

## **Cambridge Science Park Open Space Appendix**

DP9 Ltd, advisors to Trinity College Cambridge have growing concerns with regards to the proposed Protected Open Space allocations within Cambridge Science Park, a matter which has been raised previously, including through representations to the North East Cambridge Area Action Plan in 2022.

Cambridge Science Park provides a strong offering of existing open space, parkland, lakes and planting for the benefit of occupants and visitors of the Park.

These areas provide spaces for relaxation and for employees to experience a sense of space and calm, exercise or enjoy open air entertainment. The spaces remain within the ownership of Trinity College Cambridge, and while many areas are open to the wider community to enjoy the primary purpose of these areas are to the benefit of members of the Cambridge Science Park community.

It demonstrates how places should be landscaped, and how the integration of landscaping creates a sense of place. Whilst CSP has belonged to Trinity College since 1546, it was farmland until WWII when it was requisitioned by the US Army. After the war, the site lay largely derelict until outline planning permission was granted in October 1971 for CSP. Following clearance and landscaping of the derelict area, conversion of the old gravel pit into a lake, and construction of the first stretch of road, the first company moved into the park in 1973 and the parkland setting has matured since that time.

This 'Open Space' should not be confused with 'Public Open Space'. The extent of public highway is limited to the areas shown as green in Appendix X and there are no public rights of way through Cambridge Science Park. The areas of landscaped parkland fall within private land ownership. Whilst the environmental quality of the spaces is not in question, the recreational importance of these spaces is questioned, and many of the spaces identified do not meet the criteria set out within the emerging Policy BG/PO: protecting open space

### **Protected Open Space Review (2025)**

Appendix 2 of Topic Paper 3 includes the Protected Open Space Review, written by Greater Cambridge Shared Planning in September 2025. The report aims to demonstrate that the open spaces identified for protection in the emerging Local Plan are reasoned and justified by meeting the policy criteria.

At least one of the following criteria has to be met for it to be established as a Protected Open Space:

- Burial grounds and churchyards
- Play spaces for children and young people
- Food growing spaces
- Informal areas of open space
- Natural open space
- Outdoor sports facilities
- Parks and recreation space

According to the policies map, the entirety of the proposed Protected Open Space on Cambridge Science Park has been classified as "parks and recreation space".

The requirements for this criterion are “provide access for recreational use (noting that some of these are for private communities such as university colleges). As green spaces they may also have environmental importance, forming an important part of the character of settlements”.

It is strongly noted that there is no further explanation within the assessment as to the reasoning for including all elements of perceived open space within the site as park and recreation space.

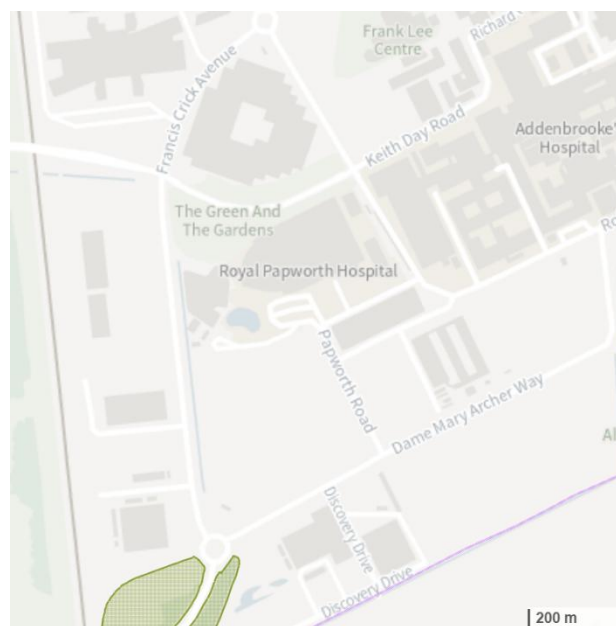
The following sections will identify and rule out the majority of the proposed site for such use.

### **Open Space Within Employment Sites**

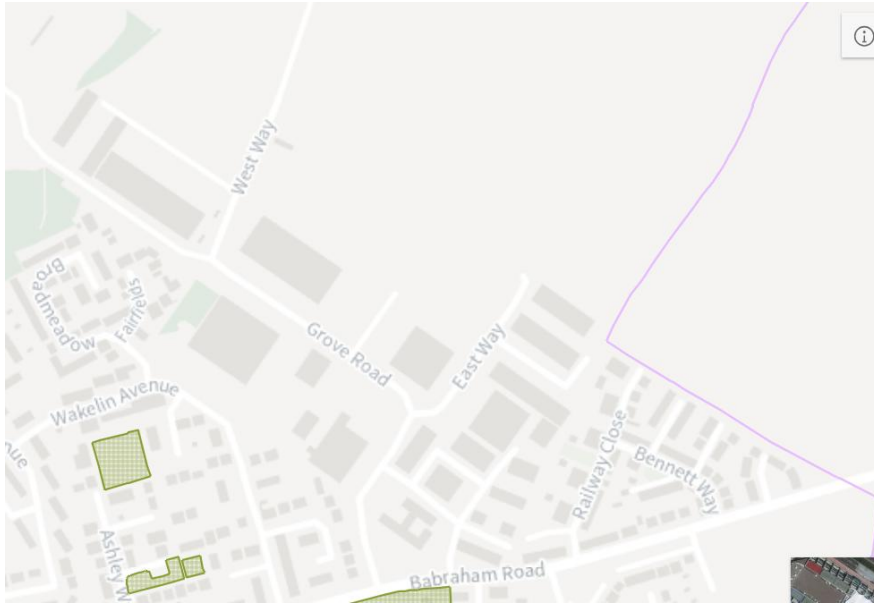
The Greater Cambridge Shared Planning Team have not adopted this approach on any other strategic employment site.

For example, below are screenshots from the emerging policies map for the following employment sites. It is demonstrated clearly that there is significantly less open space designated on each of the sites below, despite there being areas of green space (akin to those on CSP) within them:

#### Cambridge Biomedical Campus



#### South Cambridgeshire Science Centre



Land Surrounding Cambridge North



Wellcome Campus



Granta Park



## Proposed Allocated Open Space within Cambridge Science Park

The following map extract identifies the extent to which Greater Cambridge consider to be Open Space on the site:



As set out below, some of these spaces include balancing ponds, strips of road, landscaping within building plots and bitches. The inclusion of some of these spaces as Protected Open Space has the potential for future development of the site, in line with that proposed within the emerging local plan policies to not be brought forward.

The following provides greater detail on the parcels of land plotted for reference to demonstrate how the Protected Open Space across CSP as currently set out is not an accurate reflection of what should be on the site moving forward.

### Central Spine Area



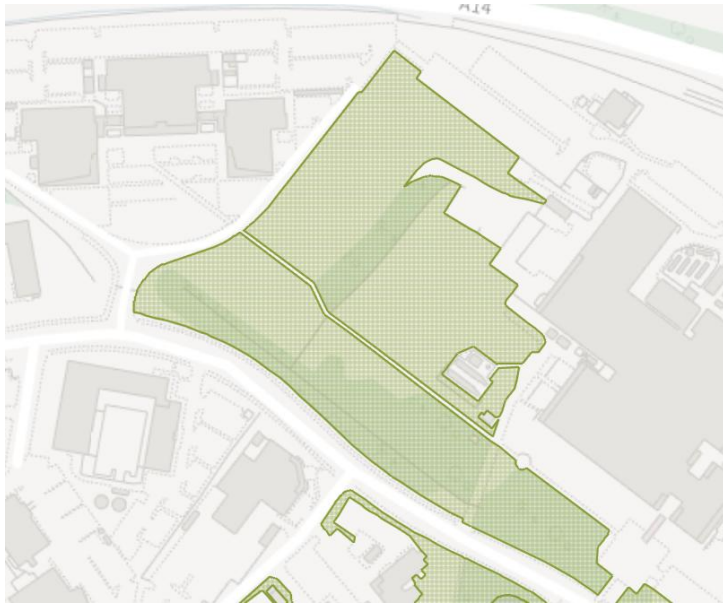
The 2050 Vision for Cambridge Science Park, in addition to the proposed masterplan, does include plans to improve the central park area for the benefit of members of Cambridge Science Park, providing a wide choice of attractive outdoor spaces. A place where employees and visitors to CSP can relax and experience a sense of space and calm, exercise or enjoy open air entertainment.

Unfortunately, as plotted above, it appears to show no reference to the amenity of the buildings on CSP and appears to plot 'open space' hard against building edges.

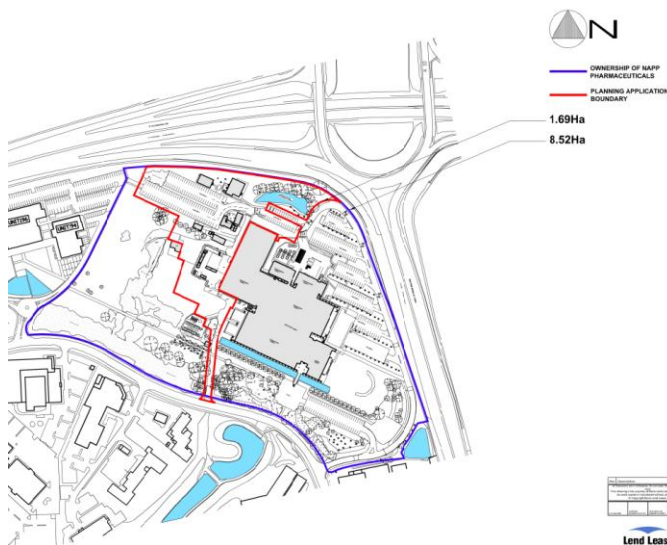
Although Trinity College Cambridge **SUPPORT** the inclusion of this element of the site in general as Protected Open Space, they **OBJECT** to the numerous limbs of the site middle portion fall out of the allocation for the proposed Park of Science.

To aid the Council, Cambridge Science Park have prepared the following plan which demonstrates the extent of the Park of Science across the central spine of CSP, and provide **COMMENT** that the policies map should be updated to reflect the areas of land identified in the plan below as Protected Open Space only, in order to truly meet the criteria set out within the Protected Open Space Review (2025).

Napp Pharmaceutical Holdings Ltd



As GCSP is aware, and as set out within the supporting material for approved planning application S/1136/18/FL (as shown in the extract below), the entirety of the designated open space is included within a plot under a long leasehold agreement with Bard Pharmaceuticals Ltd (“Bard”), which is part of Napp Pharmaceutical Holdings Ltd (“Napp”) whose headquarters are based at the Cambridge Science Park.



Napp have been operating at the Cambridge Science Park since 1983 when Unit 191 was opened. Napp have continued to invest in Cambridge via further developing the site by building warehouse extensions in 1991 and 2004. In 2009 Napp occupied new offices at units 194, 196 and 198.

Napp and their independent associated companies employ around 950 staff at the Cambridge Science Park, of which some 430 are employed by Bard in the production unit. This is their only production facility in the UK, with production of 1.4 billion tablets and capsules and 25 m finished packs in 2017. This landscaped area forms part of their leasehold agreement, and therefore should be excluded for the purposes of GCSP providing accessible open space for future residential occupiers to the east of Milton Road.

Given the requirement for the space to be classed for park and recreational space, we consider it not to be in this case as the grounds are private for the use of Napp and has been gated off from the remainder of Cambridge Science Park for security purposes.

#### Grassed Verges and Car Park Landscaping Strips



It can only be assumed that these portions of the map have been included in error when drawing around everything 'green' from an aerial map.

The long, thin strips are individual areas of landscaping between car parking spaces, implemented as part of landscaping strategies requested through planning applications. There is not any way in which these elements of the site, not only just to their narrow size but location within car parks to be qualified as open space capable of providing park and recreation opportunities.

It is therefore requested that all elements of the Protected Open Space map which do not justify being large enough or amenable enough to be considered as park and recreation to be removed.

#### Plot 420



One area of considerable concern and objection is the inclusion of Plot 420 as Protected Open Space. As GCSP will know, the plot has had a myriad of planning applications submitted on it, with the most recent being the approved S/0179/13/O permission for the erection of three buildings of B1 floorspace across Plots 420, 430 and 440. Although the majority of the

floorspace approved under the permission has been built out, Plot 420 currently remains undeveloped due to the COVID-19 pandemic pausing and cancelling construction plans.

Within the new Cambridge Science Park Masterplan, and as part of the outline application to be submitted this year, Plot 420 is a development plot instrumental to the growth of Cambridge Science Park.

Policy S/NEC of the emerging Local Plan supports growth and additional floorspace on the Cambridge Science Park, as part of North East Cambridge. It is considered that the Protected Open Space as proposed in the current draft policies map will severely effect and limit the opportunities the Science Park has awarded for it, in addition to the growth the local plan is relying on to meet its employment targets set out. As a result, we strongly encourage the Council to reconsider the overzealous inclusion of numerous areas of the site within the Protected Open Space policy.