

Cambridge Discovery Campus Environmental Statement

Chapter 15: Socioeconomics

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Glossary

Acronym	Description
ABS	Annual Business Survey
AI	Artificial Intelligence
APS	Annual Population Survey
BRES	Business Register and Employment Survey
CPCA	Cambridgeshire and Peterborough Combined Authority
EIA	Economic Impact Assessment
GB	Great Britain
GVA	Gross Value Added
IT	Information Technology
LIS	Local Industrial Strategy
NEETs	Young People not in education, employment, or training
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
R&D	Research and Development
SCDC	South Cambridgeshire District Council
SIC07	Standard Industrial Classification 2007
SMEs	Small and medium-sized enterprises
STEM	Science, technology, engineering, and mathematics
UK	United Kingdom

15 Socioeconomics

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15.1 Introduction

15.1.1 This chapter presents the approach and findings of the assessment of effects relating to socioeconomics. The methodology is set out followed by a review of the baseline conditions in the vicinity of the Site and the surrounding area. The chapter presents embedded mitigation and the potential effects taking this mitigation into account. This is followed by any additional mitigation required and the residual effects.

15.2 Legislation and Policy

15.2.1 This section sets out the relevant legislation and policy that has been considered in the preparation of the assessment.

Legislation

15.2.2 There is no legislation relating to the assessment of socioeconomic impacts.

Policy

15.2.3 This subsection provides an overview of the policies of specific relevance to the socioeconomic assessment.

15.2.4 The following UK Government, Cambridgeshire and Peterborough Combined Authority (CPCA), Greater Cambridge, and South Cambridgeshire District Council (SCDC) policies have informed the assessment:

- National Planning Policy Framework (NPPF) (July 2021)
- Levelling Up the United Kingdom (UK) (February 2022)
- CPCA Economic Growth Strategy (June 2022)
- CPCA Independent Economic Review (September 2018)
- CPCA Local Industrial Strategy (LIS) (July 2019)
- CPCA Local Economic Recovery Strategy (March 2021)
- CPCA Strategic Spatial Framework (Non-statutory) (2018)
- CPCA Employment and Skills Strategy (2022)
- South Cambridgeshire Local Plan (adopted) (adopted September 2018)
- Greater Cambridge Local Plan: Development Strategy Update (Regulation 18 Preferred Options) (January 2023)

- Greater Cambridge Employment and Housing Evidence Update: Employment Land, Economic Development and Relationship with Housing (December 2022)

National Planning Policy Framework (2021)

- 15.2.5 The NPPF – and the current consultation on changes to the NPPF – sets out how Local Plans and decisions should consider the demand for, and supply of, employment land, ensuring an effective use of land.
- 15.2.6 Paragraph 8a highlights that achieving sustainable development should have an economic objective which helps to build a strong, responsive and competitive economy, and ensure sufficient land to support growth, innovation and improved productivity.
- 15.2.7 Paragraph 11a notes that plans should encourage sustainable development and seek to meet the development needs of the area and align growth and infrastructure.
- 15.2.8 Paragraph 81 specifies how planning policies and decisions should ‘create the conditions in which businesses can invest, expand, and adapt’, placing significant weight on the need to support economic growth and productivity. This paragraph emphasises that approaches should allow areas to build on their strengths:
- 'This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.'
- 15.2.9 Paragraph 83 sets out how planning policies should consider, recognise, and address the needs of different sectors and clusters of activity within the local economy; this includes networks of knowledge and data-driven, creative, and technology-led industries.

Levelling Up the UK (2022)

- 15.2.10 The Levelling Up the United Kingdom (UK) White Paper sets out how the UK Government aims to spread social and economic opportunities more equally across the UK.
- 15.2.11 The Paper establishes four objectives to facilitate levelling up in the UK:
- Boost productivity, pay, jobs, and living standards by growing the private sector.
 - Spread opportunities and improve public services.
 - Restore a sense of community, local pride and belonging.
 - Empower local leaders and communities.
- 15.2.12 The Paper sets out missions to levelling up, which include: improving employment, pay and productivity; increasing Research & Development (R&D) and stimulating innovation and productivity growth; increasing the number of people successfully completing high-quality skills training; improving the health and well-being of communities; and reducing crime (amongst other missions):

‘...unleashing private investment, encouraging enterprise and supporting a dynamic business sector that can create jobs, nurture skills and invest in innovation, secure adequate access to finance, particularly among rapidly growing small and medium-sized enterprises (SMEs); and improve access to good infrastructure...’.

- 15.2.13 The White Paper highlights the UK Government’s ambition for the UK to be a global hub of innovation by 2035 and a ‘science superpower’.
- 15.2.14 The Paper sets out a policy framework aimed at building strong communities, ensuring that everyone can benefit from the opportunities that strong communities bring and have the opportunity to lead fulfilling lives, through supporting young people and investing in communities.

Cambridgeshire and Peterborough Combined Authority Economic Growth Strategy (2022)

- 15.2.15 The Economic Growth Strategy’s primary objective is to contribute to a reduction in inequality within the CPCA, whilst delivering economic goals such as increasing productivity, doubling GVA output by 2040, and creating more jobs and higher wages.
- 15.2.16 The Strategy sets out a vision for the combined authority area to be globally leading and competitive, building Cambridgeshire and Peterborough into a place where ‘unique business, natural, and research assets tackle world problems whilst creating good jobs and healthy lives for all our residents in all our places.’
- 15.2.17 The CPCA recognises the region is a major growth engine for the UK with high numbers of innovation companies and world-leading sectors. The Strategy’s ambitions include actions to:
 - Deliver good quality, well-paid, high-skilled jobs in an innovative, globally competitive business environment.
 - Support high growth priority sectors (Life Sciences, Agri-tech, AI Digital, Advanced and Green Manufacturing).
 - Protect opportunities in foundation sectors (Education, Health and Care, Retail, Leisure and Agri-food).
- 15.2.18 Prioritising inward investment and retaining flourishing businesses in all sectors is highlighted in the Strategy as having a major role in future sector and cluster success within the region.
- 15.2.19 The Strategy outlines 6 capitals of sustainable growth, which includes innovation. This includes an aim to ensure the CPCA is one of the most dynamic and dense knowledge economies in Europe by building on existing reputations for new thinking, technology and ideas.
- 15.2.20 The Strategy sets out aims to support learners and workers to acquire skills, which in turn support employment in high-value jobs in priority sectors as well as employment in foundation sectors. This works hand in hand to boost business

productivity, which has been highlighted as a fundamental aspect for economic growth in the strategy.

Cambridgeshire and Peterborough Combined Authority Independent Economic Review (2018)

- 15.2.21 The Independent Economic Review provides an evidence base on the current state of the CPCA economy and sets out the region’s potential for economic growth.
- 15.2.22 The Review sets out priorities for the future of the area which include continuing high economic growth and building a more inclusive economy. It sets out five core ambitions which include:
 - Creating access to good employment opportunities which are also accessible from where people choose to live.
 - Building a strong labour market that can contribute to the current and future economy through investing in skills and education.
 - Positioning CPCA as the UK’s capital for innovation and productivity.
 - Creating healthy, thriving, and prosperous communities.
 - Building the CPCA area into a high-quality, sustainable environment.
- 15.2.23 The Review emphasises supporting the growth of CPCA’s strong business environment and suggests the combined authority should encourage the growth of specific place-based innovation districts, drawing on the local labour market and research and science bases to drive economic development.
- 15.2.24 The lack of space for start-ups and labs within Cambridge has been identified as a blockage to economic growth, and the Review also notes that, across the UK, high-value companies may relocate abroad if their needs are not met. The Review makes the point that ensuring Cambridge continues to deliver for knowledge-intensive businesses should be considered a nationally strategic priority.
- 15.2.25 The Review points out the provision of a greater mix of work opportunities is needed to build prosperity and encourage people to stay and locate in the area. The offer of quality employment (medium to high-level income) will help link residents to new employment opportunities alongside investment in high-growth sectors.

Cambridgeshire and Peterborough Combined Authority Local Industrial Strategy (2019)

- 15.2.26 The Local Industrial Strategy (LIS) sets out how CPCA aims to maximise the economy’s strengths and boost productivity. It outlines strategic objectives that sit at the heart of the strategy which include driving greater collaboration on science and research and growing the role of the Oxford-Cambridge Arc as a global research and innovation hub.
- 15.2.27 The LIS sets out three priorities for the CPCA economy:

- Encouraging the expansion of innovation within the region through delivering appropriate infrastructure and supporting the Cambridge innovation ecosystem
- Broadening the base of local economic growth and advancing high-growth sectors
- Expanding and building on the innovation clusters and networks in Cambridge to generate further growth.

15.2.28 The LIS identifies opportunities for business growth through the region’s existing sectoral strengths such as in Life Sciences, and in supporting sectors such as health and social care, business tourism, construction etc.

15.2.29 The LIS sets out an industrial blueprint to deliver the vision of ‘being a leading place in the world to live, learn, work, and do business.’ It sets out the aim to deepen connectivity between research and industry, and to increase the number of start-ups and scale-ups to drive growth and productivity.

15.2.30 There is also an ambition to improve the amount of physical space for businesses to set up and grow, and to build an economy-wide business support ecosystem to drive innovation growth, greater global market access, and more effective skills development.

Cambridgeshire and Peterborough Combined Authority Local Economic Recovery Strategy (2021)

15.2.31 The Local Economic Recovery Strategy sets out how CPCA seeks to accelerate the recovery, rebound and renewal of the economy following COVID-19, helping people affected whilst achieving the ambition of doubling GVA by 2042 in a digitally enabled, greener, healthier and more inclusive way.

15.2.32 The Strategy sets out multiple objectives which include maximising business investment for growth and innovation, rapid re-upskilling provision, increased scale-up, start-up and inward investment, and consolidating Cambridge as a global centre for life sciences.

15.2.33 The Strategy also aligns with the aims set out in the LIS, highlighting the ambition to:

- Deliver a fair and inclusive economy by empowering local people to access skills and education.
- Ensure the area’s economic base grows by harnessing innovation and enhancing growth within the CPCA by building the region’s position around key sectors such as life sciences, artificial intelligence and data technologies.
- Accelerate and sustain higher levels of business growth in start-ups and scale-ups, whilst attracting more knowledge intensive firms to the economy.

15.2.34 Whilst the Strategy focuses on supporting key sectors to provide the largest scope of long-term growth, it also recognises the need to balance such support with wider

sectors such as retail, transport, hospitality and leisure, and education, amongst others.

Cambridgeshire and Peterborough Combined Authority Strategic Spatial Framework (Non-statutory) (2018)

- 15.2.35 The Strategic Spatial Framework defines the combined authorities' immediate priorities for sustainable growth and sets out the wider actions that will be undertaken to support the delivery of over 90,000 new jobs and 100,000 new homes by 2036.
- 15.2.36 The Framework sets out core ambitions with a focus on supporting significant economic growth, which includes becoming the UK's capital of innovation, creating healthy, prosperous, environmentally sustainable communities, and building a strong workforce where employment opportunities are accessible.
- 15.2.37 It is recognised that with the devolution deal, the transfer of significant resources and powers will help residents' lives within the CPCA by creating more jobs, and improving skills and employment prospects.
- 15.2.38 The framework sets out the pathway for inclusive growth, identifying the need to build on and enhance the competitiveness and success of existing sectors and ensuring the benefits can go to the whole community.
- 15.2.39 The Framework sets out a principle to support development proposals for businesses in identified priority sectors across relevant Local Plans and economic strategies. It also highlights the economic importance of strategic corridors in the provision of opportunities that can be established across key sectors and clusters.

Cambridgeshire and Peterborough Combined Authority Employment and Skills Strategy (2022)

- 15.2.40 The Employment and Skills Strategy sets out the priorities and intended outcomes for the CPCA in regard to the strategic need to raise local skill levels, the local demand for skilled workers, and the creation of new jobs.
- 15.2.41 The Strategy puts forward the vision of:
 - 'A successful, globally competitive economy offering high-skilled, well-paid, good quality jobs, delivering increased productivity and prosperity to support strong, sustainable and healthy communities and enabled by an inclusive, world-class local skills system that matches the needs of our employers, learners and communities.'
- 15.2.42 The Strategy notes that helping develop an innovation ecosystem will work to deliver good quality jobs and facilitate inward investment and business growth. It sets out short-term priorities for the area which include:
 - Improving careers education, specifically around STEM and green skills.
 - Providing support to upskill and reskill in response to economic restructuring.

- Supporting unemployed and NEETs (young persons not engaged in education, employment or training) into training and employment.

15.2.43 The Strategy also sets out some long-term outcomes:

- Pre-work learning and formal education: to ensure people can access learning and experiences from formal education which provide a strong foundation for labour market entry and future working lives.
- Employer access to talent: to ensure people are aware of learning needs and opportunities.
- Life-wide learning and training: to ensure people are drivers of their own learning and are able to gain the skills needed to respond to career opportunities.
- Support into, and between, work.

South Cambridgeshire Local Plan (2018)

15.2.44 The South Cambridgeshire Local Plan sets out policies in order to create sustainable development within the area's economy. Policies include:

15.2.45 Policy S/1 Vision: The Plan sets out the vision for South Cambridgeshire which is:

‘South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.’

15.2.46 Policy S/2 Objectives of the Local Plan: This policy sets out various objectives surrounding the development of South Cambridgeshire and include:

- To support economic growth by supporting South Cambridgeshire's position as a 'world leader' in research and technology-based industries, research, and education.
- To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone.

15.2.47 Policy S/5 Provision of New Jobs and Homes: This policy states that developments will meet the objectively assessed needs in the district and provide a diverse range of local jobs, which include those for the 'Cambridge Cluster'. The Plan sets out the ambition to achieve strong, sustainable economic growth, and actively encourages entrepreneurship, innovation, and inward investment.

15.2.48 Policy E/9 Promotion of Clusters: This policy seeks to ensure suitable sites continue to deliver land and buildings for the future development of high-tech clusters. It notes 'development proposals in suitable locations will be permitted which support the development of employment clusters, drawing on specialisms of the Cambridge area in key sectors which include biotech/biomedical, IT, Healthcare, teaching and research, R&D, and clean technology.'

- 15.2.49 Alongside economic growth policy, the Plan notes that developments must ensure the needs of the community are met to ensure residents enjoy a high-quality of life.

Greater Cambridge Local Plan: Development Strategy Update (Regulation 18 Preferred Options) (2023)

- 15.2.50 The Development Strategy Update sets out evidence that will help shape and inform the new Greater Cambridge Local Plan. It addresses the updated needs for jobs and homes and the provisions of employment and housing.

- 15.2.51 Paragraph 3.3 considers the need to plan positively to provide new land for the identified undersupply of particular types of employment. It reflects the NPPF requirement that notes significant weight should be placed on the need to support economic growth and productivity and take into account the needs of the local economy.

Greater Cambridge Employment and Housing Evidence Update: Employment Land, Economic Development and Relationship with Housing (2022)

- 15.2.52 The Evidence Update sets out detail on Greater Cambridge employment land and related economic development and housing evidence.

- 15.2.53 The document notes that a number of stakeholders recognise the potential of the UK life science market and notes there is a severe lack of lab space in the market at present. The evidence update identifies the life sciences sector as having received considerable venture capital investment which has led to sector growth and wider space requirement demands.

- 15.2.54 The Evidence Update highlights there is increased demand for specialised mid-tech space (combination of former ‘mixed B’ type unit including advanced manufacture with dry/tech labs) which are significant to the life sciences supply chain.

- 15.2.55 The Evidence Update indicates the health and care and other professional services (which includes scientific research and development (R&D)) sectors are expected to see employment growth. It is noted that further supply of additional office and R&D space is considered appropriate to encourage growth.

Long Term Plan for Housing (News Story). Department for Levelling Up, Housing and Communities (July 2023)

The Secretary of State for Levelling Up, Housing and Communities has set out plans for regeneration in Cambridge through investment in a new residential, commercial and laboratory quarter. A delivery group and £5 million fund has been established to identify housing, infrastructure, services and green space required for this development. Additional resources are being provided to address water scarcity issues and accelerate planning decisions to support the development.

15.3 Consultation

- 15.3.1 The following stakeholders have contributed to the consultation process for this topic:

- Fliss Miller, Associate Director of Skills, Cambridgeshire and Peterborough Combined Authority
- Kate DaCosta, Deputy Principal, Cambridge Regional College
- Steve Thompson, Chief Operating Officer, Form the Future
- Vic Annells, Chief Executive, Cambridgeshire Chambers of Commerce
- Mariana Garcia, Policy & Partnerships Executive, Cambridgeshire Chambers of Commerce
- Andy Williams, Board Member, Cambridge Ahead

15.3.2 Consultation has informed our assessment of the sensitivity of receptors and the mitigation of impacts.

15.4 Assessment Methodology

15.4.1 This assessment broadly follows the EIA Methodology set out in Chapter 2 of this ES. This Section sets out the discipline specific guidance relating to assessment approach, study areas, effect significance criteria and assumption and limitations.

Guidance

15.4.2 The methodology for assessment of socio-economic effects has been developed in line with (non-binding) best practice guidance at both the EU level and from other planning jurisdictions in the UK, and from experience of socio-economic impact assessment of similar developments. Guidance used to inform our methodology includes:

- Environmental Impact Assessment of Projects: Guidance on the preparation of the Environmental Impact Assessment Report, European Commission (2017)
- Environmental Impact Assessment Handbook: Guidance for competent authorities, consultation bodies, and others involved in the Environmental Impact Assessment process in Scotland, Historic Environment Scotland and Scottish Natural Heritage (2018)

Assessment Approach

Study Areas

15.4.3 The following study areas have been adopted within this assessment:

- South Cambridgeshire District Council area (SCDC): the local authority area.
- Greater Cambridge area: the shared service for both SCDC and Cambridge City Council.
- Combined Authority area: Cambridgeshire and Peterborough Combined Authority area. This area comprises the districts of South Cambridgeshire, Cambridge, East Cambridgeshire, Huntingdonshire, Peterborough, and Fenland.

These study areas are set out in

- 15.4.4 Figure 15-1.
- 15.4.5 Assessing the economic baseline at these levels will help reflect the strategic significance of the life sciences cluster in the wider Cambridgeshire area, as well as local impacts relevant to South Cambridgeshire.
- 15.4.6 Employment and GVA is assessed for these study areas and where relevant, data is benchmarked against national data.

Figure 15-1 Socioeconomics EIA study areas

Baseline Data Collection

- 15.4.7 All employment data has been obtained from the Business Register and Employment Survey (BRES) (ONS, 2022b).
- 15.4.8 Determination of the baseline conditions includes an assessment of Gross Value Added (GVA) and employment across the study areas outlined in 15.4.3 for all industries, and the Life Sciences and Construction sectors.
- 15.4.9 The broad sector for Construction (defined by Standard Industry Classification (SIC07) divisions 41–43 is used to assess baseline conditions and economic impacts.
- 15.4.10 The activities that will likely take place at the Proposed Development, once operational, are in research and development in the Life Sciences sector. To assess existing employment and GVA in the area of Life Sciences, we have adopted a 'Narrow Life Sciences' definition of SIC07 group 72.1 "Research and experimental development on natural sciences and engineering"¹.
- 15.4.11 To aid our assessment of the net additional impacts of the activities undertaken during the operational phase of the Proposed Development, we require understanding of the baseline conditions for the wider Life Sciences sector. This accounts for other Life Science businesses that could be impacted by the activities taking place within the Proposed Development.
- 15.4.12 The following SIC07 classes are used to define the 'Wider' Life Sciences sector²:
- SIC07 2110: Manufacture of basic pharmaceutical products
 - SIC07 2120: Manufacture of pharmaceutical preparations
 - SIC07 2660: Manufacture of irradiation, electromedical and electrotherapeutic equipment
 - SIC07 3250: Manufacture of medical and dental equipment and supplies
 - SIC07 4646: Wholesale of pharmaceutical goods
 - SIC07 7211: Research and experimental development on biotechnology
 - SIC07 7219: Other research and experimental development on natural sciences and engineering
- 15.4.13 This definition aligns with that used in the Life Science Strategy for the Cambridgeshire and Peterborough Combined Authority³. There is no formal definition of the Life Sciences sector, but the above sectors are frequently included in economic impact studies of the industry. It is worth noting that even broader

¹ Note: this definition is based on company level employment, as per ONS data.

² Note: this definition is based on company level employment, as per ONS data.

³ Cambridgeshire and Peterborough Combined Authority (2021). Life Science Strategy for the Cambridgeshire and Peterborough Combined Authority.

definitions of Life Sciences have been used to estimate employment and turnover in the sector and often include Human Health and Social Work activities in addition to the sectors outlined above. Use of these definitions typically report higher estimations of employment and GVA than the Life Sciences definition adopted here.

- 15.4.14 Data on GVA for all industries and Construction has been obtained from ONS data⁴ (ONS, 2022c). GVA for Life Sciences has been estimated using data from the Annual Business Survey (ABS), (ONS, 2022a).
- 15.4.15 There is variation in the level of detail of GVA data can be obtained from publicly available sources for different geographies. Whilst GVA data is reported in sufficient detail to assess the Life Sciences sector for the UK as a whole, it is not available in sufficient detail to assess Life Sciences at the study area level. Life Sciences GVA in the study areas has therefore been estimated by calculating UK GVA per worker in Life Sciences and multiplying this figure by employment in Life Sciences for each study area.
- 15.4.16 Skills data has been obtained from the Life Science Competitiveness Indicators 2022 (Office for Life Sciences, 2022), the Annual Population Survey (APS) (ONS, 2021) and The English Indices of Deprivation (2019).

Effect Significance Criteria

- 15.4.17 The assessment of effect significance is a function of receptor sensitivity and impact magnitude.
- 15.4.18 The sensitivity of receptors can be assessed on the basis of a number of factors – vulnerability/tolerance, recoverability, and value/importance, as follows:
 - Vulnerability/tolerance: the degree to which a receptor can accommodate a temporary or permanent change.
 - Recoverability: the ability of a receptor to be able to return to a state close to that which existed before an activity or event occurred.
 - Value and importance: the importance of the receptor in terms of social/community and/or economic value. In this chapter the receptor’s policy importance is used as the primary indicator of value.
- 15.4.19 The criteria used to determine receptor sensitivity is set out in Table 15-1.

Table 15-1 Receptor Sensitivity

Receptor Sensitivity	Criteria
High	High value i.e. receptor of high policy importance, and/or evidence of high vulnerability/low tolerance and/or low recoverability i.e. potentially major socioeconomic challenges.

⁴ Regional gross value added (balanced) by industry: local authorities by International Territorial Level (ITL) 1 region East.

Medium	Medium value i.e. receptor of medium policy importance, and/or evidence of medium vulnerability/tolerance and recoverability i.e. potentially moderate socioeconomic challenges.
Low	Low value i.e. receptor of low policy importance, and/or evidence of low vulnerability/high tolerance and/or high recoverability i.e. potentially minor socioeconomic challenges.
Negligible	No material value i.e. receptor of no importance at any policy level, and/or evidence of very little or no vulnerability/complete tolerance i.e. no evidenced socioeconomic challenges.

15.4.20 The magnitude of impacts can be assessed on the basis of a number of factors – scale, spatial extent, duration, frequency, and reversibility. Within the topic of socioeconomics, these factors are considered as follows:

- Scale: the expected degree of change relative to baseline conditions.
- Spatial extent: geographical area over which the impact may occur.
- Duration: the time over which an impact occurs. An impact may be described as short, medium or long-term, and permanent or temporary.
- Frequency: the number of times an impact occurs across the relevant phase/lifetime of a project. Construction phase impacts are predicted to be intermittent. Operations and maintenance phase impacts are predicted to be continuous.

15.4.21 The criteria used to determine impact magnitude is set out in Table 15-2.

Table 15-2 Impact Magnitude Criteria

Impact Magnitude (including positive or negative)	Criteria
High	The impact would result in a major change (beneficial or adverse) of socioeconomic conditions compared to the baseline; and/or the impact is anticipated to occur at a national level; and/or the impact is predicted to be long term and/or permanent.
Medium	The impact would result in moderate change (beneficial or adverse) of socioeconomic conditions compared to the baseline; and/or the impact is anticipated to occur at a regional level; and/or the impact is predicted to be medium term.
Low	The impact would result in minor change (beneficial or adverse) of socioeconomic conditions compared to the baseline; and/or the impact is anticipated to occur at a

	local level; and/or the impact is predicted to be short term and/or temporary.
Negligible	The impact would result in very minor change of socioeconomic conditions compared to the baseline; and/or the impact is anticipated to occur at a neighbourhood level; and/or the impact is predicted to be short term and/or temporary.

15.4.22 The matrix used to determine effect significance is set out in Table 15-3.

Table 15-3 Effect Significance Matrix

Receptor Sensitivity	Impact Magnitude			
	High	Medium	Low	Negligible
High	Major	Moderate	Minor	Negligible
Medium	Moderate	Minor	Minor	Negligible
Low	Minor	Minor	Negligible	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

15.4.23 As a guide, effects determined to be Moderate or Major are considered to be significant. However, this is tested with professional judgement where other factors such as timescales and reversibility are taking into consideration.

Assumptions and Limitations

15.4.24 A detailed description of the assumptions and methodology used in the assessment of socio-economic effects is set out in Appendix 1: Assumptions and Methodology. A high level summary of these assumptions is set out below.

- Construction expenditure is estimated as £172 million⁵.
- Impacts are estimated on the basis that the Proposed Development will provide employment floorspace to support R&D activities (wet lab facilities) for start-ups and spin-outs in Cambridge’s life sciences cluster.
- The Gross External Area (GEA) figure of 33,301 sq m, provided by the Applicant.
- The occupational profile of the Proposed Development has been established as 56% of jobs in R&D roles (as the definition is typically interpreted), 12% of jobs in other technical roles, and 32% are estimated to be non-technical roles.
- An employment density figure of 28 sq m per employee (GEA) for R&D (wet lab) floorspace – as established in The Greater Cambridge Employment Land and Economic Development Evidence Study (2020) – has been adopted to calculate employment impacts.

⁵ Feasibility Study 1 DRAFT. Stace on behalf of Foundation Capital Ventures (May 2023). This figure includes £5 million costs associated with remediation works.

- The latest available GVA data from ABS is 2020. This data does not reflect any potential recovery in GVA data since the height of the COVID-19 pandemic and associated restrictions on economic activity.

15.5 Baseline Conditions

Existing Baseline

Employment

- 15.5.1 In 2021 total employment in the Combined Authority Area was 480,000. Employment in Greater Cambridge and South Cambridgeshire was 200,000 and 90,000, respectively. Between 2016 and 2021 employment grew at an average annual rate of 1% in the Combined Authority Area, compared with 2% in Greater Cambridge and South Cambridgeshire.

Table 15-4 Employment all industries, study areas and GB

Study area	Total employment (2021)	Share of GB employment (2021)	Total employment change (2016–2021)	Total employment change (2016 - 2021) (%)
South Cambs	91,000	0.3%	9,000	11%
Greater Cambs	202,000	0.6%	16,000	9%
Combined Auth.	476,000	1.5%	26,000	6%
Great Britain	31,360,000	100%	1,112,000	4%

- 15.5.2 Employment in the Wider Life Sciences sector in South Cambridgeshire in 2021 was 13,500. In Greater Cambridge, there was employment of 20,300 and in the Combined Authority Area there was employment of 21,400 in the Wider Life Sciences sector. Since 2016, South Cambridgeshire has been the primary location for employment in Wider Life Sciences within the Combined Authority area, with over 60% of employment based in the district in both 2016 and 2021. Employment in Wider Life Sciences has grown at an annual average rate of 6% in South Cambridgeshire between 2016 and 2021. In Greater Cambridge and the Combined Authority area, employment in the sector has grown at an annual average rate of 7% and 5%, respectively.

Table 15-5 Wider Life Sciences employment, study areas and Great Britain

Study area	Total employment (2021)	Share of GB employment (2021)	Total employment change (2016–2021)	Employment change (2016 - 2021) (%)
South Cambs	13,500	4%	2,000	35%

Greater Cambs	20,300	7%	3,400	41%
Combined Auth.	21,400	7%	2,200	28%
Great Britain	301,000	100%	30,000	11%

15.5.3 In South Cambridgeshire, employment in Narrow Life Sciences in 2021 was 11,500. In Greater Cambridge and the Combined Authority Area, employment in 2021 was 18,000 in both.

15.5.4 In 2021, employment in the Construction sector in South Cambridgeshire was 5,000. In Greater Cambridge, there were 7,000 people employed in Construction, and in the Combined Authority Area there were 20,000 people employed in the sector. Employment in the sector was steady between 2016 and 2021 in South Cambridgeshire, but grew at a compound annual growth rate (CAGR) of 3% in Greater Cambridge and 2% in the Combined Authority Area.

Gross Value Added

15.5.5 In 2020, total GVA in South Cambridgeshire was £5.4 billion. In the same year, GVA in Greater Cambridge was £12.0 billion and in the Combined Authority Area GVA was £26.7 billion. Between 2015 and 2020, Greater Cambridge consistently generated over 40% of the GVA in the Combined Authority Area.

Table 15-6 All industries GVA, study areas and UK

Study area	Total GVA (2020) (£ bn)	Share of UK GVA (2020)	Total GVA change (2015–2020) (£ m)	CAGR 2015 to 2020 (%)
South Cambs	5.4	0.3%	22	0.1%
Greater Cambs	12.0	0.6%	25	0.1%
Combined Auth.	26.7	1.4%	342	0.3%
UK	1,904	100%	190,000	2.1%

15.5.6 Data in 2019 prices⁶ shows that all industries' GVA in South Cambridgeshire and Greater Cambridge grew at a CAGR of approximately 0.1% between 2015 and 2020. In the Combined Authority Area, all industries' GVA grew by 0.3% per year over the same period. GVA declined significantly across the three study areas between 2019 and 2020 due to Covid-19 induced lockdowns. By 2021, GVA exceeded 2019 levels in South Cambridgeshire and Greater Cambridge, although the Combined Authority Area had not yet made a full recovery to pre-pandemic levels⁷. Comparatively, for the UK as a whole, all industries' GVA had grown at a CAGR of 2.1% over the same period.

⁶ This allows for the removal of the effects of inflation when comparing GVA data over a period.

⁷ All industries GVA data is available for 2021, but to ensure consistency with the period at which the Life Sciences sector can be assessed we have assessed all industries GVA over the period 2015 and 2020.

15.5.7 In 2020, Narrow Life Sciences GVA in South Cambridgeshire was £456 million. In Greater Cambridge and the Combined Authority Area, GVA in Narrow Life Sciences was £643 million and £684 million, respectively. Compound annual GVA growth in Narrow Life Sciences between 2015 and 2020 was 13% in South Cambridgeshire and 11% in Greater Cambridge and 10% in the Combined Authority Area⁸.

Table 15-7 Narrow Life Sciences GVA, study areas and UK

Geography	GVA Life Sciences (2020) (£ millions)	Share of UK GVA (2020)	GVA Life Sciences change (2015–2020) (£ million)	CAGR 2015 to 2020 (%).
South Cambs	456	8%	200	13%
Greater Cambs	643	11%	252	11%
Combined Auth.	684	12%	261	10%
UK	5,657	100%	2,398	11%

15.5.8 In 2020, Wider Life Sciences GVA in South Cambridgeshire was £521 million. In Greater Cambridge, GVA in the sector was £722 million and in the Combined Authority Area, GVA was £810 million. The CAGR in GVA in Wider Life Sciences between 2015 and 2020 was 12% in South Cambridgeshire and 11% in both Greater Cambridge and the Combined Authority Area.

Table 15-4 Wider Life Sciences GVA, study areas

Geography	GVA Life Sciences (2020) (£ millions)	GVA Life Sciences change (2015–2020) (£ million)	CAGR 2015 to 2020 (%).
South Cambs	521	232	12%

⁸ Due to sectoral discrepancies in UK employment data for 2015 to 2017, the change in Narrow Life Sciences GVA between 2015 and 2020 is estimated using SIC07 division 72, which includes SIC07 groups 72.1 "Research and experimental development on natural sciences and engineering" and 72.2 "Research and experimental development on social sciences and humanities". A significant proportion of UK employment in SIC07 division 72 is in group 72.1, meaning that any changes in this division are strongly influenced by changes in our Narrow Life Sciences sector. This makes it a strong proxy for estimating changes in Narrow Life Sciences GVA.

Geography	GVA Life Sciences (2020) (£ millions)	GVA Life Sciences change (2015–2020) (£ million)	CAGR 2015 to 2020 (%)
Greater Cambs	722	294	11%
Combined Auth.	810	326	11%

15.5.9 GVA in the Construction sector in South Cambridgeshire in 2021 was £465 million. In Greater Cambridge and the Combined Authority Area, GVA was £593 million and £1.5 billion, respectively. The Construction sector in Greater Cambridge contributed 38% to total Construction GVA in the Combined Authority Area in 2021. Data in 2019 prices⁹ shows that GVA in Construction grew at a CAGR of 3% between 2011 and 2021 in South Cambridgeshire, 2% in Greater Cambridge and 1% in the Combined Authority area.

Skills

15.5.10 The Office for Life Sciences publishes data on the UK labour market and skills in the Life Sciences sector. In 2019, 13.4% of UK graduates attained an undergraduate degree (or equivalent) from natural sciences, mathematics and statistics programmes. In the financial year 2020/21, the number of Life Science apprenticeships started was 1,100, of which 27% were level 6 or 7 (equivalent to bachelor's or master's degree). This was a slight decline compared with the previous two years, but overall the number of apprenticeships started each year in the sector has more than doubled since 2016/17.

15.5.11 In 2021, 63% of the South Cambridgeshire and Greater Cambridge working aged populations (those aged 16 to 64) were qualified to bachelor's degree level (equivalent) or above. In the Combined Authority Area, the proportion of the working aged population qualified to this level or above was 44%.

15.5.12 The English Indices of Deprivation (2019) ranks each Lower Super Output Area (LSOA) in the country by seven domains of deprivation, including the Education, Skills and Training domain. This domain measures the lack of attainment and skills in the local population.

15.5.13 For each domain of deprivation the LSOAs are scored by decile, where a decile of 1 places the LSOA in the most deprived 10% in England. The median deciles of the LSOAs in each local authority area are shown in figure below.

Table 15-9: Skills attainment levels in the Cambridge and Peterborough Combined Authority Area

⁹ This allows for the removal of the effects of inflation when comparing GVA data over a period.

Local Authority Area	Median Decile for the Education, Skills and Training Domain
Cambridge	8
East Cambridgeshire	6
Fenland	3
Huntingdonshire	6
Peterborough	3
South Cambridgeshire	9

Future Baseline

- 15.5.14 Unless there are significant macro level shifts in UK all industries employment and GVA, it is unlikely that the existing baseline conditions will change dramatically. Future total employment and GVA is likely to follow broadly those trends set out in the baseline conditions.
- 15.5.15 Employment and GVA in Life Sciences has seen significant growth across the study areas in recent years. This can be partly attributed to the completion of large developments providing laboratory and office space to Life Sciences businesses, which has been facilitated by the allocation of employment land. Savills (2022) reported that London, Oxford and Cambridge have driven a significant proportion of capital investment in life sciences in the UK over the past decade, with investment rising from £5.75 billion in 2010 to £16.7 billion in 2020, an increase of 372%. However, severe real estate bottlenecks and constraints in these locations are likely to stem this growth, with Cambridge reporting close to 0% laboratory space availability in 2021. Should insufficient employment land be allocated for Life Sciences development in the future, it is unlikely that employment and GVA will continue to grow at rates seen previously.
- 15.5.16 The South Cambridgeshire Local Plan 2018 (South Cambridgeshire District Council, 2018) set a policy for the promotion of clusters (Policy E/9), which aims to support the development of employment clusters in biotechnology and biomedical sectors, research and development and high-technology manufacturing. This policy seeks to ensure major sites continue to deliver land and buildings suitable for the future development of the high tech clusters. Local policies such as these, as well as those in local development strategies summarised in Section 16.2 Policy support the delivery of more employment land to accommodate jobs in these sectors.
- 15.5.17 The UK government recently announced a £650 million fund to support manufacturing, skills, and infrastructure in the Life Sciences sector (HM Treasury, 2023). The fund announcement also included reference to the East West Rail line

connecting Oxford and Cambridge as hubs of science, research and innovation, signalling ongoing commitment to the Rail line.

- 15.5.18 Although laboratory space and suitable employment land is currently constrained in the Cambridge area, national funds and local policies which support the delivery of jobs and employment land for life sciences suggests there is potential for previous employment and GVA growth trends in this sector to persist in the future.

15.6 Embedded Mitigation

- 15.6.1 This section sets out mitigation that is embedded into the design of the Proposed Development and is relevant to the assessment of effects in relation to Socio-economics. This includes primary mitigation (design features) and tertiary mitigation (standard actions that will be undertaken to meet other existing legislative requirements or are considered to be standard practices used to manage commonly occurring environmental effects).

Primary Mitigation

- 15.6.2 There are no socio-economics related primary mitigations embedded into the design of the Proposed Development.

Tertiary Mitigation

- 15.6.3 Socio-economics related tertiary mitigations for the Proposed Development include:

- Employment and Skills Strategy.

- 15.6.4 The Employment and Skills Strategy has been submitted as part of the outline planning application, with the aim of maximising the beneficial impacts of the Proposed Development. The strategy provides context to the local skills and employment base and proposes measures to improve local residents' access to employment opportunities.

- 15.6.5 The Strategy highlights the following five measures to help maximise the local benefits of employment at the Proposed Development:

- Maximising local employment in construction
- Engaging with school students and young people
- Use of a dedicated on-site training and development facility
- Understanding businesses/employers skills needs and ensuring they are met
- Engaging with skills and training providers and supporting strategies for local employment and skills

15.7 Potential Effects

- 15.7.1 This section presents the potential effects during construction and operation of the Proposed Development taking into account the embedded mitigation set out in Section 15.6.

Construction Phase

Magnitude

- 15.7.2 Construction phase economic impacts are estimated on the basis of the overall scale of Proposed Development as measured by total construction costs (including remediation works).
- 15.7.3 The construction cost for the Proposed Development is provisionally estimated at approximately £172 million¹⁰.
- Gross direct impacts: the anticipated capital investment to deliver the Proposed Development will support an estimated 2,000 person years¹¹ of employment and £156 million of GVA over the duration of the entire construction phase.
 - Net additional local impacts: net additional local impact is a measure of the total impact to be retained in the South Cambridgeshire area. To convert gross direct impacts to net additional impacts requires adjustments for deadweight¹², leakage¹³, displacement¹⁴ and multiplier¹⁵ effects – the assumptions associated with these additionality adjustments are set out in Appendix 1.
 - The Proposed development is estimated to support approximately 910 net additional person years of employment and £71 million of Construction sector GVA in South Cambridgeshire over the duration of the entire construction phase.
- 15.7.4 Based on an estimated two year construction period, per annum Full Time Equivalent (FTE) jobs will be equivalent to approximately 9% of South Cambridgeshire's Construction sector employment as it currently stands. The estimated level of per annum GVA will be equivalent to approximately 8% of South Cambridgeshire's Construction sector GVA. The expected degree of change relative to baseline conditions ("Scale") is therefore estimated to be high.
- 15.7.5 The impact is assessed on the basis of South Cambridgeshire. The geographical area over which the impact may occur ("Spatial extent") is therefore estimated to be low.

¹⁰ HJA (2023). Economic Impact Statement Cambridge Discovery Campus, Hauxton. This includes £5 million costs for remediation works.

¹¹ Employment during the construction period is quantified in terms of 'person years' given that construction employment can be temporary in nature, with a range of trades and activities on site at any given time.

¹² Those impacts that would have taken place without the proposed development.

¹³ The proportion of outputs that benefit those outside the target area. This analysis is resident based and therefore considers those people employed at the site but living outside South Cambridgeshire.

¹⁴ The proportion of outputs accounted for by reduced outputs elsewhere in the target area.

¹⁵ Further economic activity (jobs, expenditure or income) associated with additional local income, local supplier purchases and longer-term effects.

- 15.7.6 For the purposes of this assessment, the construction period is estimated as two years. The time over which the impact occurs ("Duration") can be considered short-term and temporary.
- 15.7.7 Various skills are required to deliver the construction of a scheme such as the Proposed Development, some will be required for the duration of the construction period, however many will be required only at certain stages of the construction period. The number of times the impact occurs across the construction period ("Frequency") is therefore estimated to be intermittent.
- 15.7.8 Due to the anticipated scale, spatial extent, duration, and frequency of these impacts, the magnitude of potential impact on construction sector employment and GVA is assessed as medium (beneficial).

Sensitivity

- 15.7.9 The construction sector at large operates in a manner that can respond flexibly to changes in conditions. The beneficial nature of the impacts would suggest the receiving environment (construction sector) could accommodate the temporary change associated with the identified impacts. The tolerance and recoverability of the receptor is therefore estimated to be high (i.e. low sensitivity).
- 15.7.10 Increasing the size and skills base of the local Construction sector is not explicitly set out as a priority policy. However, as per the Cambridgeshire and Peterborough Combined Authority Economic Growth Strategy, there is an ambition to protect opportunities in the foundation sectors. The value and importance of the receptor is therefore estimated to be medium.
- 15.7.11 Due to the anticipated tolerance, recoverability, and value/importance of the construction sector, the sensitivity of the receptor to changes in employment and GVA is assessed as low.

Significance

- 15.7.12 Overall, the magnitude of impact is assessed as medium (beneficial) and the sensitivity of the receptor is considered to be low.
- 15.7.13 The overall effect is therefore assessed to be of minor (beneficial) short term significance. This is not significant in EIA terms.

Operation phase

Magnitude

- 15.7.14 Operational phase economy impacts are estimated on a per annum basis at full occupancy.
- Gross direct impacts: the Proposed Development will support an estimated 1,110 FTE jobs and £60 million of GVA per annum during the operational phase.
 - Net additional local impacts: the assessed net additional impacts of the Proposed Development will support approximately 930 FTE jobs and £47 million in GVA per annum in the South Cambridgeshire economy.

- 15.7.15 This level of net additional FTE jobs equates to approximately 8% of employment in Narrow Life Sciences and 7% of employment in Wider Life Sciences in South Cambridgeshire as it currently stands. The net additional employment from the Proposed Development equates to 46% of employment growth in Wider Life Sciences seen over the five year period from 2016 to 2021.
- 15.7.16 The net additional GVA per annum is equivalent to approximately 10% of current GVA in Narrow Life Sciences and 9% of GVA in Wider Life Sciences in South Cambridgeshire.
- 15.7.17 As well as substantial direct on-site employment and GVA generation, developing a Life Sciences campus will also create high local multiplier effects as evidenced in the latest edition of HM Treasury Green Book (2022) – these indirect and induced impacts are considered as part of the net additional impacts set out above.
- 15.7.18 Overall, the expected degree of change relative to baseline conditions ("Scale") is estimated to be high.
- 15.7.19 The impact is assessed on the basis of South Cambridgeshire. However, the Proposed Development also has the potential to make a considerable contribution to future economic growth across Greater Cambridge and the Combined Authority area, with high GVA-per-worker activities contributing to productivity growth. The Cambridge cluster is regarded as the most successful science and technology cluster in the UK and Europe. The intention underpinning the Proposed Development is to play an important role in addressing the current under-provision of floorspace for life sciences sector start-up and spin-out companies in the cluster. The geographical area over which the impact may occur ("Spatial extent") is therefore estimated to be high.
- 15.7.20 The time over which operation phase impacts occur ("Duration") can be considered long-term and permanent.
- 15.7.21 The number of times the impact occurs across the operation period ("Frequency") is estimated to be continuous.
- 15.7.22 Due to the anticipated scale, spatial extent, duration, and frequency of these impacts, the magnitude of potential impacts on employment and GVA is assessed as high (beneficial).

Sensitivity

- 15.7.23 The beneficial nature of the impacts would suggest the receiving environment (life sciences sector) could accommodate the change associated with the identified impacts. However, skills gaps have been identified across the Life Sciences sector, in both high-skilled occupations and mid- and lower-skilled occupations. There are skills gaps in entry level positions; business and entrepreneurial skills; technical skills; and information, computing and digital skills. Filling the gaps requires a range of qualifications, from non-graduates, to apprenticeships, to all levels of degrees and experience. The Employment and Skills Strategy presented as part of the application for the Proposed Development is an attempt to mitigate the effect of

the identified skills gaps. Overall, the tolerance of the receptor is estimated to be medium.

- 15.7.24 The Life Sciences Sector is a priority sector in the Combined Authority area, as identified in the Cambridgeshire and Peterborough Combined Authority (CPCA) strategies, Greater Cambridge Shared Planning, and South Cambridgeshire District Council policies.
- 15.7.25 The CPCA's Local Industrial Strategy and Local Economic Recovery Strategy set out the aim to increase the number of start-ups and scale-ups to drive economic growth and productivity. Policy E/9 of the South Cambridgeshire Local Plan seeks to ensure sites are identified to deliver land and floorspace for further development of high-tech clusters, including biotechnology, biomedical and R&D.
- 15.7.26 Given that employment and GVA generated during the operational phase of the Proposed Development will be in Life Sciences, the receptors of employment and GVA can be considered of high value and importance.
- 15.7.27 Due to the anticipated tolerance and value/importance of the life sciences sector, the sensitivity of the receptor to changes in employment and GVA is assessed as high.

Significance

- 15.7.28 Overall, the magnitude of this impact is assessed as high (beneficial) and the sensitivity of the receptors is considered to be high.
- 15.7.29 The overall effect of the operational phase is therefore assessed to be of major (beneficial) long-term significance. This is significant in EIA terms.

Climate Change

- 15.7.30 The impacts of climate change are not anticipated to affect the assessment of socio-economic impacts.

15.8 Additional Mitigation

- 15.8.1 No additional mitigation is required in relation to socio-economics.

15.9 Residual Effects

- 15.9.1 There are no major significant adverse socioeconomic impacts associated with the Proposed Development. Overall, the socioeconomic impacts of the construction phase have been assessed as minor (beneficial) and the socio-economic impacts of the operational phase have been assessed as major (beneficial).

15.10 Effect Interactions

- 15.10.1 Following a review of potential interactions between socio-economics effects and effects assessed in other topic chapters of the Environmental Statement, interactions are considered to be minimal.
- 15.10.2 The most likely effect interactions are predicted to occur between Socio-economics and Transport and Access. Although these topics are somewhat interlinked – for example the levels of employment generated through the Proposed Development is

linked to transport requirements – these effects are not likely to interact in a way which produces a different, or greater effect on socio-economic receptors than when the effects are considered in isolation. Furthermore, both of these assessments have been made using the same GEA and employment density assumptions to ensure consistency throughout the Environmental Statement.

15.11 Summary of Effects

15.11.1 Table 15- sets out a summary of the potential effects, additional mitigation and residual effects.

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Table 15-10 Summary of Effects

Receptor/Effect	Sensitivity of Receptor	Magnitude of Impact	Nature of Effect	Potential Effect	Additional Mitigation	Residual Effect
Construction						
Employment and GVA in the Construction Sector	Low	Medium (beneficial)	Intermittent, short-term, temporary	Minor Beneficial	N/A	Minor Beneficial
Operation						
Employment and GVA in the Life Sciences Sector	High	High (beneficial)	Long-term	Major Beneficial	N/A	Major Beneficial

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