

LGC Campus, Fordham



Creation of a business campus including the provision of expansion space for the existing LGC campus

CLIENT

Hermes Property Unit Trust

LPA

East Cambridgeshire District Council

STATUS

Planning permission granted

SERVICES

Planning, Heritage and Townscape, Economics, Strategic Communications, Landscape

Our role

- Lead role in formulating strategy for a hybrid (part full, part outline) planning application, which involved extensive pre-application engagement with key stakeholders including the council, highways authority and local parish councils. The strategy involved achieving much needed expansion space for LGC (a drug testing research establishment) whilst providing a flexible range of uses for the wider site to meet regional demand for a mix of research and development, and logistics floorspace.
- Had a leading role in key stakeholder negotiations, especially regarding highways infrastructure mitigation and Section 106 obligations.
- Parallel promotion of the site for the full range of employment uses at the East Cambridgeshire Examination in Public.
- We provided support from our Planning, Heritage and Townscape, Landscape, Economics and Strategic Communications services.
- Given the highways impact of the scheme, the economic and planning benefits were outlined to key stakeholders throughout the process, which include the provision of over 900 new jobs and a £54 million investment in the local economy.

Results

- Committee resolution to Grant following successful completion of Section 106 Agreement.
- Added value for client by cementing the principle of Use Class B8 (logistics) on the site. Created additional B1c, B2 and B8 floorspace, comprising a total of 32,000 sq m of additional employment floorspace.
- Public and local benefits included new and improved site access to minimise queuing from the site, additional bus stops, and roundabout widening. Additional benefits include new job creation, with an estimate of 440 new jobs for residents of East Cambridgeshire District Council, alongside the retention of a key high skilled employer, LGC within the district.