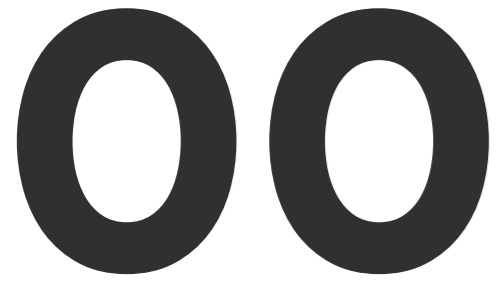




CAMBRIDGE SCIENCE PARK NORTH

February 2020



Executive Summary

Cambridge Science Park North

This proposal by Trinity College Cambridge will transform a parcel of agricultural land adjacent to the Cambridge Science Park into a world-leading centre of excellence in skilled manufacturing and development.

Branded Cambridge Science Park North, it will be an extension of, and benefit from the successful innovation ecosystem of the globally renowned Science Park.

New and growing companies will be nestled in 90 hectares of stunning parkland with recreational facilities open to local residents.

It will be serviced by a new, off-road, rapid transport corridor with connections, via the existing point of access under the A14 and the Guided Busway, to the Cambridge

Science Park, the emerging North Cambridge Innovation District, and beyond.

It will be an early adopter of environmental initiatives including green transport, waste management, energy, ecology and smart buildings; it will also provide a test-bed for companies developing sustainable products and services in Cambridge and further afield.

It will promote social inclusion by creating skilled, well paid jobs in local companies for people without a university education where they will work alongside graduates from Cambridge and other universities around the world.

01

Introduction

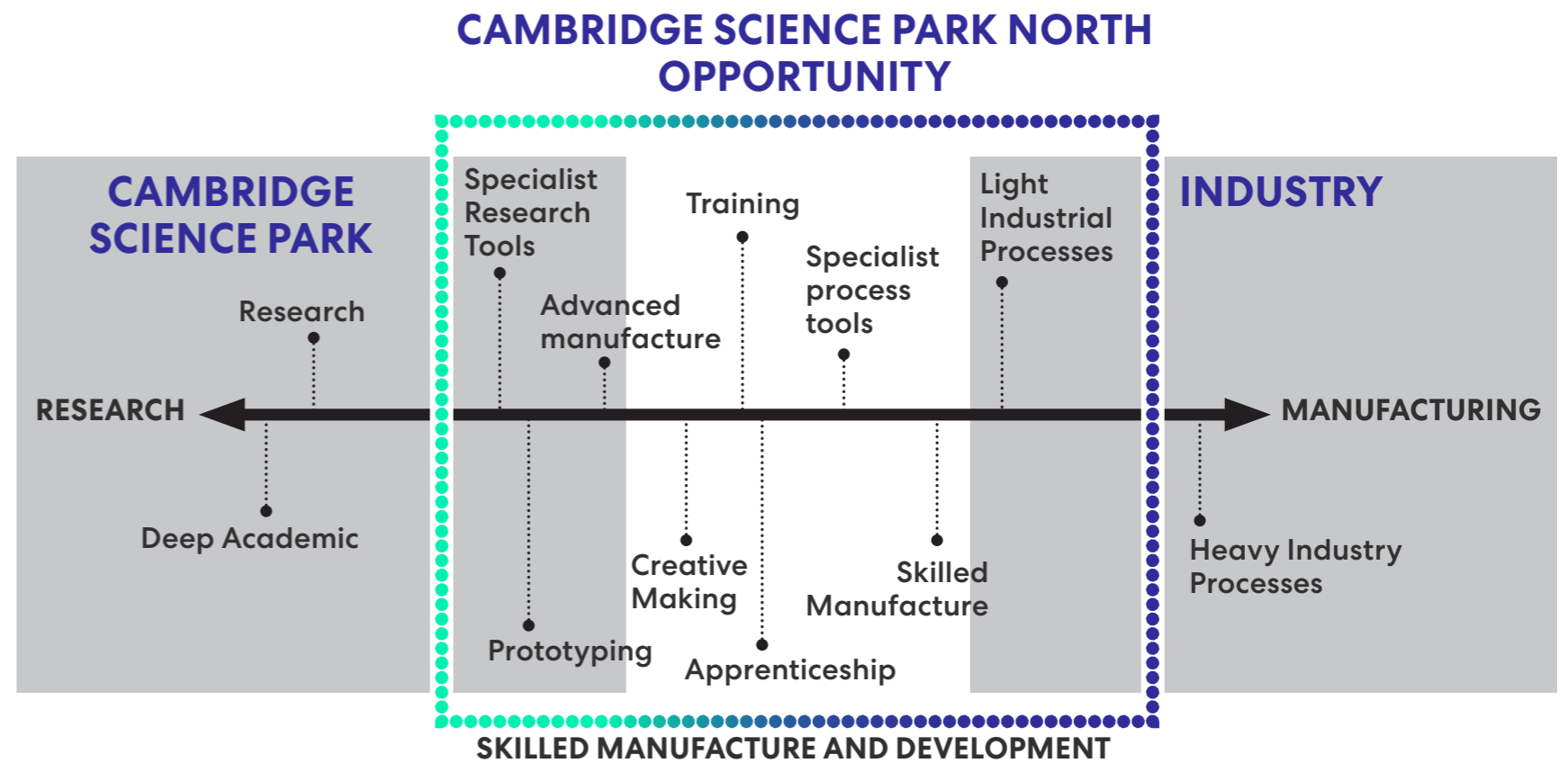
Cambridge benefits from an extremely successful Research and Development based economy. Trinity College through its development and nurturing of Cambridge Science Park has always been a pioneer in terms of supporting growth in Science and Technology in Cambridge.

Cambridge is now at a cross-roads, where a growing number of companies working in Science and Technology sectors not only require upfront design and research space but also manufacture and prototyping elements.

This skilled manufacture and development operates from larger buildings and cannot readily operate from the stock of offices and laboratories available within the local market. Moreover the current suitable accommodation within the city is being lost to denser forms of employment and housing development.

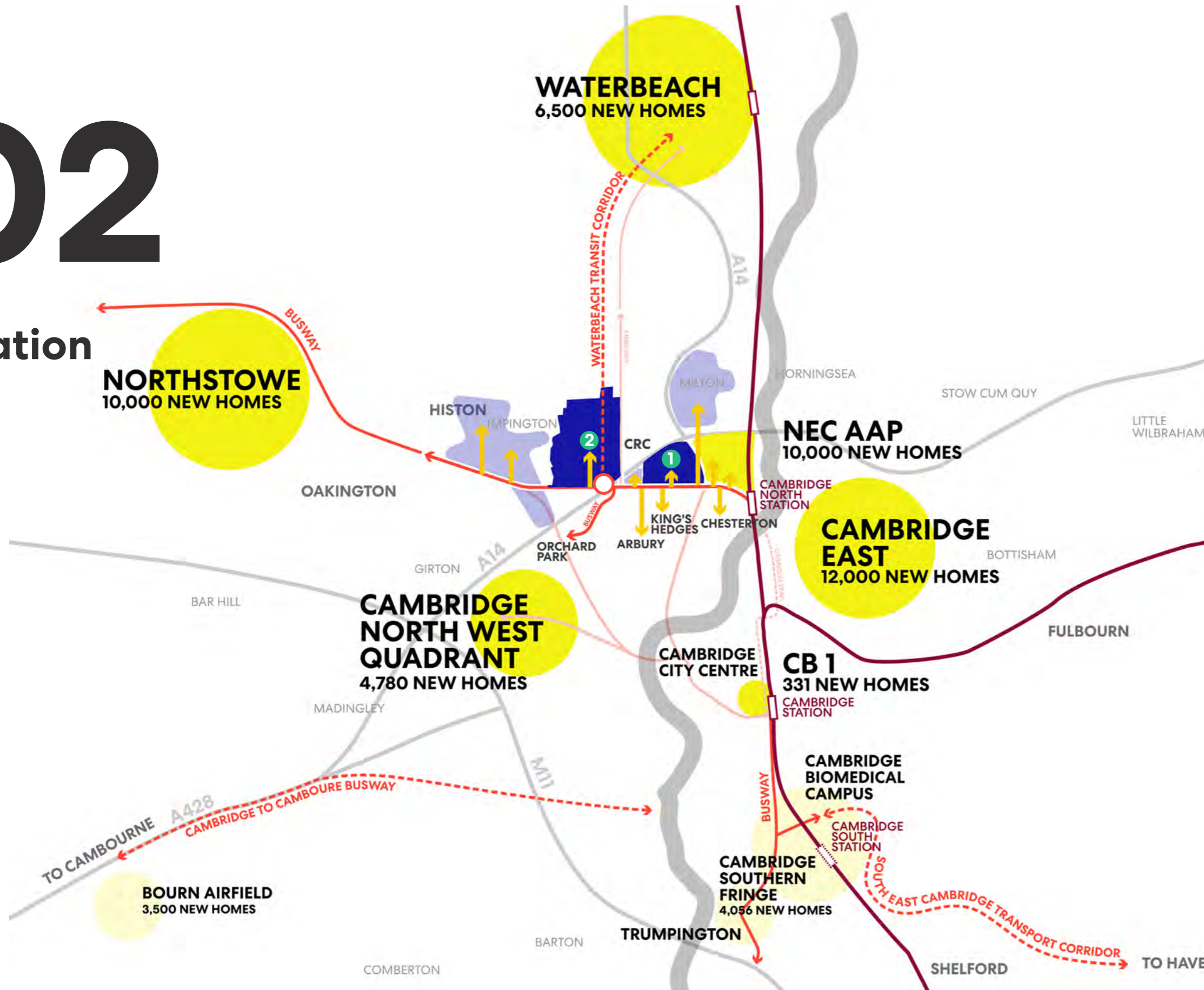
The type of accommodation required to support skilled manufacture and development is not being catered for in Cambridge. Trinity College see a great need to provide for this sector to bolster the Science and Technology cluster within Cambridge. By doing so it will provide genuinely aspirational vocations and apprenticeship opportunities to a more diverse skills base within the Cambridge area.

The opportunity 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 global brand.



02

Location



Cambridge Science Park North is located in an ideal location, within an existing research and development cluster.

Public Transport Links and existing and proposed infrastructure - The site benefits from:

- the existing guided busway to Northstowe;
- the proposed Waterbeach transit corridor and Cambridge Science Park North Station as part of the proposed Cambridge Autonomous Metro (CAM) route;
- committed upgrades to Mere Way.

Employment Base - within 6km of potentially 43,600 new homes by 2031.

Opportunities to Inspire Future Careers - adjacent to Cambridge Regional College and Impington Village College.

Legend

- ① Cambridge Science Park
- ② Cambridge Science Park North
- Proposed Cambridge Science Park North CAM Metro Stop

03

Cambridge Science Park North Opportunity



Cambridge Science Park North builds on the continued strength of Cambridge Science Park, and a strong UK Knowledge Economy.

GLOBAL TRENDS:

GROWTH IN MID-TECH AND HIGH-TECH MANUFACTURING

CLUSTERING OF SECTORS

CO-LOCATING UNIVERSITIES, FE COLLEGES, AND INDUSTRY

EMERGENCE OF CREATIVE CO-WORKING MAKER SPACES

INDUSTRIAL ESTATES BECOMING SMART DISTRICTS

EMBEDDED SUSTAINABILITY

CAMBRIDGE SCIENCE PARK NORTH RESPONSE:

1) Trinity College developing and nurturing skilled manufacturing and development space.

2) Cambridge Science Park North located in close physical proximity to Cambridge Science Park to enable the benefits of clustering.

3) Trinity College as custodian of Cambridge Science Park North, actively collaborating with Cambridge Regional College providing employment opportunities that nurture innovation across a more diverse skills base.

4) Cambridge Science Park North being developed with a flexible built form and tenure model.

5) Cambridge Science Park North will trial emerging technologies as they are developed. Encouraging, nurturing and developing innovation.

Underpinning all of this is a commitment to lead in terms of sustainability. From building fabric to the extensive green space and always supporting technology and science innovation to push and exceed sustainability targets.

04

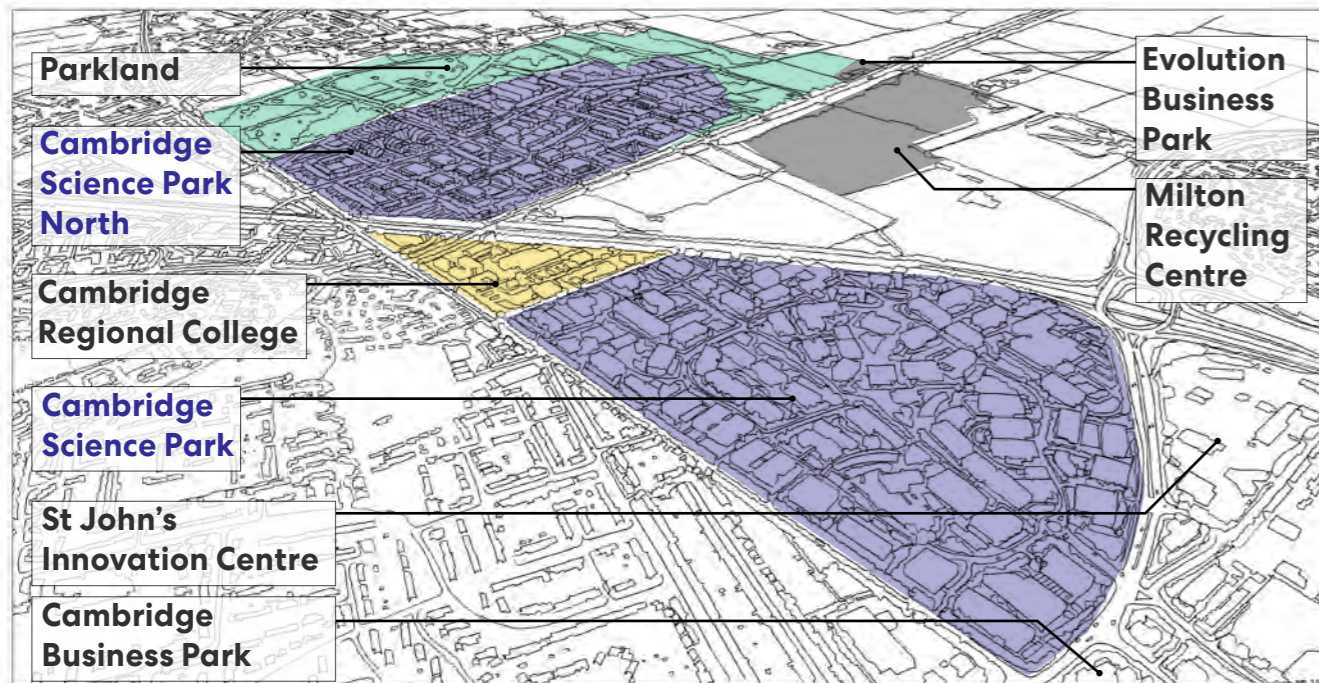
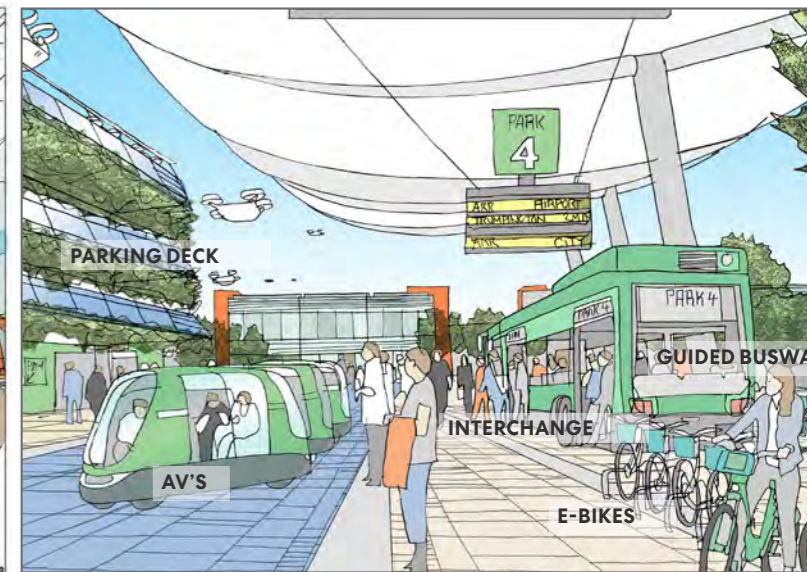
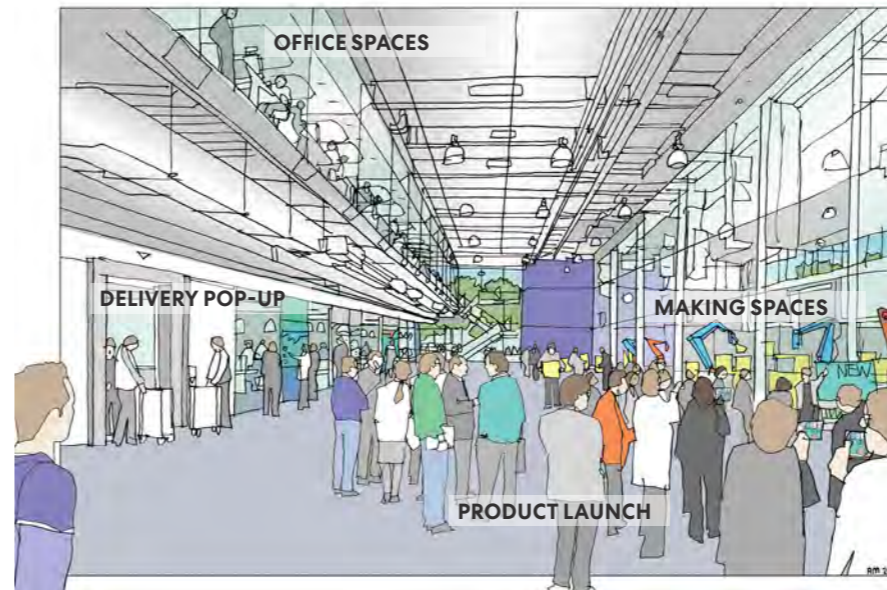
Cambridge Science Park North Impacts

Supporting Industry Clusters

What: Create jobs in industry sectors that are needed to expand and diversify the Cambridge economy and support growth in the UK as a whole.

Why: Cambridge is a leader in research, however, this growth needs available space in close proximity for development, prototyping, and piloting to support a sustainable and productive ecosystem of companies. Cambridge Science Park North offers potential to grow the established cluster within Cambridge Science Park in a proximate and sustainable location.

Impact: Existing businesses currently struggling to find flexible manufacture and prototyping space will benefit from the opportunity to grow within close proximity to world class research at Cambridge Science Park.



Social Inclusion

What: Support apprentice and training programs to diversify access to jobs in a location effective for CRC recruitment and retention.

Why: Cambridge's continued success in the research sectors needs to be balanced by job creation and opportunities within a broader range of skilled professions to allow improved social inclusion. Cambridge Science Park North offers a unique opportunity to link Cambridge Regional College facilities, with university research, and industry practitioners.

Impact: The potential to create up to 900 apprenticeship placements every year from businesses across a range of sectors and innovative industries will bring direct benefit to future generations growing up within Cambridge and surrounding villages.

Creating Mobility Choice

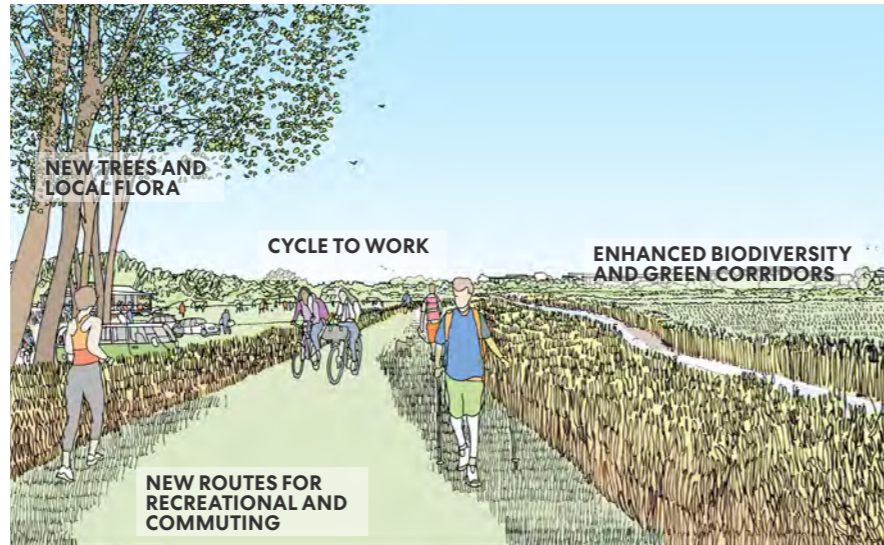
What: Improve mobility choices leading to reduced congestion in north east Cambridge, supported by a zero net increase in parking from Cambridge Science Park, expansion of existing electric bike and AV pilot programs, rapid transit connections to existing P&R locations, and proposed CAM Stop.

Why: The Cambridge Science Park North location is able to implement a new mass-transit corridor through the heart of the Park and prepare for a future CAM network interchange. Uniquely, it can also balance parking demand from the current Cambridge Science Park by diverting traffic movements away from existing areas of congestion.

Impact: Increased mobility choices and relative time-saving of new mobility choices and parking options within Cambridge Science Park North will alleviate congestion within Cambridge north as a whole benefiting both the community and local businesses.

04

Cambridge Science Park North Impacts



Providing New Green Spaces

What: Create a very large public open space with a wide range of activities for all ages, that is accessible to employees and currently under served communities in Cambridge.

Why: Quality access to open space is identified as a key contributing factor in public health and personal well-being. Despite the existence of green belt land around Cambridge there is still a shortage of publically accessible open space and provision of sports facilities for the community, local schools, and the Cambridge Regional College. Cambridge Science Park North can provide a circa 90ha area of publically accessible space including running trails, sports fields, allotments, and parkland.

Impact: The local communities within Histon and Impington and Kings Hedges will directly benefit from the creation of new open space. The generous provision of space and easy access to it will also benefit employees and companies in Cambridge Science Park and the new Cambridge Science Park North.

Biodiversity and Stewardship of the Environment

What: Protect environmental features, improve water management, and enhance habitat value in an area of current low habitat value agriculture.

Why: The area identified for Cambridge Science Park North is located on agricultural land, adjacent to the land-fill and recycling plant, and is of low habitat and biodiversity value. Cambridge Science Park North has the opportunity to increase the biodiversity value of a large area through diversification of species, protection and promotion of hedgerow management, and innovative integration of habitat within building design.

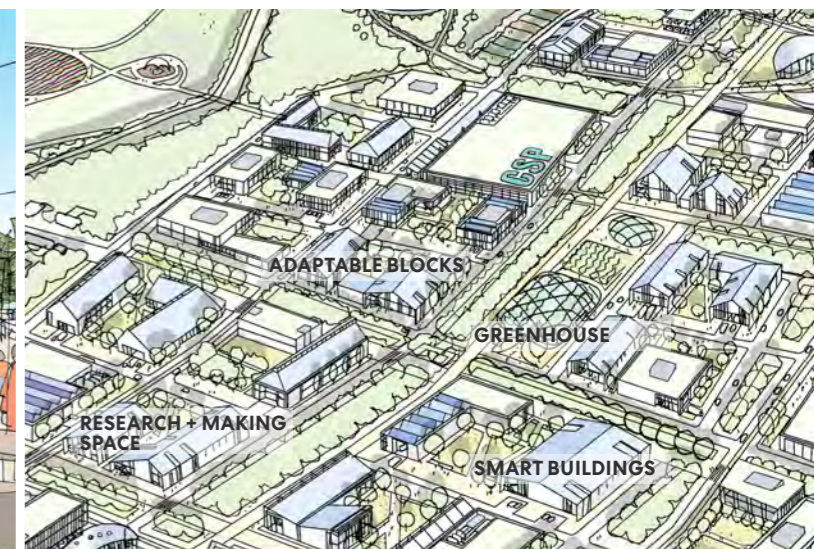
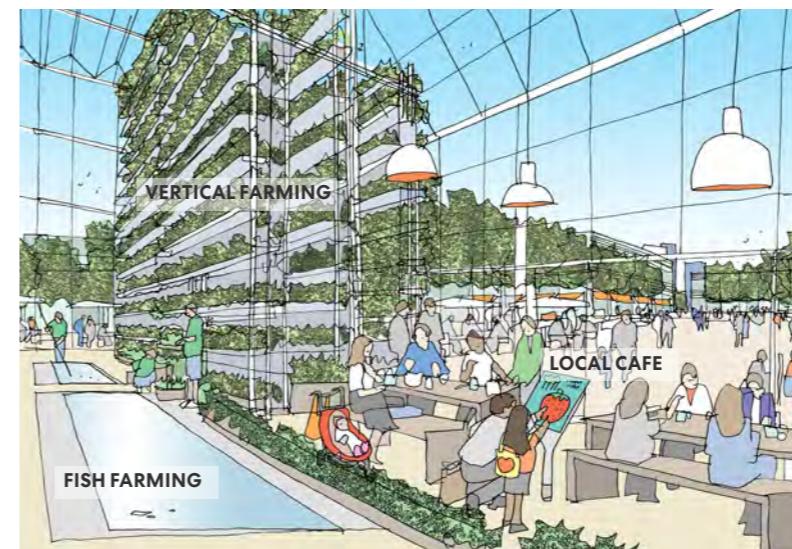
Impact: Incorporation of natural systems from water to habitats within Cambridge Science Park North will provide long term stewardship of the land in the same way Trinity College has for Cambridge Science Park. It also provides tangible benefits to businesses who locate within Cambridge Science Park North and the surrounding community by using natural systems to create development which is resilient to rising temperatures and increased need for storm water management.

Net Positive Climate Change Impacts

What: Establish a framework for achieving net positive climate impacts, community well-being, and sustainable approaches embedded in all aspects from business operations to building construction.

Why: Cambridge Science Park North, as part of a community of advanced businesses spinning out from Cambridge Science Park, is able to leverage research from within its own community to specifically target climate positive impacts. Innovative and novel concepts will be promoted as part of a test-bed for pilot schemes alongside traditional sustainable initiatives held at the core of Cambridge Science Park's mission.

Impact: The ability to monitor and measure impacts on climate change are at the forefront of the Cambridge Science Park North concept. The benefits are therefore local in immediate implementation, but potentially globally influential as ideas and initiatives piloted here become the benchmark standard around the world.



05

Cambridge Science Park North Vision

PROXIMITY TO
CAMBRIDGE
NORTH STATION

PROXIMITY TO
CAMBRIDGE
SCIENCE PARK TO
LINK RESEARCH TO
DEVELOPMENT

PROXIMITY TO
CAMBRIDGE REGIONAL
COLLEGE TO LINK
TRAINING AND
APPRENTICESHIPS

FLEXIBLE BUILDINGS
FOR ADAPTING TO
VARIOUS INDUSTRY
SECTORS

PUBLIC PARKLAND

CREATIVE CO-
WORKING SPACES

SMART BUILDINGS
FOR SKILLED
MANUFACTURING
AND DEVELOPMENT

SPACE FOR TRAINING
AND ACADEMIC/
INDUSTRY CROSS-OVER

NEW SPORTS
FACILITIES

WALKABLE
STREETS AND
SQUARES WITHIN A
LANDSCAPE SETTING

OPPORTUNITIES
FOR COMMUNITY
GROWING

EXTENSIVE
OPPORTUNITIES
FOR TREE
PLANTING

Legend

— Approximate Site Boundary

Preliminary Illustrative Render

Cambridge Science Park North Vision

Land Use Aspirations:

163 HA
90 HA / 57%
70 HA / 43%
40 HA / 25%
c.1.5M SQ FT

Total Site Area
 Publicly accessible parkland and sports facilities
Total Cambridge Science Park North
 Area for future development parcels within Cambridge Science Park North
 Absorbed within 10 years, under medium growth projection

Delivery Aspirations:

7,500
715-975
£470M
£165M

Jobs across a diverse range of skills by 2031
 Additional apprenticeship starts per year, at East of England average rates
 Annual GVA by 2031
 Annual tax revenues by 2031

Mobility Aspirations:

60%
15%
25%

Cycle or Scoot to work
 Walk to work
 CAM to work

OPTION FOR WATERBEACH CAM ROUTE
COUNTRY PARK

BUSWAY

COMMUNITY GARDEN

COUNTRY PARK
CENTRAL PLAZA

ORCHARD

LINK TO HISTON AND IMPINGTON

SPORTS FIELDS

PROPOSED 'CAMBRIDGE SCIENCE PARK NORTH' CAM METRO STOP

GUIDED BUSWAY

EVOLUTION BUSINESS PARK

MERE WAY

MOBILITY HUB

GREEN ROOFS

ON-SITE ENERGY

COMMUNITY AMENITIES

LINK TO CAMBRIDGE REGIONAL COLLEGE

Preliminary Illustrative Site Plan



Cambridge Science Park North.
Perkins&Will