, because of its national importance and the absence of evidence that it can support £175 per sq m. Its infrastructure contribution would then be secured through S106 agreements reflecting expectation of the IDP.

(c) Make exceptional circumstances relief available. The Councils publish the required notice when the Charging Schedules take effect. Development of national importance at the Campus could then be relieved from CIL where viability justifies it and appropriate contributions are delivered through S106 (Appendix C).

3. Under each route, the Campus would continue to fund the infrastructure it needs. The purpose is to avoid over-burdening development or double counting the same infrastructure through both CIL and S106 which has not been evidenced through testing; not to reduce the contribution that the Life Science campus can afford.
4. CBC Ltd will assist the Councils' advisers with any further evidence on request. To expedite the testing, the suggested inputs in Appendix B rely on evidence already before the Examination.

Yours faithfully,



James Brierley MRICS

Partner

Newmark Gerald Eve LLP

on behalf of Cambridge Biomedical Campus Ltd

Evidence base

The Examiner's note and the Councils' additional testing

- A1.** The Examiner's post-hearing note of 14 October 2026 sets the following timetable: participants' feedback and suggestions for additional testing by 16 October; a revised note from the Councils and Quintic Advisory, with explanations for any suggestions not taken forward, by 20 October; confirmation of scope by the Examiner by 21 October; completion and circulation of the testing by 30 October; and comments by 13 November 2026.
- A2.** The Councils' additional sensitivity testing note of 13 October 2026 lists the following Offices/R&D testing. No Life Science campus testing is included.

Table A1: Offices/R&D testing in the Councils' note of 13 October 2026

Proposed testing	Scale
Science park laboratory	5,000, 10,000 and 15,000 sq m
City centre office	10,000, 20,000 and 30,000 sq m
Out-of-town office	5,000, 10,000 and 15,000 sq m
Sensitivity using Bidwells' costs (subject to elemental cost plans and removal of double counting)	All
Affordable workspace	All
S106 allowance based on actual amounts secured through S106	All
Life Science campus development	Not included

National guidance

- A3.** Planning Practice Guidance on viability requires typologies to reflect the type of sites likely to come forward over the plan period. Sites are grouped by shared characteristics, such as location, size, land type and proposed use, and assumptions are checked against existing case-study sites (paragraph 004). More detailed assessment may be needed for key sites, and the circumstances of strategic sites critical to the plan should be considered (paragraphs 003 and 005). Relevant inputs include infrastructure, costs on phased and complex sites, policy requirements, finance and professional fees (paragraph 013).
- A4.** Planning Practice Guidance on CIL requires appropriate available evidence and sampling of an appropriate range of development types. It requires a buffer, so that rates are not set at the margins of viability (paragraph 020), and a realistic understanding of costs, particularly on strategic sites (paragraph 021). Rates may be differentiated by zone, development type and scale, and intended use is not confined to the Use Classes Order (paragraphs 022 and 023).

Development expected at the Life Science campus

A5. Reg 19 Proposed Submission Policy S/CBC anticipates the following at the Campus. As the Local Plan is emerging, these figures may change through its examination. Reg 19 representations, including CBC Ltd's, also sought flexibility in the R&D figure, so the floorspace ultimately delivered may be greater:

- approximately 525,000 sq m GIA of additional biomedical and life sciences R&D, including commercial uses and medical research institutes;
- approximately 120,000 sq m GIA of higher education and supporting uses, including hotel and leisure;
- additional healthcare provision and about 1,000 homes; and
- about 22 ha of land released from the Green Belt.

The policy also requires a whole-Campus masterplan, an amenity strategy, coordinated public realm, green infrastructure, mobility hubs, utilities and enforceable phasing mechanisms. It links occupation of development in Phases 3 and 4 to Cambridge South East Transport Phase 2, or agreed temporary measures.

A6. The Reg 19 IDP (Strategic Sites Appendix) forecasts 187,200 sq m of R&D floorspace at the Campus in the plan period, accommodating 8,856 jobs. That is about 8,900 sq m a year over the 21-year plan period. Housing at the Campus is expected from 2034/35.

Existing campuses in Greater Cambridge

A7. Table A2 summarises the principal campus and park development models in Greater Cambridge. They differ in mix and scale, but they share the characteristics that define the proposed Life Science campus typology: multiple buildings, a mix of laboratory, office and research uses, shared infrastructure and amenity, and phased delivery. They are used here to show the type of development, not to derive an average.

Table A2: Campus and park development models

Campus or park	Characteristics relevant to the Life Science campus typology
Cambridge Biomedical Campus	An integrated healthcare, academic and commercial life sciences campus. Existing facilities include AstraZeneca's Discovery Centre (around 19,000 sq m of laboratories) alongside hospitals and research institutes. This shows the need to distinguish laboratory, office, institutional and clinical components.
Cambridge Science Park	About 150 acres and 1.84 million sq ft. A multi-building estate of laboratory, office and technology buildings developed over successive phases.
Granta Park	About 1.3 million sq ft across 21 buildings within 120 acres of landscaped parkland. Laboratory and office space supported by substantial shared amenity and landscape.
Babraham Research Campus	The Reg 19 allocation anticipates about 48,000 sq m of additional R&D floorspace, with campus-worker housing and supporting uses. A model that includes incubator, grow-on and shared facilities.
Wellcome Genome Campus	Expanding from 125 to 440 acres, with outline permission for up to 1.6 million sq ft of employment space, plus housing and supporting infrastructure.
Peterhouse Technology Park	A 2017 expansion of 350,000 sq ft of office, laboratory and technology buildings, anchored by Arm.
St John's Innovation Park	A 21-acre estate developed through successive buildings and phases, for businesses at different stages of growth.

Other representations on campus and R&D development

A8. DP9's Hearing Statement on behalf of Trinity College (2 October 2026) makes the following points relevant to the Campus:

- the Viability Report tests two urban office buildings, yet expects much R&D to come forward in research parks (paragraph 6.22), and tests no laboratory or research park typology (paragraphs 4.2 to 4.4);
- R&D permissions in Northeast Cambridge, from about 9,000 sq m to over 83,000 sq m, carry site-wide infrastructure, phasing and S106 obligations that a single urban building does not (paragraph 4.8);
- the Infrastructure Statement anticipates that the Campus alone could contribute significantly to CIL receipts (paragraph 3.20);
- the Planning Obligations SPD continues to seek strategic transport contributions, creating a risk of overlap, and South Cambridgeshire's 2015 draft charging schedule nil rated strategic sites for that reason (paragraphs 3.11 to 3.14);
- the Councils have said that they will offer neither exceptional circumstances relief nor discretionary charitable relief (Doc 5.1, page 40), leaving no safeguard if the rate is set wrongly for R&D (paragraph 4.41); and
- DP9 asks that strategic sites are nil rated, that a policy for infrastructure payments under regulations 73 and 73A is in place, and that the Councils adopt an exceptional circumstances relief policy when the Charging Schedules take effect (paragraph 5.3).

A9. Savills' statement on behalf of Cambridge University Hospitals (1 October 2026) seeks clarity on how CIL would apply to hospital-related uses, including ancillary offices, hospital laboratories, staff welfare, plant and car parking. In its response to representations, Quintic Advisory stated that health and education could be explicitly nil rated, following the London Mayoral CIL approach, and recorded as an action to consider explicit mention of education and health within the "all other uses" rate. Quintic Advisory also suggested that exceptional circumstances relief could be used for hospital key-worker housing if needed. This sits uneasily with the Councils' stated position that relief will not be offered (Appendix C).

The Oxford examination

A10. The Oxford Examiner recorded that concerns about the testing of office and R&D development led BNP Paribas to prepare an Addendum Note in April 2024 (paragraph 10). The Examiner observed that the initial assessment tested only two office/R&D typologies with no site-specific testing, and that the Addendum Note corrected this by testing 19 sites (paragraph 21; paragraphs 10 and 16 refer to 18 sites). BNP Paribas used upper-quartile BCIS costs, reflecting the expected quality of office/R&D proposals, and re-ran seven schemes using laboratory-enabled costs (paragraph 27).

A11. The Oxford Examiner also noted that Cambridge "makes arrangements for the delivery of infrastructure on an entirely different basis" (paragraph 23). This supports securing the Campus's infrastructure through S106.

Evidence already before the Examination

A12. Quintic Advisory's response to representations, including its note of 5 June 2026, retains BNP Paribas's office rent of £57 per sq ft at a 6% yield and a 5% contingency, and refers to Bidwells' Cambridge laboratory evidence of £75 per sq ft at 5.25%. The Bidwells Issue 3 statement sets out BNP Paribas's office appraisal assumptions and Gardiner & Theobald laboratory cost benchmarking. These inputs have been used in the Life Science campus typology without change wherever they apply.

- A13.** The Councils' Reg 19 Local Plan Viability Assessment (Aspinall Verdi, July 2026) already appraises a science park typology. It has a 35:65 office-to-laboratory split, separate laboratory and office rents and yields, a 12-month incentive, 85% net-to-gross and a 4% allowance for net zero carbon. The Councils therefore already recognise a science park product with its own economics. The proposed Life Science campus typology applies the same approach at campus scale.

APPENDIX B

Life Science campus typology assumptions for Quintic Advisory

This appendix sets out the inputs for the proposed Offices/R&D Life Science campus typology, prepared so that it can be replicated in BNP Paribas's appraisal model (for testing purposes only). BNP Paribas's benchmark land value, developer return and finance rate are retained unchanged. Where BNP Paribas's assumptions are silent or specific to offices, the Councils' Reg 19 Local Plan Viability Assessment is adopted. Campus-specific allowances are used only where neither source applies. Policy references are to the Reg 19 Proposed Submission Local Plan, which may change as it is examined. It is accepted the Councils' previously applied assumptions may not reflect the commercial reality of individual applications, but Newmark are not proposing to introduce new evidence at this stage. If the Quintic request evidence to support this typology it can be provided, but it may not necessarily align to costs and values currently identified in the evidence base as it will be scheme specific.

Table B1: Typology summary

Element	Input	Basis
Charging category	Offices/R&D. A Life Science campus typology sensitivity alongside the science park laboratory typologies of 5,000 to 15,000 sq m in the Councils' note of 13 October 2026.	Councils' additional sensitivity testing note
Definition	Coordinated, multi-building biomedical and life sciences campus expansion with shared infrastructure, public realm and estate services.	PPG Viability, paragraph 004
Scale	100,000 sq m GIA.	About 19% of the 525,000 sq m Reg 19 S/CBC allocation; about 53% of the Reg 19 IDP plan-period forecast
Site	22 ha gross, greenfield (Green Belt release); gross plot ratio about 0.45; net developable area about 12 to 13 ha.	Reg 19 Policy S/CBC
Use mix	Commercial labs 50,000 sq m (37,500 lab-enabled; 12,500 fitted, incubator and grow-on); office, computational and dry lab 25,000 sq m (including 7,500 affordable); institutional research 20,000 sq m; shared amenity 5,000 sq m.	Reg 19 Policy S/CBC use categories
Affordable workspace	7,500 sq m of office and dry lab (10% of the 75,000 sq m of commercial floorspace) at 25% of market rent, through an approved provider. Delivered in T1 (2,500 sq m) and T2 (5,000 sq m), before 50% of the other floorspace is occupied.	Reg 19 Policy J/AW (10% of GIA); 50% occupation trigger
Tranches	T1: anchor lab 10,000 sq m (pre-let); fitted lab 5,000; office 2,500; affordable office 2,500; amenity 5,000. T2: institutional 20,000 (pre-let); affordable office 5,000. T3: lab-enabled 12,500; fitted 3,750; office 8,750. T4: lab-enabled 15,000; fitted 3,750; office 6,250. Each tranche totals 25,000 sq m.	Phased delivery under Reg 19 Policy S/CBC
Infrastructure period	36 months: enabling works over the first 12 months; campus infrastructure over 30 months, overlapping the enabling works and completing ahead of first occupation.	Reg 19 Policy S/CBC: early delivery of infrastructure
Building programme	Four 24-month build periods, each followed by 3 months of commissioning. The first starts after the first 12 months; each later tranche starts 30 months after the previous one. About 10,000 sq m a year.	Reg 19 IDP: 187,200 sq m over the plan period (about 8,900 sq m a year)
CIL	Proposed Offices/R&D rate (£175 per sq m) applied to 95,000 sq m of chargeable floorspace (amenity excluded), paid at the start of each tranche.	Draft Charging Schedule

Element	Input	Basis
Method	Phased monthly cash flow; residual land value compared with benchmark land value; each building capitalised on letting, net of rent free.	BNP Paribas method

Table B2: Accommodation schedule

Component	GIA (sq m)	NIA/GIA	NIA (sq m)	NIA (sq ft)	Rent £ per sq ft NIA	Yield
Commercial lab-enabled (Cat A open-plan lab)	37,500	80%	30,000	322,917	£75.00	5.25%
Commercial fitted lab, incubator and grow-on	12,500	80%	10,000	107,639	£80.00	5.25%
Associated office, computational and dry lab	17,500	85%	14,875	160,113	£57.00	6.00%
Affordable workspace: office and dry lab (25% of market rent)	7,500	85%	6,375	68,620	£14.25	6.00%
Academic and institutional research (pre-let)	20,000	80%	16,000	172,222	£57.50	5.25%
Shared innovation and amenity	5,000	75%	3,750	40,365	Nil	n/a
Total	100,000	81%	81,000	871,876		

Table B3: Value, income and letting inputs

Line item	Input	Source and commentary
Rents and yields		
Commercial lab-enabled	£75 per sq ft at 5.25%	Bidwells Cambridge laboratory evidence, cited by Quintic Advisory. This is above the £70 per sq ft the Councils' Reg 19 Local Plan Viability Assessment uses for fringe laboratories.
Fitted lab, incubator and grow-on	£80 per sq ft at 5.25%	Savills evidence in the Local Plan Viability Assessment Commercial Market Paper (larger fitted laboratories £78.50 to £82.50 per sq ft).
Office, computational and dry lab	£57 per sq ft at 6.0%	BNP Paribas assumption, retained by Quintic Advisory.
Institutional research	£57.50 per sq ft at 5.25%	Bidwells prime shell-and-core laboratory rent. The institution takes a pre-let and funds its own fit-out.
Shared amenity	Nil	Not income-producing.
Affordable workspace	£14.25 per sq ft at 6.0%	25% of the £57 per sq ft market office rent (Reg 19 Policy J/AW).
Efficiency		
Net-to-gross	Labs and institutional 80%; office 85%; amenity 75%	The Local Plan Viability Assessment uses 85%. Labs are set at 80%, reflecting the greater plant and servicing space shown in the 62% to 71% range of Bidwells' Cambridge projects.
Incentives and timing		
Rent free	12 months (pre-let and speculative)	Local Plan Viability Assessment total incentive for fringe laboratory and office space.
Letting void	Speculative space 3 to 9 months after commissioning; affordable workspace 6 months; pre-lets nil	Reflects the availability of speculative Cambridge laboratory space and the scale of each tranche.
Capitalisation	Pre-lets at the end of commissioning; speculative and affordable space at the end of the letting void	Each building is valued on letting at its rent and yield, with the 12-month rent free deducted from value.

Line item	Input	Source and commentary
Purchaser's costs	6.8%	BNP Paribas; Local Plan Viability Assessment.
Letting fees	10% agent and 5% legal, on first-year rent	Local Plan Viability Assessment.
Marketing and disposal	2.5% of GDV, plus £4m campus marketing	BNP Paribas, plus a campus-wide allowance.
Void holding costs	£25 per sq ft NIA a year during voids	Cambridge Ahead, Review of Wet Lab and Incubator Space.

Table B4: Cost inputs and reconciliation with BNP Paribas's allowances

Line item	Input	Source and commentary
Land, return and finance (BNP Paribas, unchanged)		
Benchmark land value	£250,000 to £370,000 per ha × 22 ha (£5.5m to £8.1m)	BNP Paribas greenfield benchmark land values, applied to the whole campus area.
Acquisition costs	6.8%	BNP Paribas.
Developer return	15% of GDV	BNP Paribas.
Finance	7%	BNP Paribas.
Base build costs (BCIS median, rebased) [27]		
Commercial labs	BCIS 732, £5,414 per sq m	The laboratory category is matched to the laboratory rents above.
Office and dry lab (including affordable)	BCIS 320, £2,580 per sq m	Consistent with BNP Paribas's £2,555 per sq m.
Institutional research	BCIS 731.1, £3,203 per sq m	Below the £3,835 per sq m science park rate in the Local Plan Viability Assessment.
Amenity	BCIS 320, plus £1,250 per sq m fit-out	Café, collaboration and conference space.
Allowances retained from BNP Paribas		
Plot external works	10%	Plot-level works only. Campus-wide works are included separately below.
Biodiversity net gain	1.4% of build cost	BNP Paribas.
Professional fees	7%, plus 1% of base build for campus-wide studies	BNP Paribas, plus masterplan, transport, utilities and environmental studies.
Contingency	5%	BNP Paribas; Quintic Advisory.
Campus-specific building allowances (with campus studies, amenity fit-out and shared infrastructure, c. 18% of base build)		
Net zero carbon	4% of build cost	Local Plan Viability Assessment. Covers EPC A, BREEAM and renewable energy.
Lab-enabling residual	1.0% of laboratory build	Laboratory waste and effluent management, resilience, on-site data rooms and security.
Commissioning and validation	0.75% of laboratory and institutional build	Specialist systems.
Lab fit-out (fitted labs only)	£1,000 per sq m NIA	RLB, A guide to different lab fit-out scenarios. Not applied to lab-enabled, institutional or affordable space.
Shared campus infrastructure (8% of base build)		
Site preparation and enabling	1.0%	Over the first 12 months.
Campus utilities and energy	2.5%	Power, water, drainage and digital capacity. Over the 30-month infrastructure period.
Campus access, streets and mobility hubs	1.5%	Internal access only; off-site works are in S106. Over the 30-month infrastructure period.

Line item	Input	Source and commentary
Public realm, landscape and SuDS	1.5%	Over the 30-month infrastructure period.
Working within a live campus	1.5%	Temporary works and continuity of hospital and research operations, spread across the build periods.
Obligations		
S106 / section 278 / CIL	To be tested.	For context, the costed Reg 19 IDP items for the Campus equate to about £158 per sq m across the Reg 19 S/CBC non-residential floorspace (appendix C, paragraph C2).

Table B5: Programme and timing of costs and income

Item	Timing	Duration
Land acquisition	At the outset	n/a
Campus-wide studies	From the outset	12 months
Enabling works and site preparation	From the outset	12 months
Campus infrastructure (utilities, access, public realm)	Overlapping the enabling works, completing ahead of first occupation	30 months
Live-campus working costs	Across the build periods	Four build periods
CIL and S106 payments	At the start of each tranche	Four payments, 30 months apart
Campus marketing (£4m)	Across the letting periods	From the start of T1 to the final capitalisation

Table B6: Tranche periods

Tranche	Construction	Commissioning	Letting void	Capitalisation
Tranche 1	24 months	3 months	Speculative: 3 to 9 months. Affordable: 6 months. Pre-let: none.	Pre-let: end of commissioning. Other space: end of letting void.
Tranche 2	24 months	3 months	Affordable: 6 months. Pre-let: none.	Pre-let: end of commissioning. Affordable: end of letting void.
Tranche 3	24 months	3 months	9 months	End of letting void
Tranche 4	24 months	3 months	9 months	End of letting void

Commissioning is the three-month period after practical completion. During it, the landlord installs the fit-out of the fitted laboratories and amenity space, and laboratory systems are tested, commissioned and validated. Fit-out and commissioning costs are incurred in this period. Pre-let buildings are capitalised at the end of commissioning. Speculative and affordable space is capitalised at the end of the letting void. In each case the 12-month rent free is deducted from capital value, and letting fees are paid on capitalisation. Occupiers of lab-enabled and institutional space carry out their own fit-out during the rent-free period, at their own cost. On these periods, the programme runs for about 11.5 years from the start of the appraisal to the final capitalisation (Figure B1).

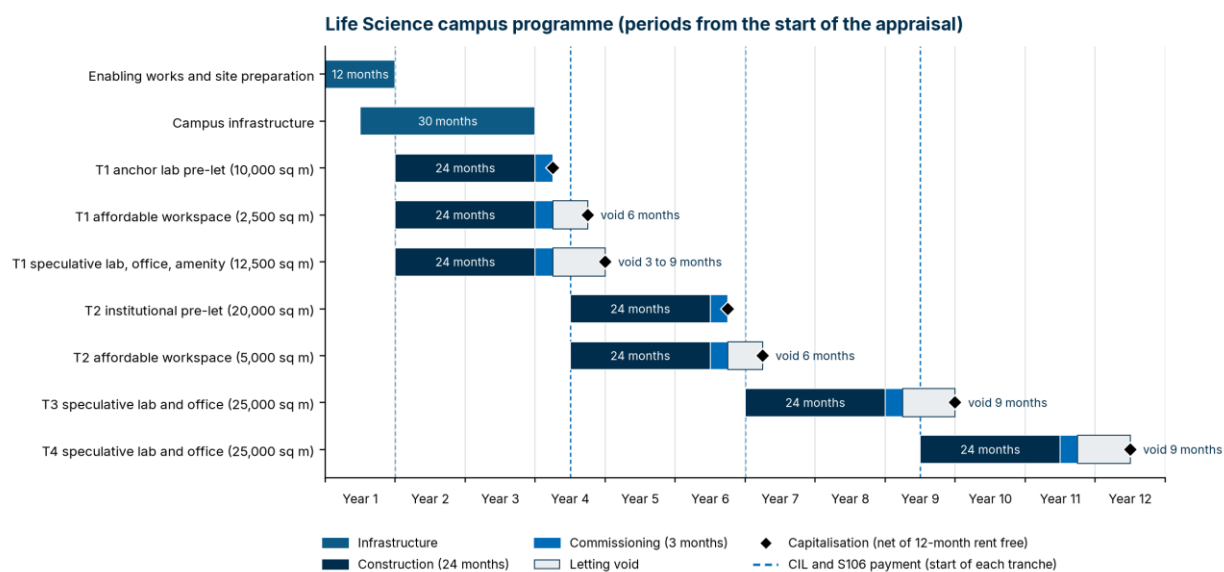


Figure B1: Life Science campus programme

S106 and exceptional circumstances relief

S106 expected of the Life Science campus

- C1.** The Reg 19 IDP (Strategic Sites Appendix) identifies the following infrastructure for the Campus, with S106 as the anticipated funding source. Reg 19 Policy S/CBC separately requires the Campus to facilitate Cambridge South East Transport Phase 2 through direct delivery, enabling works and financial contributions. As the Local Plan is emerging, these items and costs may change.

Table C1: Reg 19 IDP infrastructure for the Campus with S106 as the anticipated funding source

Item	Estimated cost	Priority
New Southern Gateway access road and Babraham Road Park and Ride improvements	£54.0m	Critical
Campus-wide public transport improvements (five years of operating costs)	£15.8m	Essential
Cycleway improvements to Addenbrooke's Road	£15.6m	Essential
Active travel: Fendon Road / A1134, Barnwell Road and Queen Edith's Way	£6.3m	Essential
Addenbrooke's Road to Shelford active travel route (proportionate contribution)	£3.7m	Essential
Active travel connections from Babraham Road, south of Nine Wells	£3.4m	Essential
Active travel improvements to Babraham Road and Park and Ride	£1.9m	Essential
New controlled parking zones	£1.5m	Essential
Total of costed items	c. £102m	
Southern access road; Granham's Road realignment; East-West Link; other active travel; mobility hubs; delivery and consolidation hubs; Mid-Street; cycleways south of Nine Wells; EV charging	To be confirmed	Essential / Placemaking

- C2.** The costed items alone total about £102 million. Apportioned across the approximately 645,000 sq m of non-residential floorspace proposed by Reg 19 Policy S/CBC (525,000 sq m of R&D and 120,000 sq m of higher education and supporting uses), that is about £158 per sq m, before the items still to be costed. This is an indicative apportionment, provided for context. CBC Ltd supports the proposed sensitivity testing of a S106 allowance based on actual amounts and does not seek any change to the S106 allowance used for the Councils' other typologies.

Avoiding over-burden and double counting

- C3.** The purpose of identifying these costs is not to reduce the contribution that the Life Science campus makes. It is to ensure that the combined CIL and S106 burden is tested, that the same items are not funded through both CIL and S106, and that the weight of the Campus's infrastructure items is secured through S106, where each item can be tied to an identified project and to the phasing of the Campus.

Overlap between CIL and S106

- C4.** As DP9 identifies on behalf of Trinity College, the Councils' Planning Obligations SPD continues to seek contributions towards strategic transport, including known transport improvement schemes, and exempts no type of development (SPD paragraphs 10.14 to 10.27). It does not explain how CIL and S106 will be kept apart (DP9 Hearing Statement, paragraphs 3.10 to 3.12). South Cambridgeshire's 2015 draft charging schedule nil rated strategic sites for this reason (paragraph 3.14).
- C5.** The Councils have said that strategic sites need not be nil rated because they already have planning permission (Doc 5.1, page 25). That is not the case at the Campus, where the expansion depends on an emerging Reg 19 allocation and the release of land from the Green Belt, both of which remain subject to examination.
- C6.** S106 allows each contribution to be tied to an identified project, with delivery and payment triggers aligned to the phasing of the Life Science campus. Contributions must meet the statutory tests of necessity, direct relationship and proportionality. The Oxford Examiner noted that Cambridge "makes arrangements for the delivery of infrastructure on an entirely different basis" (Report, paragraph 23). If CIL is charged at the Campus, an infrastructure payments policy under regulations 73 and 73A, as DP9 also requests, would allow infrastructure the Campus delivers directly to be credited against its liability, avoiding double counting.

Exceptional circumstances relief

- C7.** The Councils' Consultation Statement records that they do not intend to offer exceptional circumstances relief (Doc 5.1, page 40). At the hearing, the Councils referred to relief as a possible means of addressing hospital-related development, and Quintic Advisory has suggested it could be used for hospital key-worker housing. DP9 asks that the Councils adopt a relief policy when the Charging Schedules take effect (Hearing Statement, paragraph 5.3(d)).
- C8.** Relief is available only if the charging authority publishes a notice that it is offered (CIL Regulations 2010, regulation 55; CIL guidance, paragraphs 076 and 077). Once relief is offered:
- claims are considered case by case, where a S106 agreement is in place and paying the full levy would have an unacceptable impact on viability, assessed objectively;
 - a claim must be made before development commences;
 - relief can cover all or part of the liability, including part of a phased scheme; and
 - any award must comply with the Subsidy Control Act 2022 (CIL guidance, paragraphs 076 to 080).
- C9.** Relief would give the Councils a proper process for recognising development of national importance at the Life Science campus, where viability justifies it, without changing the rates in the Charging Schedules. Without it, there is no mechanism to correct a rate that proves unviable for a particular scheme, short of a further examination (DP9 Hearing Statement, paragraph 4.41).