

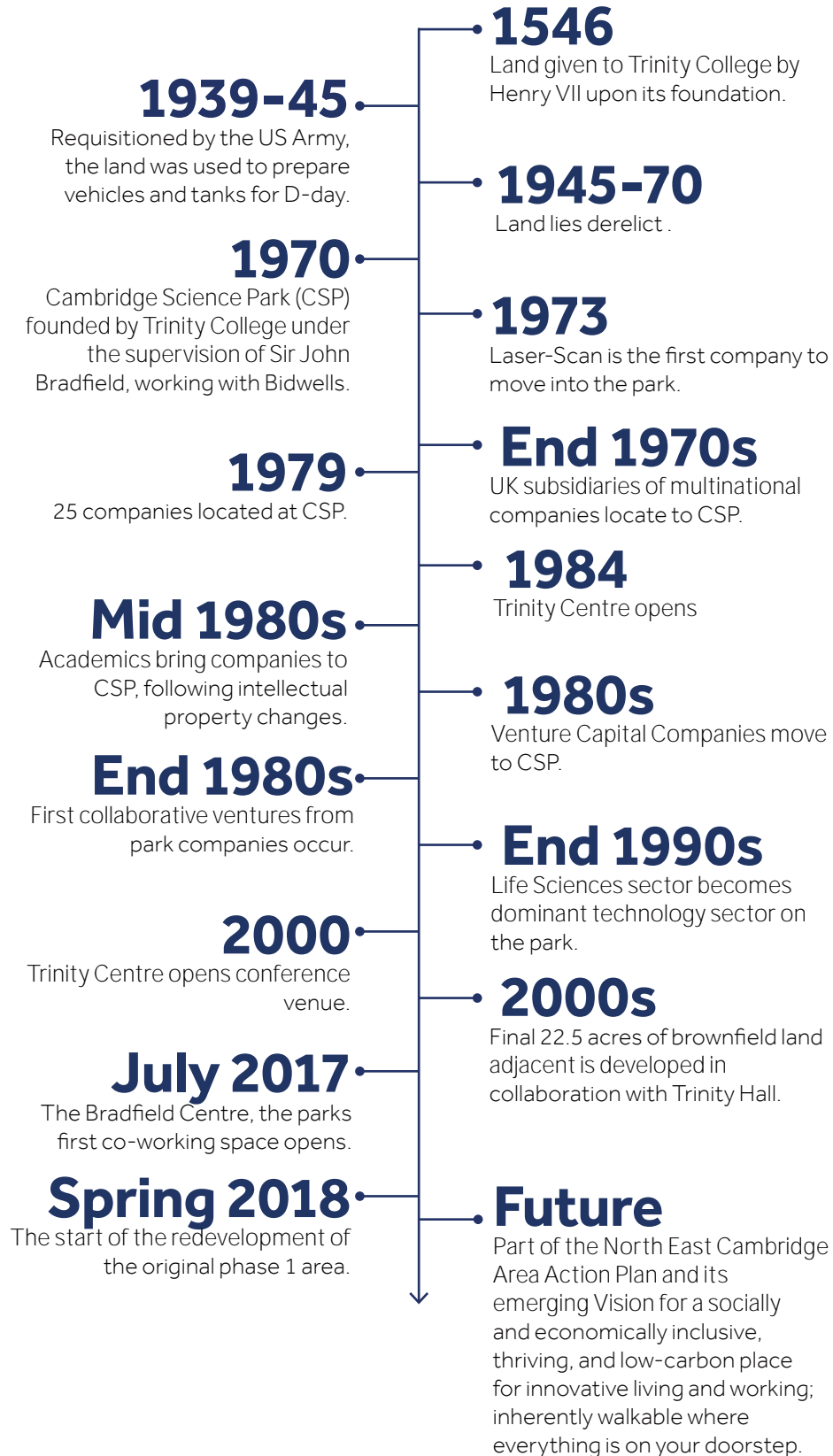
Trinity College
March 2019



CAMBRIDGE SCIENCE PARK EXPANSION - VISION DOCUMENT



Setting the Scene



This document outlines the promotion of Land off Milton Road adjacent to Mere Way for a commercial 'Mid-Tech scheme' as an expansion of the Cambridge Science Park. The proposal is promoted by Trinity College Cambridge (TCC), as the owners and custodians of the Science Park.

The land will become Cambridge Science Park (CSP) and be owned and managed by TCC under the CSP brand, but it will provide for a different type of occupier who use buildings differently; where companies need to carry out all the functions of their business under one roof. This is widely being termed 'Mid-Tech'. The existing CSP will be fully developed in the immediately foreseeable future and needs more, proximate land to evolve and continue to be a major contributor to Cambridge, its surrounding areas and the UK economy.

Cambridge is famous for researching, designing, developing and producing high value products that are used around the world. A growing number of companies working in Science and Technology sectors not only require upfront design and research space but also manufacture and distribution elements. They work from larger buildings and cannot readily operate from the stock of offices and laboratories available within the local market. Additionally, these companies are becoming more essential to the fabric and performance of the Cambridge economy.

The type of accommodation required to support Mid-Tech is not being catered for in Cambridge. Trinity College see a great need to provide for this sector to bolster the Science and Technology cluster that adds so much to the Cambridge area.

The land identified by this document will help to fill the void for this important and growing part of the UK economy, where companies can be nurtured and grow in affiliation with the Cambridge Science Park and benefit from its close links and brand.

The subject land available is greater than that needed for the current Mid-Tech need, however the final shape and extent of the proposed development will be evolved with reference to landscape, ecology and other vital underpinning elements. There is the potential to place the campus extension to the eastern part of the site, clustered with Enterprise Park. The wider area of land is available to support sustainable modes of travel and introduce a new Country Park. There is a potential off-road link to the existing Science Park underneath the A14, utilising the existing underpass which could also facilitate a dedicated cycle connection between the proposed Waterbeach expansion and North Cambridge. This link could be used to support a bus route, and in the future, autonomous vehicles; it can also connect to the Milton Park & Ride.

Cambridge Science Park key facts



- Adjacent to Guided Busway, 20 minutes walk from Cambridge North Station
- Circa 60 ha
- 6,500 Employees
- Technology, Life Sciences and Business Support Services

Supporting the Cambridge Cluster

Why now, why here?

The Cambridge Science Park (CSP) expansion is the next phase of growth and development for the park and a necessary evolution to provide for the demand from growth in the Mid-Tech sector. This represents a unique opportunity for Trinity College Cambridge (TCC) to expand on the success of recent developments and shape an updated vision of CSP emerging as a world leading Science Park and an integrated and sustainable part of the Cambridge community and North East Cambridge Area.

CSP has developed into one of the leading UK centres for research and innovation, hosting a range of the most influential and successful tech companies. This has continually strengthened the position of Cambridge as a vital part of the wider research and tech economy and a location for growth and investment. "Mid-Tech" however is one industry sector which is currently under-supplied but in high demand. Growth within the Mid-Tech sector has expanded beyond that which can be supplied at the current site at Milton Road. To provide for this essential growth TCC propose an ambitious expansion project at the park to benefit the research and development industry and the wider area of Cambridge. CSP has an important role in the local and wider Cambridge area and within a greater global and competitive market and the expansion will ensure the future of research and development in Cambridge and bring the park forward as a connected and inclusive part of the city.

The park will be a vibrant and open centre for bringing like-minded individuals together to foster business growth and cooperation. This expansion will allow CSP to develop as a landmark for Cambridge and a world leading science park.

The buildings envisaged are smart, high quality office/laboratory industrial buildings. Their type of use was not envisaged in the recent local plans for Cambridge. These occupiers need to remain close to Cambridge to benefit from the proximity of the University and other like-minded businesses to share knowledge to develop products quicker and bolster the Science and Technology cluster. Cambridge needs a location to accommodate such uses to

not only grow the economy but strengthen the existing cluster.

The sites currently identified for commercial uses in the Local Plans do not provide for 'Mid-Tech' uses. The Local Plans were based on the need for high quality laboratory or office buildings, for which there is a separate need; such as CB4, Cambridge Biomedical Campus, North West and West Cambridge.

There are smaller schemes that have helped to support the burgeoning need for the 'Mid-Tech' type of operation; such as Evolution Business Park, adjacent to the subject land.

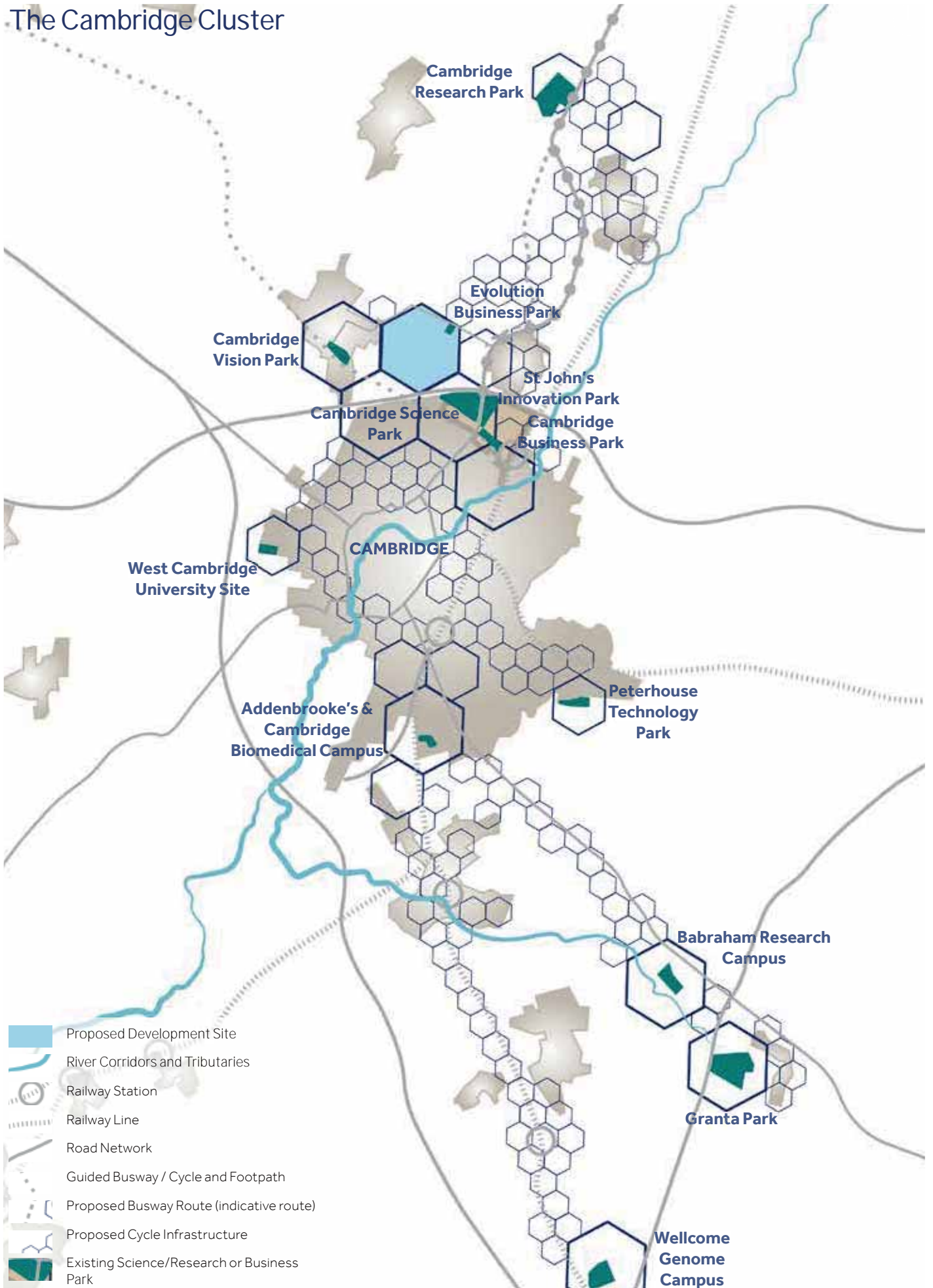
Elements of the Science Park have traditionally accommodated a number of these smaller occupiers, but the larger Mid-Tech companies need larger buildings and a different type of floor space than can be provided for within the existing Science Park.

There are also numerous older commercial buildings in and around the City that over time are likely to be redeveloped to make way for residential or higher value office and laboratory buildings. A large number of these are located on sites that are identified for residential in the Local Plan such as The Paddocks and Clifton Road.

New areas of science continue to emerge such as 'clean tech', battery technology or 'Med-Tech' and Cambridge needs to be able to foster and promote such exciting areas of science to maintain its worldwide reputation.

The potential 'Mid-Tech' Extension could add an additional 2,000,000 sq ft to the existing Cambridge Science Park Size of circa 1,400,000 sq ft to create one of the largest parks within the Cambridge Cluster, with a unique position supporting both high and mid tech.

The Cambridge Cluster



-  Proposed Development Site
-  River Corridors and Tributaries
-  Railway Station
-  Railway Line
-  Road Network
-  Guided Busway / Cycle and Footpath
-  Proposed Busway Route (indicative route)
-  Proposed Cycle Infrastructure
-  Existing Science/Research or Business Park

Context

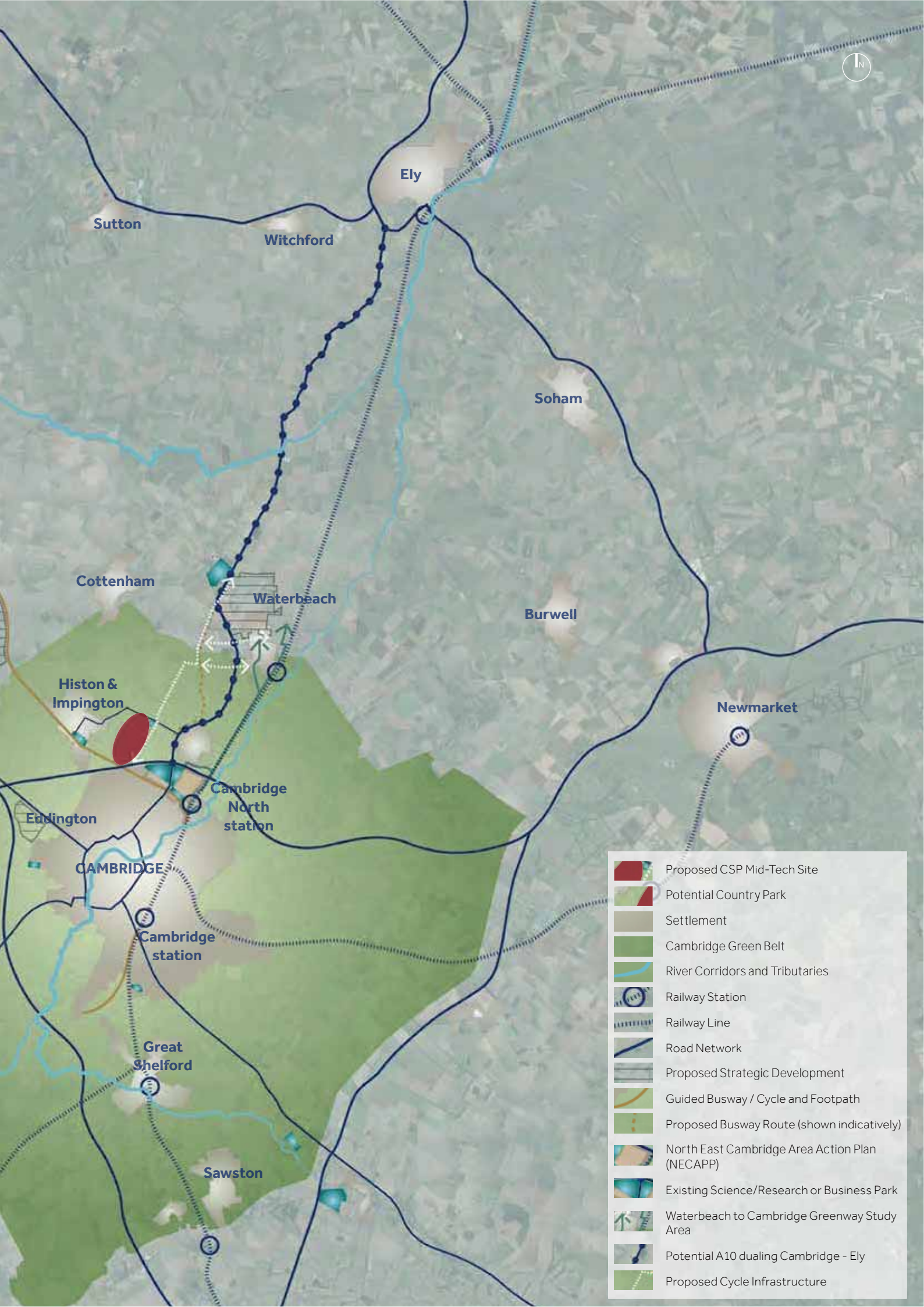
The site identified is close enough to the Science Park to provide the expansion and is big enough to provide Cambridge with a meaningful Mid-Tech park, which is so essential for the local and UK economies. Importantly, it also sits within the context of planned transport improvements in the locality and can help spearhead these and be the catalyst for more (refer overleaf). Bus and Transit routes, including a dedicated cycleway, can be taken under the A14 along Mere Way (as identified in Waterbeach New Settlement Infrastructure Delivery Plan) that can connect the Science Park to the expansion land and then onto the Park & Ride and ultimately the expanded Waterbeach. Technology is already at the point to envisage that Trinity College could run autonomous or other such vehicles connecting to strategic points within the North East Cambridge area, including the existing guided busway stop, reducing the dependence on the car from both the existing Park and the identified expansion land and for the wider community.

The proposed development site is located between the settlements of Cambridge and Histon and Impington. Strategically located, the site has access to the Guided Busway, Cambridge North Train Station, the A14 and the wider road network. The proposed busway route associated with the Waterbeach extension will further strengthen the sustainable transport connections available. The rail network is easily accessible with Cambridge North located just over 2km from the site boundary.

Sustainable transport upgrades currently under consideration by the Greater Cambridgeshire Partnership and by the Combined Authority will further bolster sustainable transport opportunities should they come forward:

- Strengthen the bus connection between Cambourne and Cambridge;
- The Cambridge Autonomous Metro (CAM) proposes to connect all key destinations and development sites to one another and to radial corridors, connecting to the busway at Cambridge North Station. This would propose approximately 31 miles of new routes, and nearly four miles of tunnels, with the aim of operation within the 2020s for surface infrastructure initial plans indicate a CSP bus stop;
- Improving the A10 corridor up to Ely;
- The Waterbeach extension to the Park and Ride route will connect closely with the proposed expansion site providing direct access to the Waterbeach New Town; and
- The existing St Ives - Cambridge Busway will provide direct access to the proposed New Town of Northstowe.





-  Proposed CSP Mid-Tech Site
-  Potential Country Park
-  Settlement
-  Cambridge Green Belt
-  River Corridors and Tributaries
-  Railway Station
-  Railway Line
-  Road Network
-  Proposed Strategic Development
-  Guided Busway / Cycle and Footpath
-  Proposed Busway Route (shown indicatively)
-  North East Cambridge Area Action Plan (NECAPP)
-  Existing Science/Research or Business Park
-  Waterbeach to Cambridge Greenway Study Area
-  Potential A10 dualing Cambridge - Ely
-  Proposed Cycle Infrastructure

Understanding the Site

Built Form

Currently in Agricultural usage, the uses bordering the site vary.

- Although located within the Green Belt, an existing Mid-Tech Facility, the Evolution Business Park is located in the north east of the site.
- The Cambridgeshire Guided Bus Way defines the southern boundary of the site, running under the A14 on the south eastern corner of the site.
- To the west of the site lie the villages of Histon and Impington.
- Located along Butt Lane lies the Milton Road Park and Ride.

Access

The site has excellent connectivity, which will be enhanced as part of planned wider transport upgrades. These include:

- Mere Way runs north - south along the eastern boundary of the site, and forms part of the sustainable transport routes from Waterbeach into Cambridge. This includes an existing tunnel underneath the A14 to the south. Opportunity exists to create meaningful connections between the proposed mid tech park and Mere Way.
- The Cambridgeshire Guided Busway and associated cycle and pedestrian route runs along the southern boundary of the site, linking with both Cambridge and St Ives.
- The Greater Cambridge Mass Transit Options Assessment Report by Steer Davies Gleave identifies the Cambridge Science Park / Northern Fringe as a key destination within Cambridge, and identifies a link between this cluster and West Cambridge (Figure 7.8)
- Vehicular access can be provided to Milton Road to the North.
- Cambridge North Railway Station is located to the east part of the North East Cambridge Area Action Plan NECAAP, with existing sustainable transport route options provided by the Guided Busway.

Histon and Impington Neighbourhood Plan

The Histon and Impington Neighbourhood Plan Regulation 14 consultation ran until mid-November 2018, with submission of the plan anticipated in early 2019.

HIM12

identifies two sites adjacent to the site which are **Valued Community Space**. Opportunities to reinforce the value of these areas should be explored as the master plan develops.

HIM13

identifies a series of Important Natural Habitats which should be respected in the formation of the developable areas.

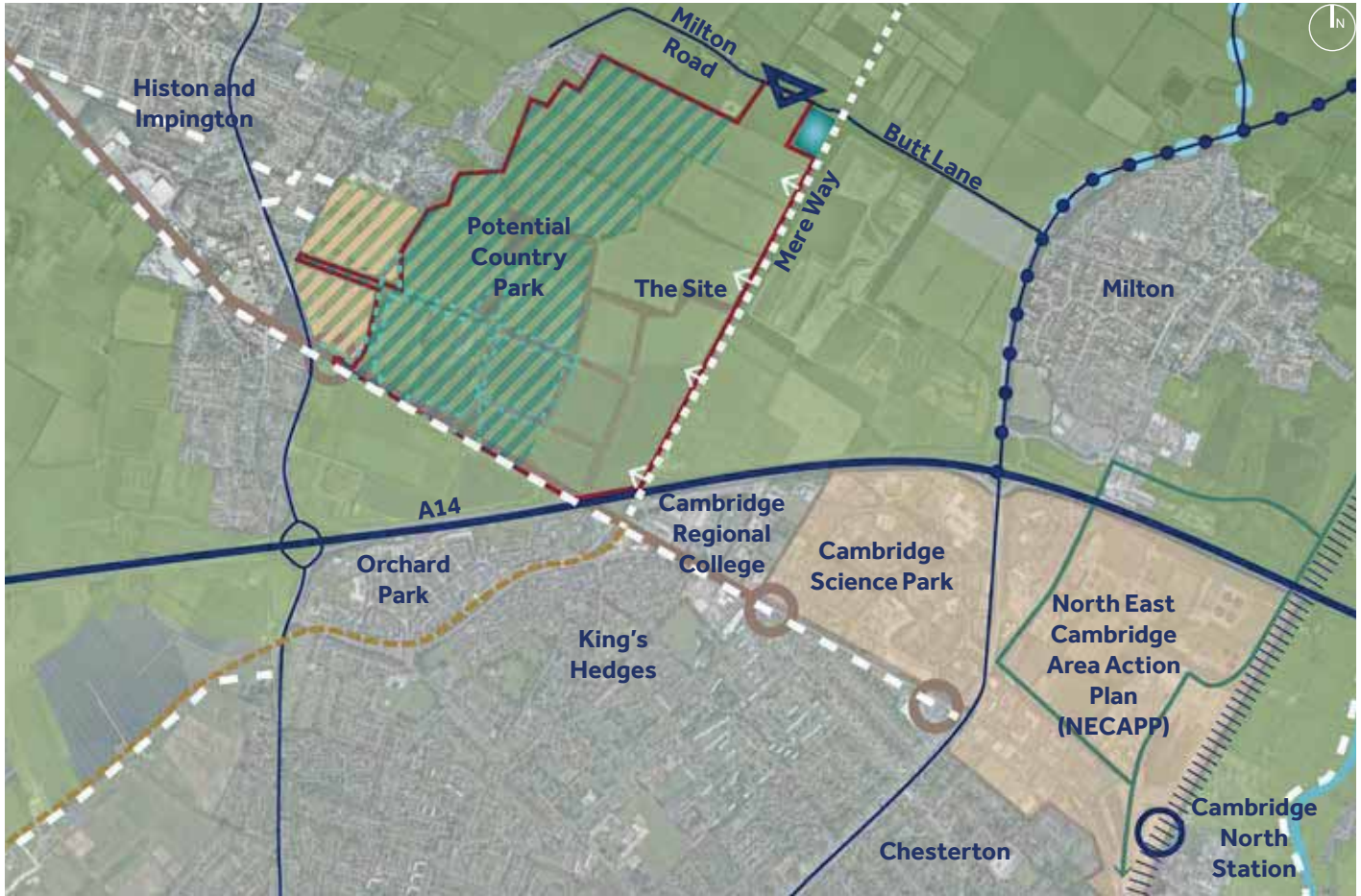
HIM14

identifies a number of routes which would improve the connectivity of Histon and Impington. Due to the broad scale of the site, options for improved connectivity can be explored as the master plan develops.

HIM15

identifies a number of mitigation sites within the red line boundary, recognising the importance that green infrastructure and vegetation play in mitigating the impact of the A14. These areas and their function should be given consideration in developing a strategic approach to the delivery of the Mid-Tech facilities.


















Potential Site Configuration



Impact on Site Understanding

The site's strategic location, at the confluence of the Cambridge Cluster and regional transport upgrades makes it well-placed for expansion of the Cambridge Science Park to cater for the requirements of Mid-Tech Businesses.

Although further detailed work will be required to inform the development of an appropriate master plan, the inclusion of an area of country park to ensure separation from the villages of Histon and Impington is a district benefit. Although shown indicatively at this stage, responding where possible to existing vegetation and the aims of the Histon and Impington Neighbourhood Plan, the inclusion of this strategic open space increases countryside access, whilst supporting the needs of the regional science and tech cluster in the expansion of the Cambridge Science Park.

-  Proposed CSP Mid-Tech Site
-  Potential Country Park
-  Cambridge Green Belt
-  Road Network
-  Site Access
-  Guided Busway
-  Guided Busway Stop
-  Proposed Cambridge Northern Fringe East Area
-  Potential Country Park
-  Potential A10 dualing Cambridge - Ely
-  Mere Way and potential site connections
-  Public Right of Way
-  Potential CAM Network Route (Alignment TBC)
-  Waterbeach Greenway
-  HIM12- Valued Community Space
-  HIM13 Important Natural Habitat (dashed)
-  HIM15 - A14 Mitigation Sites (light brown)

Planning Context

Given that Greater Cambridge Partnership are now in the process of preparing the new joint Local Plan, this is an ideal opportunity to assess whether exceptional circumstances apply to release land north of the A14 for the CSP expansion and allocate the land in the newly emerging Local Plan. Whilst there is no definition in planning policy terms of exceptional circumstances, the case set out in this statement is that the provision of the CSP expansion within a sustainable location and with important links to the existing science park for a development for that has to sit within the existing cluster builds the foundation to the exceptional circumstances necessary to justify an alternation to the Green Belt.

To accompany the submission of this vision statement a landscape and visual scoping report has been produced. The scoping finds that the chosen site location is capable of accommodating development in its landscape and Green Belt setting. This will need to be reviewed in detail as part of the Local Plan process.

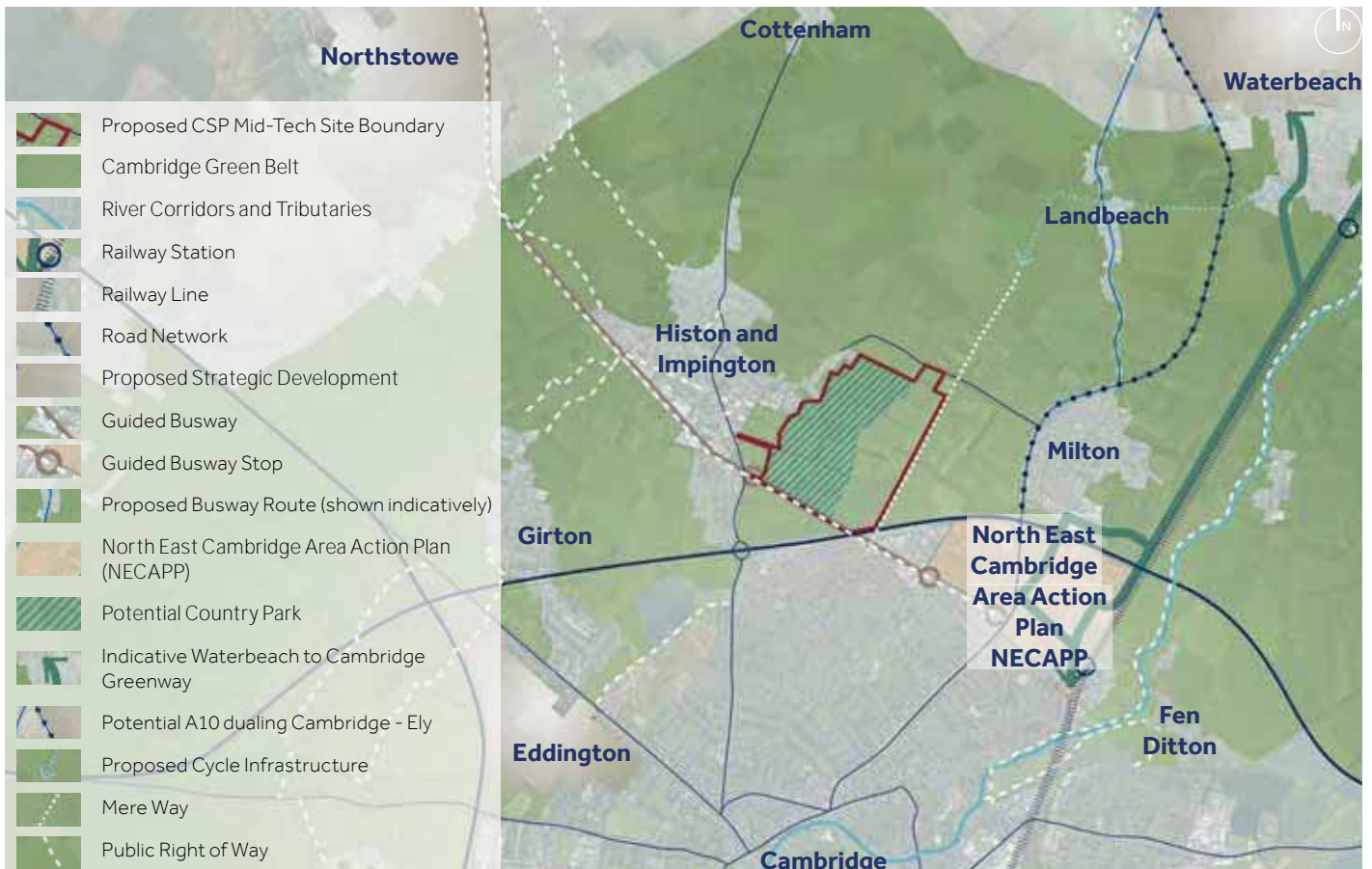
Employment Space Displacement

Allocated sites within the Cambridge Local Plan 2018 account for an estimated 1.3 million sq ft of employment space displacement. To provide for this loss, a growing number of employment sites will need to be brought forward to accommodate both the loss of and the changing nature of employment space demand. This makes CSP well placed to accommodate growth sectors such as "Mid-Tech" which are already successful and in high demand.

Mid-Tech

Mid-Tech employment involves a balance between flexible office space, research and development, and production space. This can require not only larger spaces but more versatile space, adaptable to the needs of new businesses. It is therefore an important part of growth and resilience at CSP. A significant offering of Mid-Tech space provided by the expansion will indicate that Cambridge can compete in an evolving and cutting-edge industry, helping to retain existing occupants of the park with growing business needs while attracting new and innovative businesses.

The CSP expansion will continue to evolve, building on this vision and ensuring co-ordination with development in the local area including the North East Cambridge Area Action Plan (NECAAP). Recent allocation of funds for relocation the water recycling centre on Cowley Road will bring forward a major Urban Quarter with approximately 5,000 homes. New residents will benefit from the expansion, its jobs and improved transport and connectivity provided by CSP.



Growth in the North East of Cambridge

The CSP expansion will add to the critical mass of the North East Area supporting the delivery of more sustainable modes of travel, a wider reduction in car parking dominance and a modal shift away from single occupancy car travel. The expansion will help be the catalyst for delivery of new and planned significant transport infrastructure.

and Impington and provide strategic green space to enhance these local communities through the proposal. This will also play an important role in the health and well-being of employees and local residents.

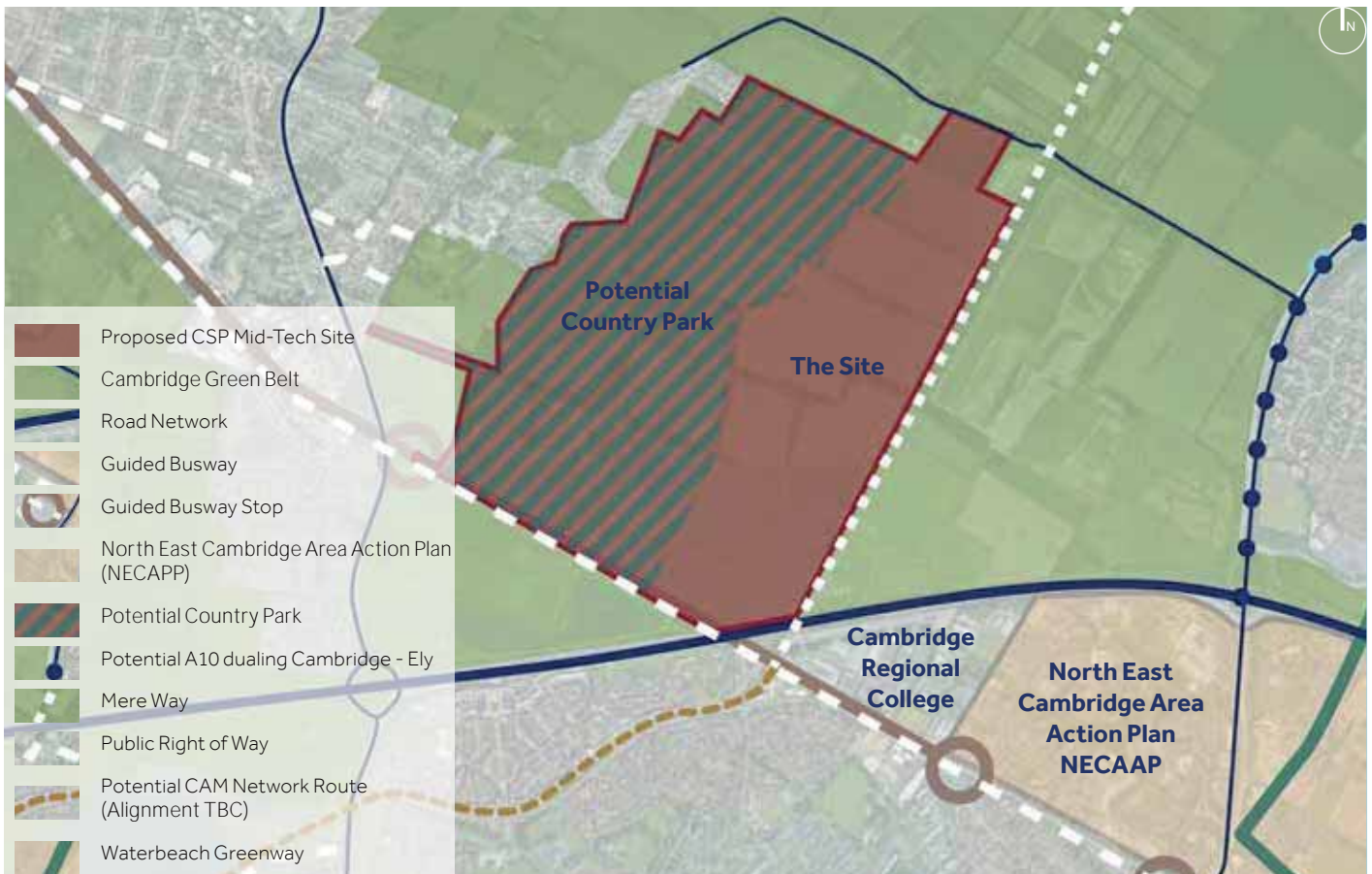
There is also potential within the park provision to include improved recreational facilities including playing fields, play space and walking routes.

Linked Residential Development

The increase in the number of jobs will add mixed use and balanced community across the North East Cambridge Area, giving people the choice to live and work in the same place.

Provision of a Country Park

As part of the landscape setting of the CSP expansion, an area to the west is provided for a potential country park. The aim to connect CSP with surrounding communities including Histon



Sustainable Transport

Strategic Connectivity

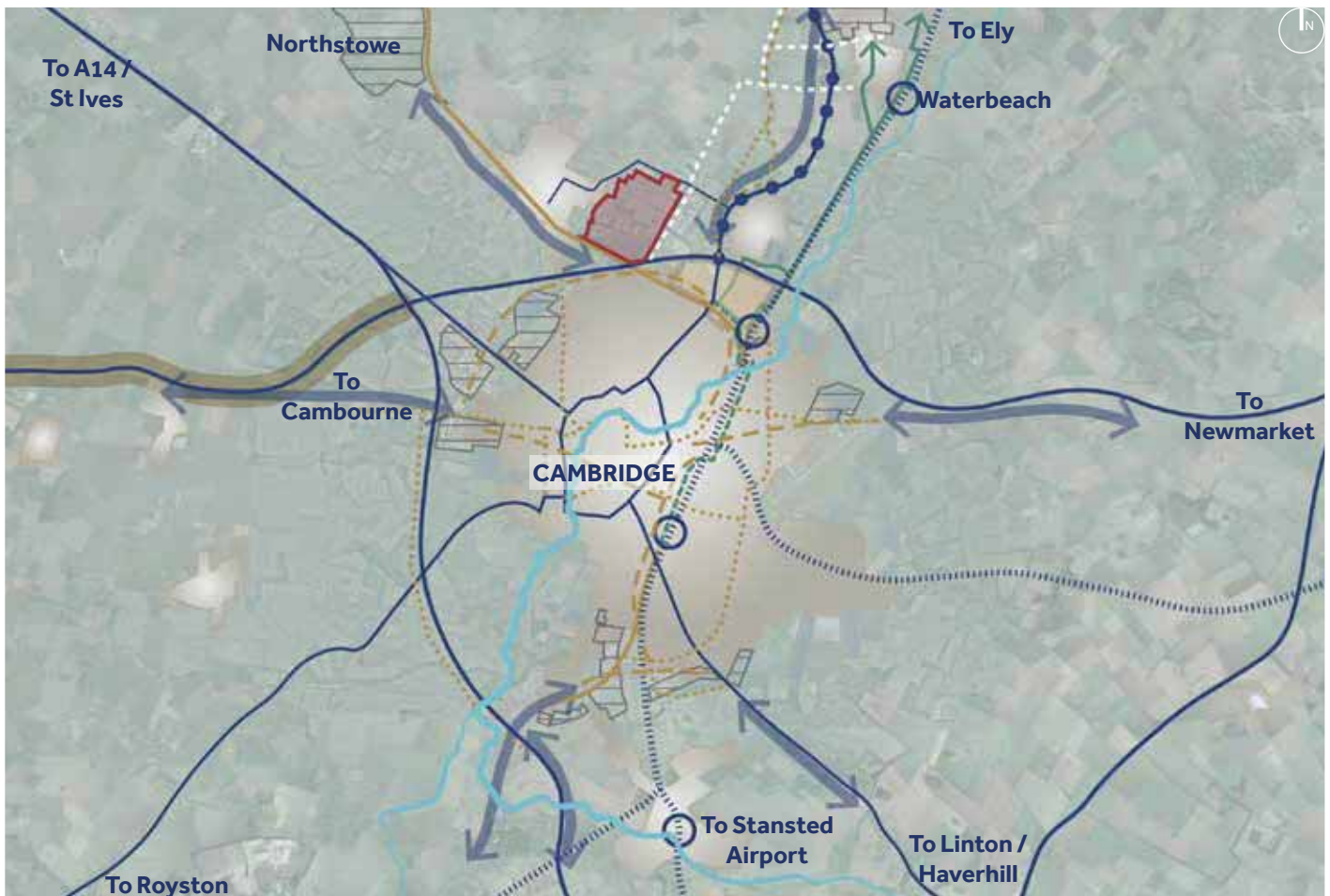
A vital aspect of the success at CSP and its integration into the community will be the improved transport links with Cambridge and the wider area including Histon, Impington and Waterbeach. The expansion will benefit these communities by providing improved transport infrastructure.

The local area is subject to the preparation of the North East Cambridge Area Action Plan (NECAAP) including land to the east around the recently completed Cambridge North Station and the regeneration of the land to its north as a new urban quarter. The CSP expansion can contribute to the aspirations and objectives of NECAAP and add critical mass to support a truly sustainable, high-quality, rapid, affordable and convenient public transport network.

The Greater Cambridge Partnership and the Cambridge and Peterborough Combined Authority have produced a Greater Cambridge Mass Transport Report (produced by Steer Davies Gleave), which has recommended the use of a segregated Metro System, partially underground to connect the major centres of employment throughout the City, also providing smooth links into the City for existing residents.

This will connect into proposed satellite centre connections, effectively linking Cambridge with the wider network of market towns. CSP is earmarked to have a stop on the metro line.

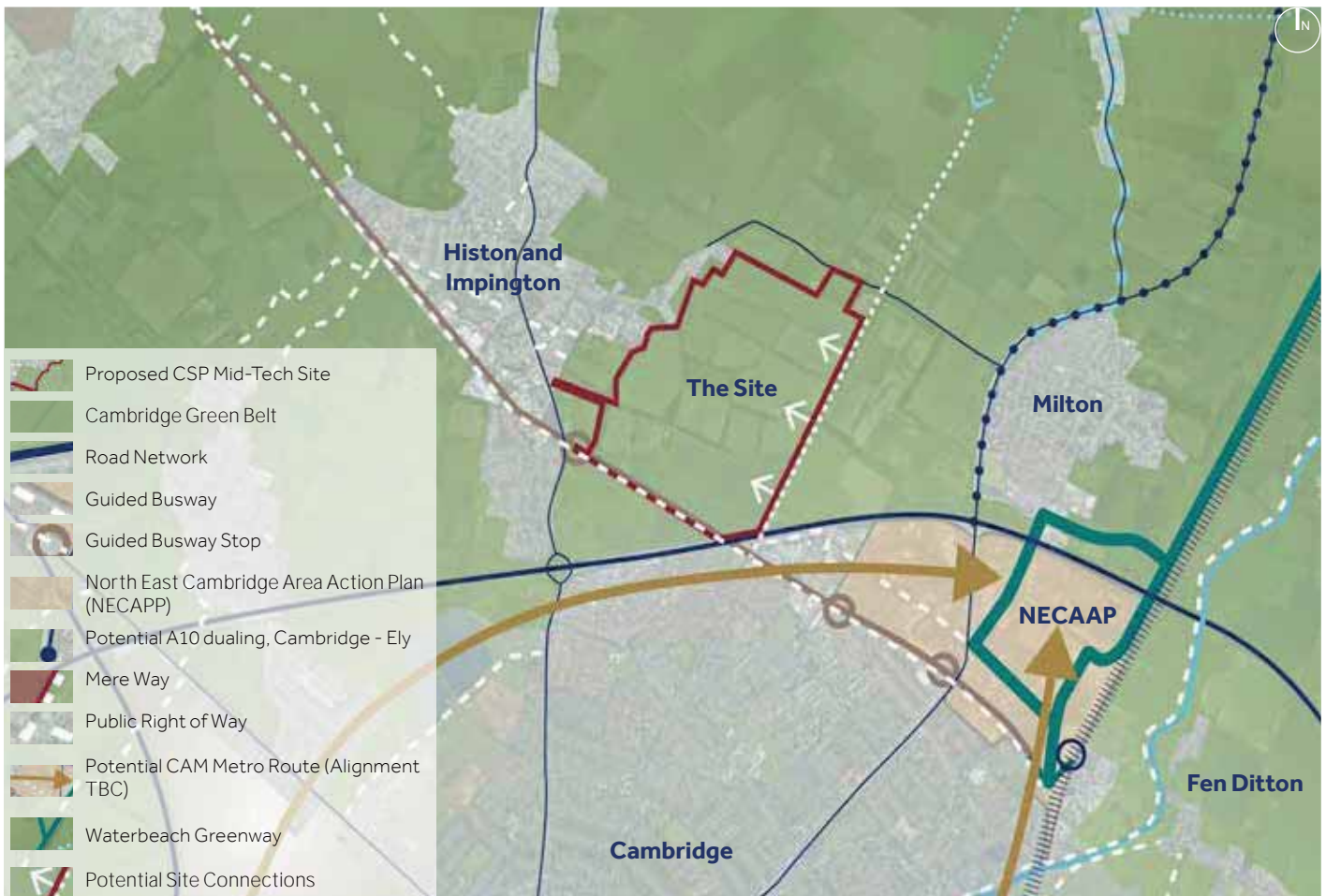
-  Proposed Segregated Metro Routes (Above and Underground)
-  Proposed Satellite Centre Connections
-  Cambridge City Plan Proposed High Quality Bus Routes
-  Proposed Cycle Infrastructure between Waterbeach & Cambridge
-  Oxford to Cambridge Express-way along A428 corridor
-  Strategic Development Site
-  Chisholm Trail
-  Waterbeach Greenway



The Cambridge Science Park expansion would be able to assist the delivery of strategic transport improvements and help encourage a greater use of sustainable transport options by the existing community.

The development will embrace non-car modes of travel and use new development to bring about positive changes to the available transport choices and improved transport infrastructure to vastly increase the use of sustainable modes of travel. The vision of the park will be to draw focus away from car use and towards increased sustainable travel. Bringing the science park forward to fulfil its potential will allow CSP to be a connected and vibrant part of the city, accessible to all. The CSP expansion can help lead the way with technological improvements to support a future transport system that would embrace technology; such as autonomous vehicles; call-on-demand ride shares; drones for delivery or, in time, passengers; exceptional cycle provision and associated infrastructure.

The expansion involves a vision which looks to the future not only of the park but the Greater Cambridge area.



Summary

Trinity College has a proven track record in growing and developing the Cambridge Science Park into a global brand that attracts and grows companies both indigenously and from around the world. This vision has been one of the key factors in establishing Cambridge as a leading global brand for research and development with an amazing breadth of science.

The boundaries of the existing Cambridge Science Park has limited expansion potential for larger buildings capable of serving Mid-Tech. Without the expansion proposal this will force Mid-Tech occupiers to leave the Park and likely relocate away from Cambridge, to the detriment of the Cambridge cluster.

Trinity College recognises the importance of the Science and Technology sector to the Cambridge market both for Cambridge and the UK. Trinity College also recognises the importance of the role it has in providing the environment for such companies to start-up, grow and thrive and the related importance to identify and promote land close to Cambridge Science Park to provide for the growing Mid-Tech needs.

CSP currently employs up to 7,000 people and with existing consents this may increase to about 12,000 people.

Cambridge is already competing in a global market to attract the best science and the best talent. An expanded Cambridge Science Park with an offer to cater for the Mid-Tech sector will be a great asset to strengthen the Cambridge Science and Tech cluster, while helping to deliver new infrastructure and increased countryside enhancement and access. This will offer an enhancement of the health and well-being of the local community through social, environmental and economic benefits.

The park expansion provides an opportunity to improve the health and well-being of employees through:

- providing active green space including recreational facilities;
- a diversity of jobs including but not limited to the Mid-Tech industry;
- being part of the CSP community;
- including significant community space within the park for shared multi-purpose use; and
- brought about by the best sustainable transport links.

Mid-Tech has to be catered for; there is a clear and growing need. The best location to service this need is adjoining the Cambridge Science Park where it can fully support the Cambridge cluster and support the aspirations and objectives of the North East Cambridge Area, adding to the critical mass to help make North East Cambridge a truly sustainable and exceptional place to live, work, play and travel.

BENEFITS OF THE SCHEME





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