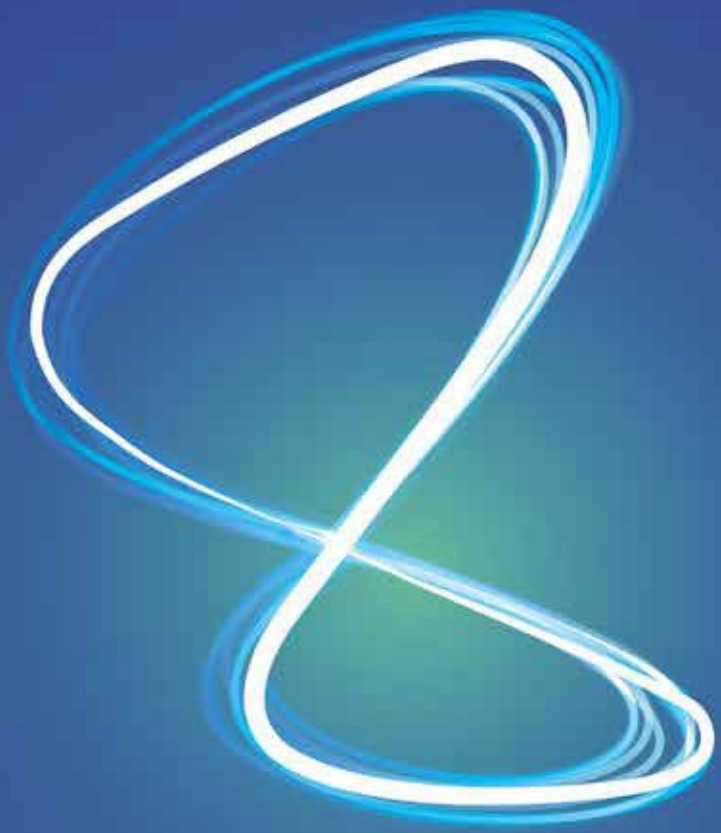


CAMBRIDGE SCIENCE PARK NORTH. CALL FOR SITES

March 2025

This document provides an update to material previously submitted in response to the Call for Sites.

This should be read in conjunction with previously submitted information.

Introduction

The city of Cambridge is an economic powerhouse with a world-leading reputation for research and innovation. The high-value economic activity taking place across the city delivers productivity and prosperity locally, regionally and across the UK.

Trinity College, through Cambridge Science Park (CSP), has been at the forefront of providing economic growth for Cambridge since the 1970s. Cambridge Science Park continues to be a prestigious, globally recognised location.

Cambridge is forecast to grow by an additional 58,500 jobs between 2020 and 2041. To provide equitable growth, this growth needs to be diverse and accessible to all through a wide range of job opportunities.

It is now acknowledged that mid- tech and advanced manufacturing are expected to play a significant role in Cambridge's employment growth, particularly within the science, technology and engineering sectors.

The mid-tech sector (which includes companies specialising in for example high-value engineering, electronics, and robotics) is expected to contribute significantly to job creation.

Cambridge's strong ecosystem of spin-outs, startups, and established firms in areas like robotics, AI-driven automation, and semiconductor technology is likely to drive this growth; and Cambridge Science Park and neighbouring Innovation Park are key locations fostering the potential catalysts for this growth.

Cambridge has been shifting towards high-value (advanced) manufacturing, with a focus on biotechnology, pharmaceuticals, and precision engineering.

Companies involved in emerging technologies, medical devices, and sustainable materials production are growing in the area, benefiting from university research collaborations.

The resurgence of the Oxford-Cambridge Arc initiative aims to boost advanced manufacturing and industrial innovation, further supporting job creation in this sector.

Growth in these sectors depends on the availability of skilled labour, which is affected by housing affordability and transport infrastructure.

Supply chain resilience and energy costs may also impact how rapidly advanced manufacturing can expand in the region.

Increased investment in R&D hubs, apprenticeships, and training programs will be essential to meet the demand for skilled workers.

With rents continuing to rise, demand substantially outstripping available space at the existing Cambridge Science Park, and no opportunity to introduce new manufacturing facilities to co-locate with research, a complementary expansion is now required – **Cambridge Science Park North** (CSPN).

Site Context

Cambridge is home to clusters of knowledge intensive companies. Within the city, Cambridge Science Park is part of the greatest concentration of high growth companies across many fields of critical research and development.

The CSPN site has been strategically identified at a critical focal point in the cluster, adjacent to the North East Cambridge district and within walking distance from Cambridge Science Park.

Connecting under the A14, CSPN is approximately a 5 minute walk from the Cambridge Science Park. Walking routes connect past the Cambridge Regional College, placing the College at the interface between research and manufacture.

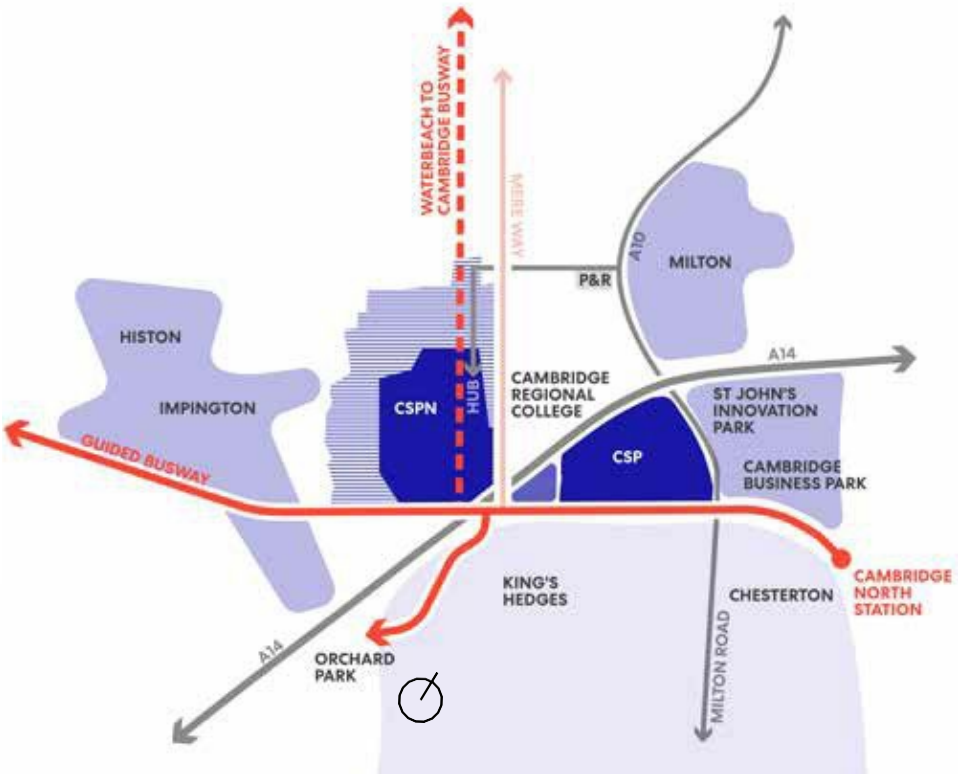
Facilitating an Evolving District

CSPN provides exciting opportunities for creating open space, active travel, consolidated deliveries, and public transport links from Waterbeach into North East Cambridge, which help to make the NEC Area Action Plan's aspirations deliverable.

CSPN is positioned within close proximity to the highest concentration of proposed new housing in Cambridge providing a sustainable location for future residents.

CSPN is easily accessible from the existing high capacity busway and bus connections. It will further benefit from the now confirmed route of the Waterbeach to Cambridge busway that will transect CSPN, connecting CSPN to wider destinations.

The site is connected to local cycle routes including links through to Orchard Park Milton Road and the Chisholm Trail towards the city centre. Mere Way provides a direct walking/cycling link to



Conceptual diagram of the relationship between CSPN and CSP

Site Concept

The concept takes the opportunity to connect CSP and the wider NEC AAP area to a new low density advanced-manufacturing and making district.

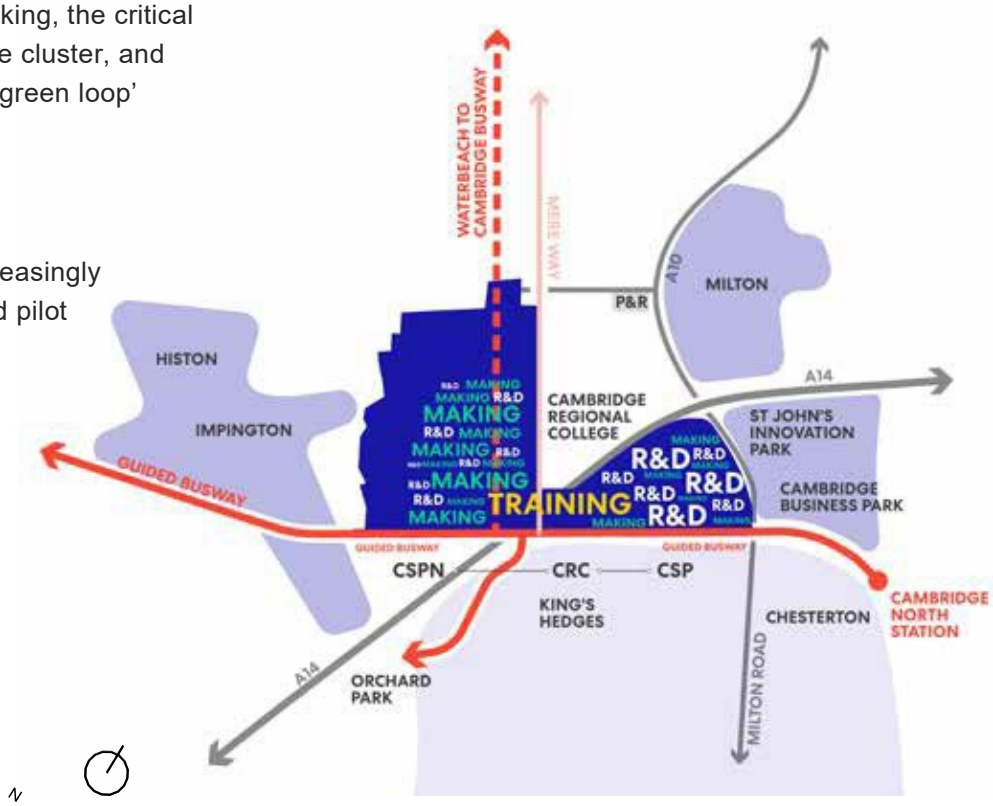
The CSPN concept provides a home for dynamic and innovative companies with people-centric buildings and spaces for low density making, which is wholly complimentary to the more knowledge intensive research focus of CSP.

The concept places the CRC at the fulcrum between research and making, the critical elements of the Cambridge cluster, and connects them via a new ‘green loop’ walking/cycling trail.

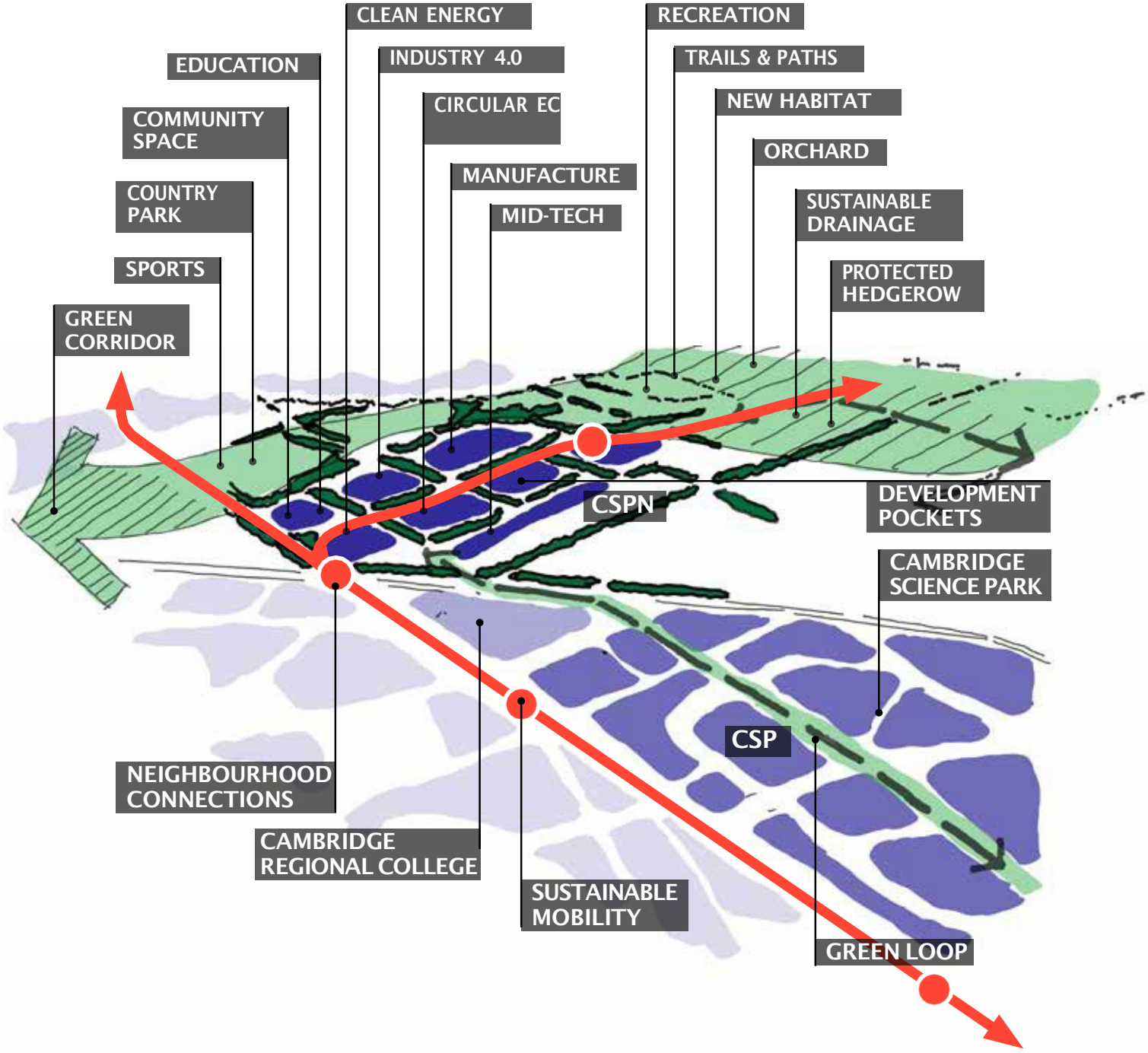
Research Companies increasingly need specialist outsourced pilot manufacturing support.

A strategic green corridor has been formed connecting habitats to the north of Cambridge through the permanent and rich habitat of the Country Park to existing green infrastructure in the city.

The site’s natural features have led to a design that forms connected pockets of development that provide diverse and characterful opportunities for social, community, and innovation through interaction and collaboration.



High level concept of mixing making and research in a complementary way between CSP and CSPN while providing opportunities for apprenticeships and additional facilities for CRC to foster the next generation of entrepreneurs.



Creating a Cohesive District

CSPN fills the gap in provision of manufacturing and making space within the North East Cambridge cluster. This allows greater resource efficiency, shorter supply chains, and advances in equitable employment opportunities, at the same time as providing new environmental and community benefits.

The Need for Mid-Tech

The policy and evidence on the need for mid-tech employment space and the other types of development proposed at CSPN have been established since CSPN was first reviewed by GCSP.

Updates to the NPPF (paras 85-87) strongly support enabling specifically the type of development proposed as part of CSPN.

CSP already contributes substantially to the economy in socio-economic terms, providing an environment that fosters innovation where young companies can develop and grow.

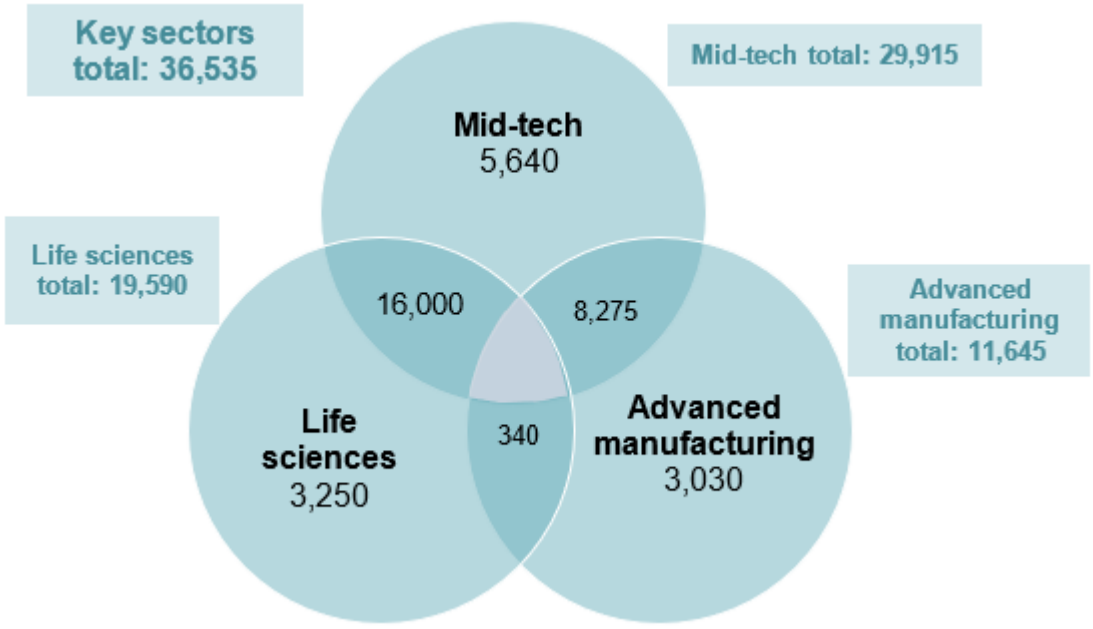
But firms have resulted in leaving CSP in the past due to a lack of space to grow. Specifically, they do not have the cheaper advanced manufacturing space they need.

The Greater Cambridge evidence base has now recognised the importance of mid-tech and increased its projections of the future need for space required to support the sector accordingly.

The evidence base now shows a need for 200,000 sqm of industrial and warehousing space with three quarters of this not being met in the pipeline.

However, this identified need is not sufficient. By conflating several subsectors (declining elements of manufacturing compared to growing elements) and factors (the need for both warehousing and industrial space under one figure), the need for industrial space is underestimated, and if relied upon would stifle the potential growth of mid-tech.

CSPN would provide 120,000 sqm of industrial space in a strategic location ready to work with existing and future businesses at CSP. This is an ideal location to support growth of knowledge based businesses at CSP, and to encourage such businesses to keep Greater Cambridge as their home.



Strategic Advantage

The site identified for CSPN has been selected due to its proximity to the existing Cambridge Science Park and many other beneficial aspects of proximity to existing communities, future housing and sustainable travel options.

Put simply, if a company wants to lead in next-generation mid-tech and advanced manufacturing, collaborate with the best minds, and secure the strongest funding opportunities, CSP is one of the only locations that provides all these advantages in one place.

While other sites may offer industrial space and standard R&D facilities, no other location matches the unique combination of CSP's academic connections, deep-tech ecosystem, advanced testing facilities, AI-driven automation, and global investment appeal.

Locating a hub of advanced manufacturing adjacent to CSP provides direct access to Cambridge's world leading Science Park; providing companies with first-hand collaboration with Trinity College Cambridge, and access to cutting-edge university spin-outs and research breakthroughs.

Cambridge Science Park is already embedded as Europe's most concentrated hub for deep-tech, biotech, AI and quantum computing. Therefore, being located adjacent to CSP offers daily interaction with top AI researchers, quantum engineers and emerging sectors accelerating the potential for manufacturing innovation. This unique ecosystem enables manufacturers to rapidly co-develop and commercialise new technologies.

No other Cambridge, or indeed UK site combines such a high concentration of R&D labs, industry partnerships, and prototyping facilities.

CSP attracts substantial venture capital and government funding for high-tech and advanced manufacturing and locating CSPN next to CSP provides access to exclusive funding opportunities.

CSP benefits from a high concentration of PhD-level engineers and scientists, unlike industrial estates or general business parks. By developing CSPN as part of this existing eco-system, skilled jobs at all levels will be created in this space, opening innovations in science to a wider sector of the community within the ecosystem. Apprenticeship opportunities will be enriched through links to the existing CSP.

CSPN offers co-locating mid-tech and advanced manufacturing companies the benefit of locating within the North East Cambridge Cluster, providing access to existing integrated smart infrastructure for industry, digital manufacturing, digital twin simulation and AI-driven production optimisation tools. Providing a unique opportunity in Cambridges growing cluster to establish a truly successful advanced manufacturing hub. Access to these technologies and tools can accelerate bringing products to market in a way that just cannot be achieved elsewhere.

Locating adjacent to, and as part of CSP gives manufacturers a strategic advantage in branding, recruitment, and partnerships. Unlike other sites, CSP offers:

- Instant credibility with investors and partners due to its global reputation.
- A central position in UK and European high-tech networks, making collaboration easier.
- The ability to attract world-class industry partnerships, thanks to its standing as a premier science park.

Open Spaces

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 a shortage of publicly accessible open space and provision of sports facilities for the community, local schools, and the Cambridge Regional College.

The local communities within Histon and Impington and Kings Hedges will directly benefit from the creation of new open space amenities and sports facilities. We have held co-design workshops with local groups to begin to plan how these spaces will function to serve the existing community.

This permanent parkland will form a protected and biodiverse green corridor linking habitats in north Cambridge to green infrastructure in west Cambridge and a green loop connecting Milton Country Park and lakes to CSPN.

The proposals at CSPN provide an opportunity for at least 20% biodiversity net gain as part of the carefully considered investment and management by Trinity College.

Protecting and extending existing hedgerows, trees and natural water systems across the site and beyond the site boundary aligns Trinity College's commitments across both CSP and CSPN

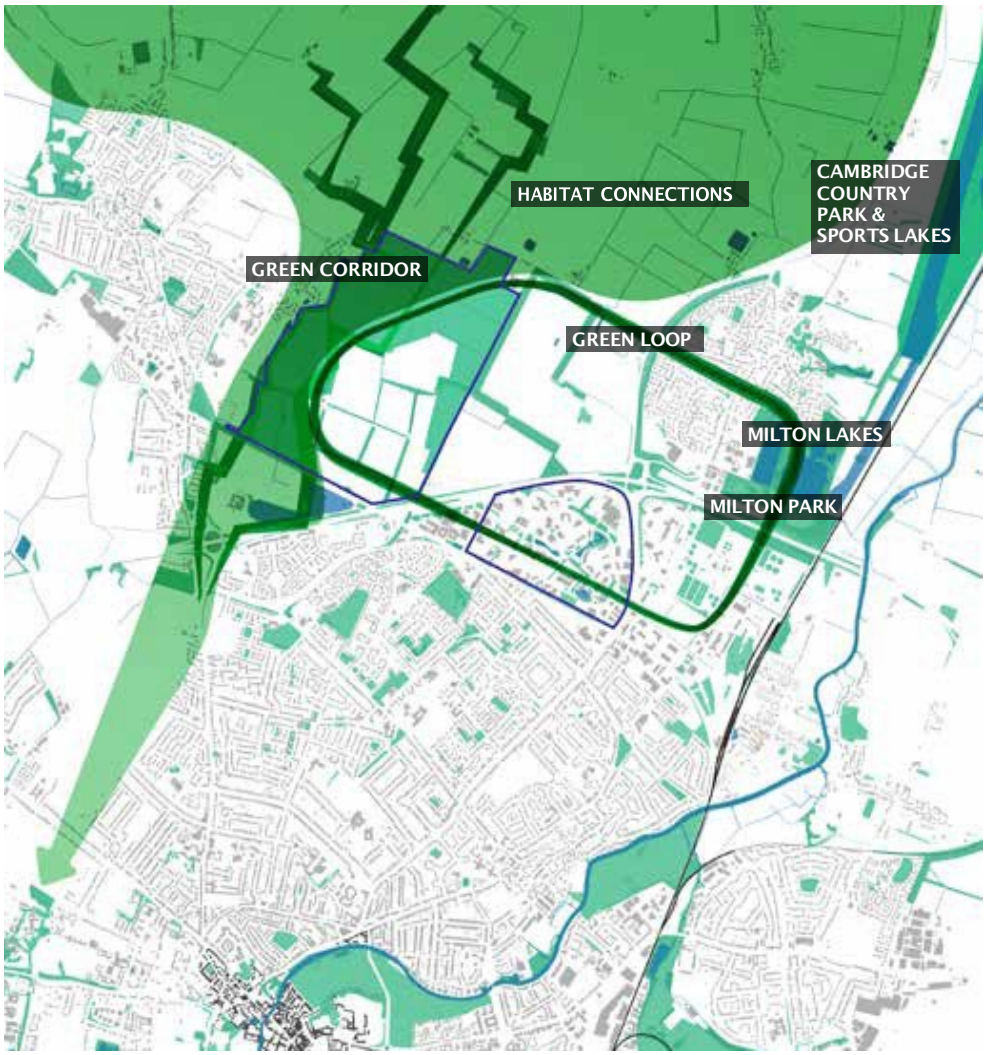


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Diagram shows the permanent 'green corridor' delivering substantial biodiversity enhancements and 'green loop' connecting nature and recreation

Education Hub

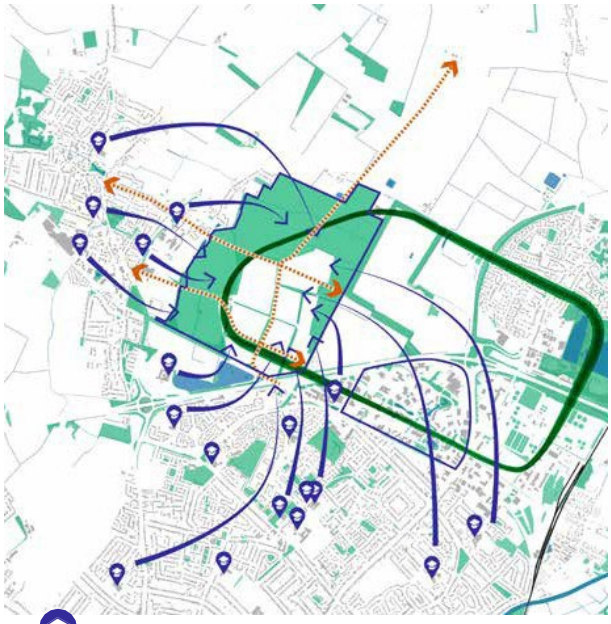
An education hub is proposed on the site, which will provide a critical solution to address education and skills shortages in Greater Cambridge. By providing flexible, multi-use spaces, including theatre and dedicated areas for early years and special education, the hub will alleviate pressures and offer essential support to both the local education system and the workforce.

Additionally, the education hub would foster stronger links between academia and industry, enabling students and workers to access pathways like T-levels and apprenticeships in critical sectors such as mid-tech, life sciences, and advanced manufacturing. This approach directly addresses the skills mismatch and supports the continued development of a highly skilled, local workforce aligned with the needs of CSPN's future occupants.

Beyond educational benefits, the hub would serve as a community resource, promoting lifelong learning, social inclusion, and community engagement through initiatives like skills bootcamps and accessible learning opportunities for disadvantaged groups. Its environmental and accessibility-focused transport services further enhance the hub's role in creating equitable access to education and employment opportunities.

Ultimately, the education hub supports Trinity's broader objectives at CSPN to support sustainable economic growth and community empowerment, helping Greater Cambridge retain its status as a global leader in innovation.

As CSPN will be an open campus with amenities and community facilities integrated within the site, there will be greater reason to visit the park. Events during the week and at the weekend as part of CSP and Trinity's outreach and education programs will enliven the campus and bring people together.



Existing Educational Institutions

Resource

Cambridge Science Park North is setting ambitious energy use intensity, whole life-cycle carbon emissions, water consumption and material use targets.

Over and above resource conservation and operational monitoring, CSPN includes innovations that take the development beyond best practice climate change and circularity policy into a Net Positive bracket.

The CSPN strategies include recovery, storage and sharing of recovered waste energy and renewable energy; designing for demountability and future adaptation and on-site manufacturing; recovery, storage and up-cycling of construction material; piloting innovations such as bio-engineered cladding, material passports and community-level wastewater recycling and reuse.

The ability to instigate a Circular Resource campus are at the forefront of Cambridge Science Park & CSP North concept. The benefits are local in immediate implementation, but potentially globally influential as ideas and initiatives piloted here become the benchmark standard around the world.

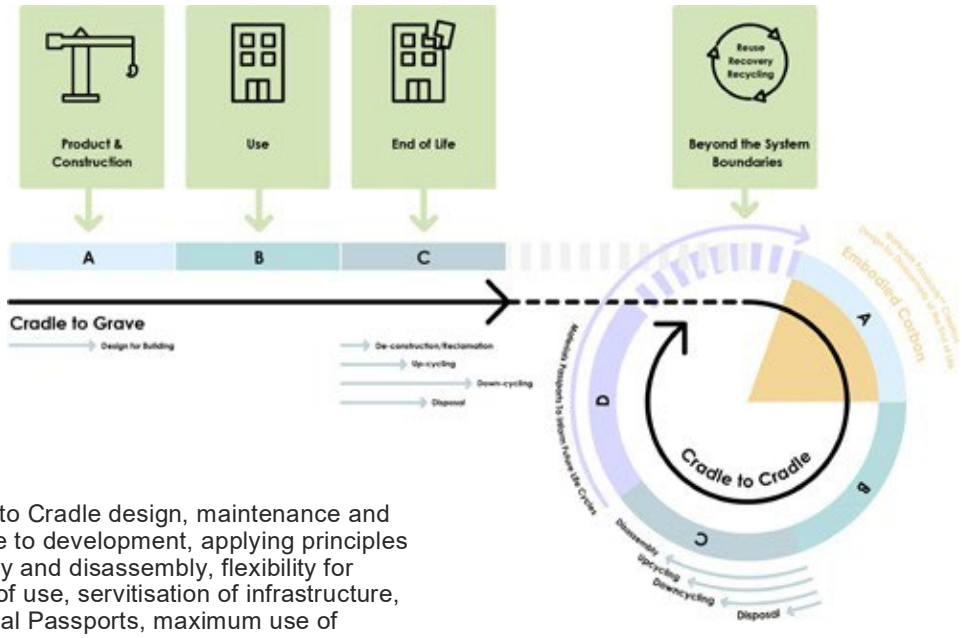


Diagram identifying Cradle to Cradle design, maintenance and operation. Maximising value to development, applying principles such as design for assembly and disassembly, flexibility for future tenants and change of use, servitisation of infrastructure, finishes, furnishings, Material Passports, maximum use of recycled content.

Buildings

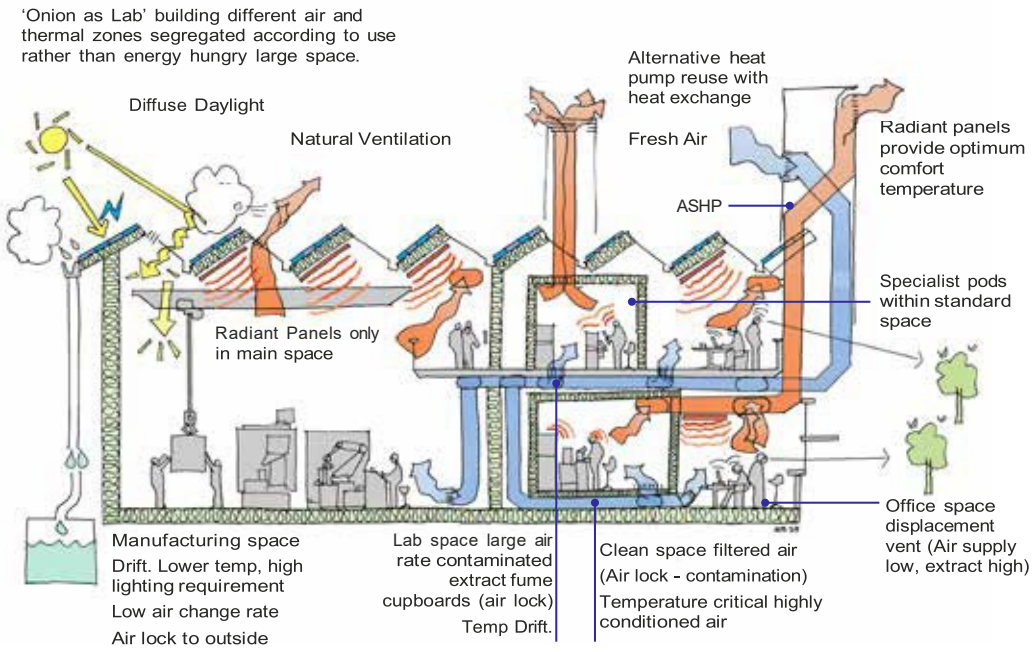
The future buildings within CSPN will be unlike any other cluster of manufacturing and maker space in the UK.

Inside the buildings the use of materials will create healthy and wellness environments.
The form will respond to current and future climate, creating space that is thermally, visually and acoustically comfortable and inspiring.
Outside the buildings instead of typical parking areas there will be spaces for outdoor meetings, plazas for gathering, and gardens for socialising.

The buildings will be able to connect into the shared sustainability support systems and will be expected to adopt orientation, position, and facade treatment which contribute to delivering sustainable and resilient designs that contribute to the overall campus.

Construction methods will employ a circular approach to reduce the resource use and emissions and add long term value to buildings.

Buildings will optimise glazing-to solid ratios, natural ventilation, energy efficiency, site energy networks and generation of renewable energy on site which can be shared locally.



The illustrative section above demonstrates the principles for achieving high performing buildings suitable for a range of Mid-tech and manufacturing uses appropriate within CS

Connectivity

CSPN is located in one of the most sustainable locations in Cambridge, at the confluence of both existing and planning sustainable and active transport infrastructure, and within active and sustainable commuting distance to planned housing growth within the Greater Cambridge area.

CSPN has the opportunity to reduce congestion in north east Cambridge by:

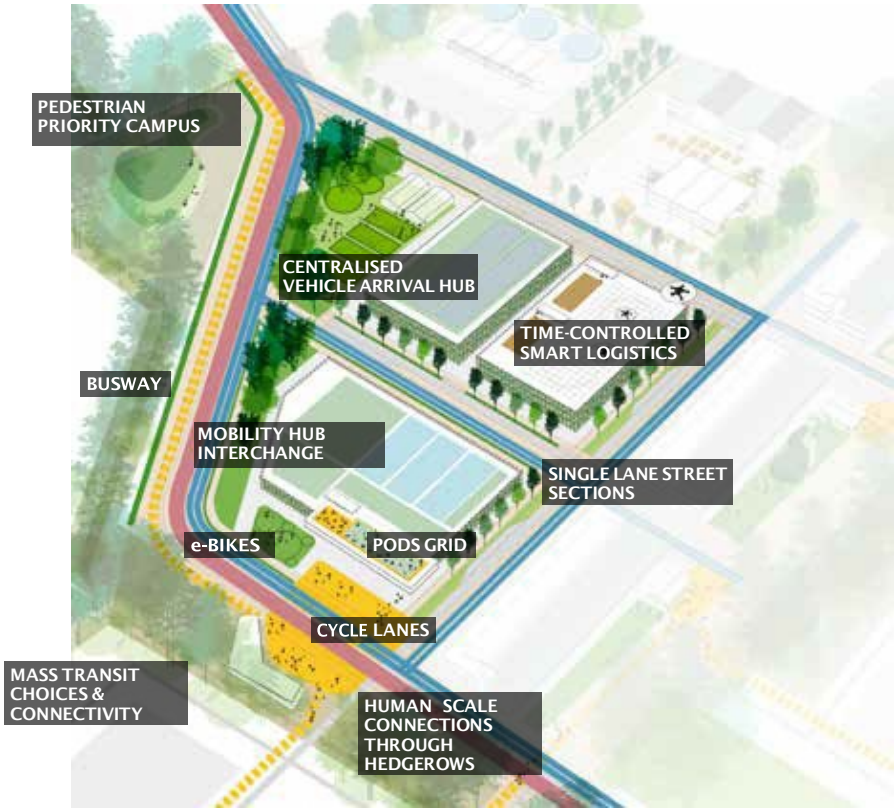
- The introduction of the new GCP busway stops and route delivery
- Consolidated mobility hub and the potential for a future relocated Park & Ride facility serving CSPN, CSP and the wider NEC area
- Expansion of existing electric bike programs
- Autonomous vehicle pilot programs

Time-saving new mobility choices and parking options within Cambridge Science Park North are critical to the successful delivery of North East Cambridge (NEC) as a whole district by releasing pressure on the Milton Road.

Within CSPN, all private vehicles will be required to be left in shared parking at the mobility hub creating a culture of sustainable travel, improved people connections, and freeing up space for greater sustainable features.

The framework of streets within the development will be pedestrian and cycle first with only limited vehicle carriageway and access only for essential deliveries or permitted vehicles.

A consolidation logistics Hub CSPN will help reduce delivery vehicle movements across the wider NEC district, making cargo bikes, electric vans or drones possible.



Mixed Employment

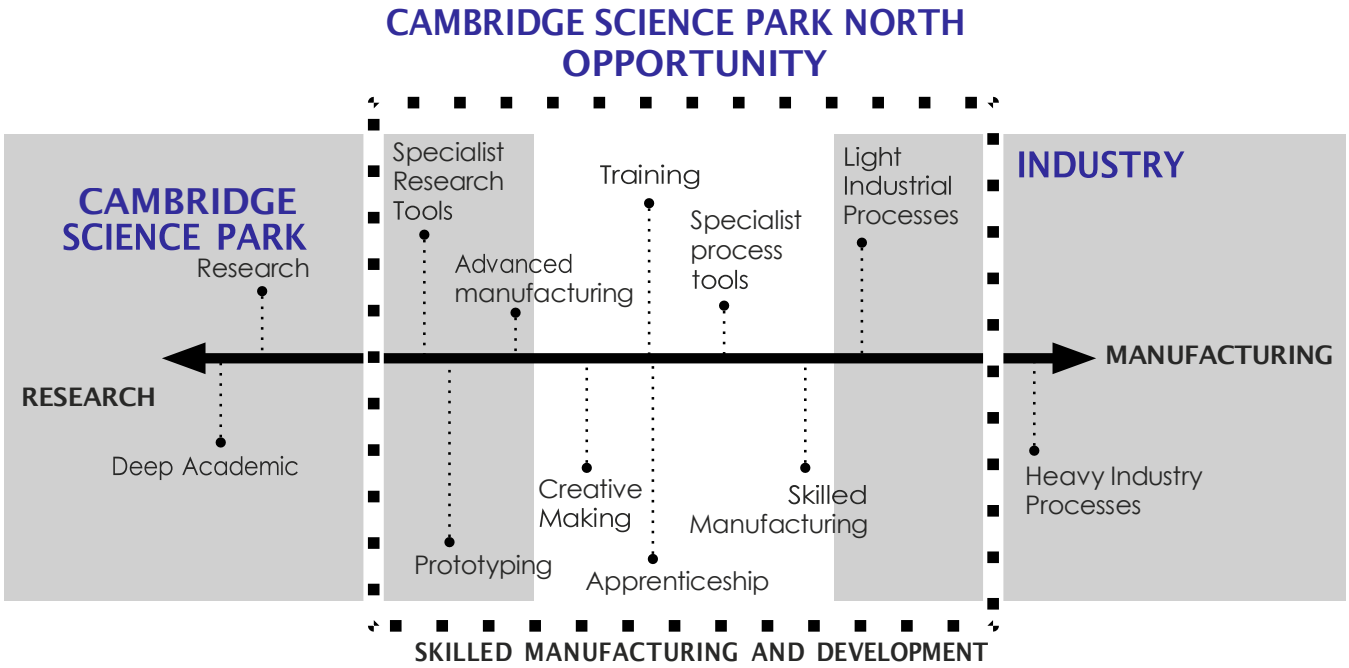
Cambridge is a leader in commercial research. CSPN will create jobs in industry sectors that are needed and that expand and diversify the Cambridge economy and support growth in the UK as a whole - For example, mid-tech industries export 41% of turnover compared to 33% for manufacturing on average.

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

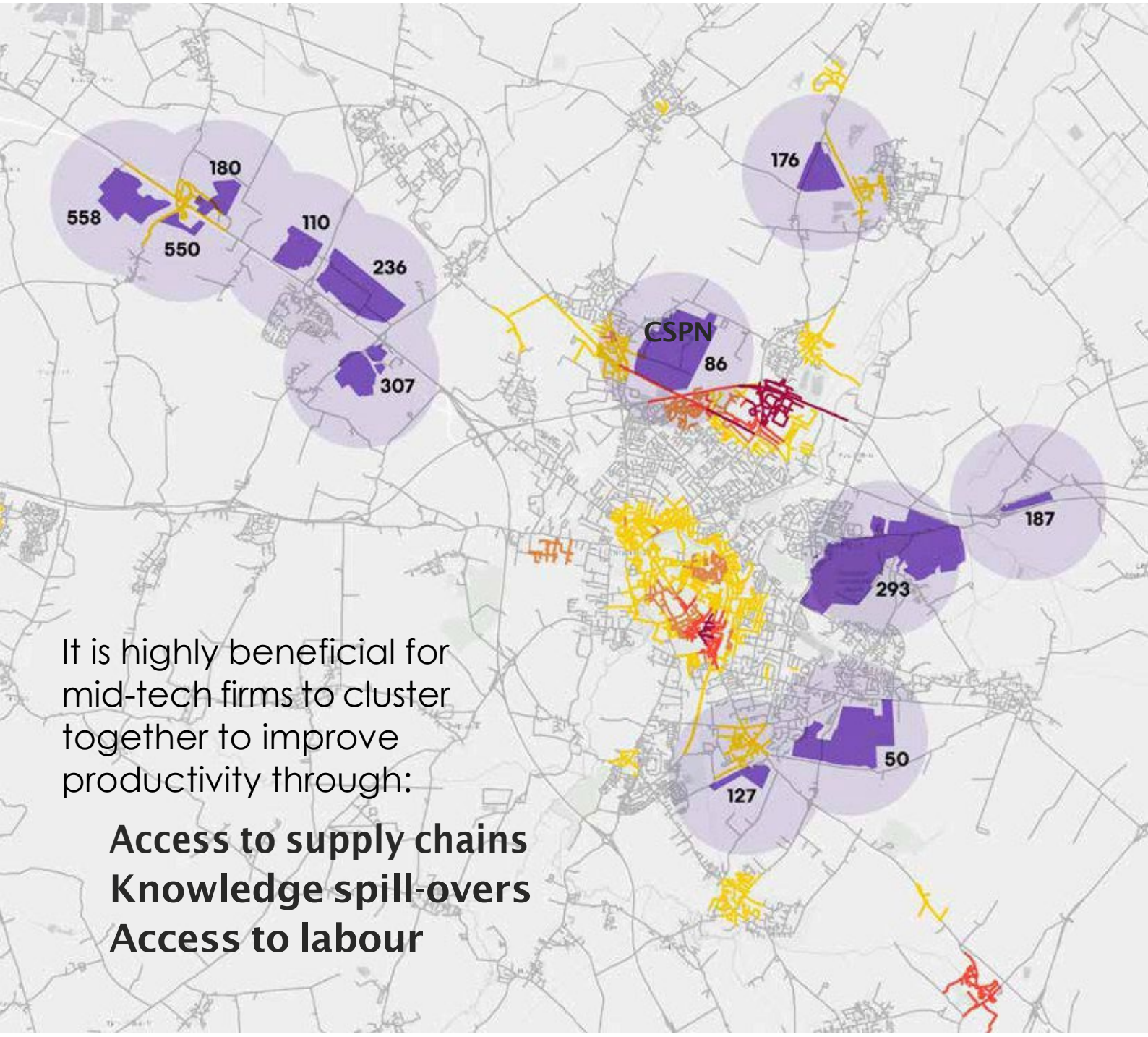
The framework for mid-tech use is intentionally flexible in floorplan allowing a range of smaller independent units scaling up to a single large companies with multiple production lines.

The building scale will remain at 1-3 floors due to the focus on production with only ancillary office space.

CSPN will offer opportunities for employment and up-skilling residents in the local area, providing the types of jobs suitable for a wide range of skill levels



Cambridge Science Park North will connect research and manufacturing in Cambridge and the UK.



It is highly beneficial for mid-tech firms to cluster together to improve productivity through:

Access to supply chains
Knowledge spill-overs
Access to labour

263 Call For Sites URN

Call For Sites Location

15 mins walk buffer

No. Of high-growth companies *within 5 mins walk

0-4

4-17

17-32

32-43

43-99

*Data collaboration:
Beauhurst
Beauhurst is a searchable database of the UK's high-growth companies (beauhurst.com)

Employment for an Evolving Sector

Mid-Tech is built on a pre-requisite for flexibility, adaptability, diversity, and innovation.

Entrepreneurial companies that need this space may be small but operate within a connected network that allow for collaboration and rapid innovation.

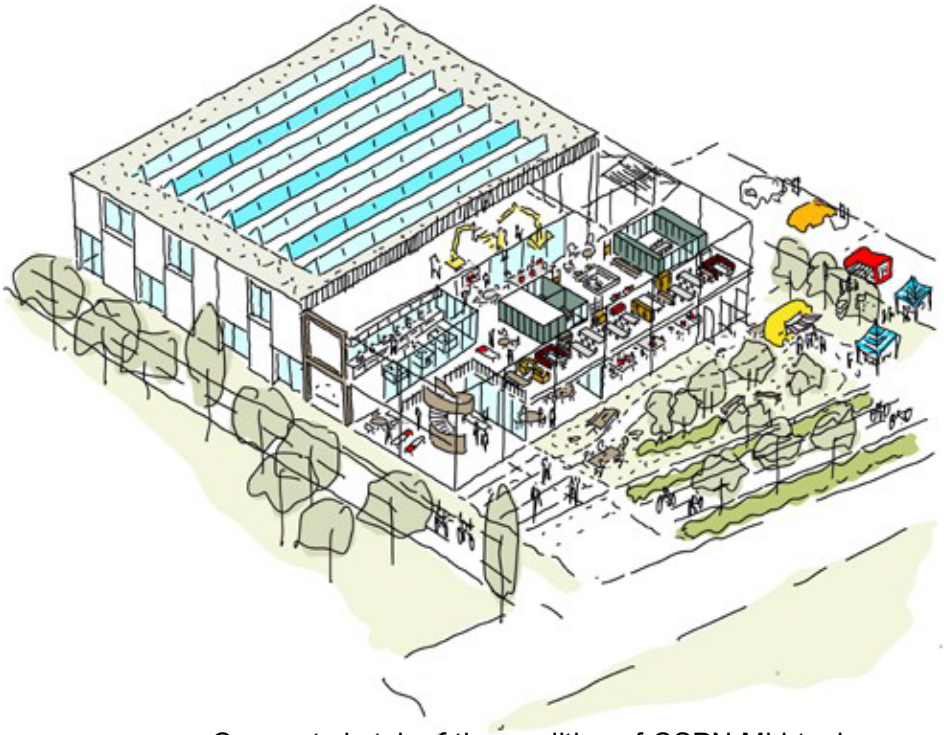
Image above: Geographic Information Systems analysis of concentrations of high growth companies and their relationship to Call for Sites locations.

Quality Design

The next generation of skilled manufacture buildings will be very different from today's industrial parks:

- The buildings will be of far greater sustainable design quality, the layout of the buildings will create human scale spaces between, which encourage people interactions, the variety in the architecture will create distinction between units and identity of spaces including artwork and personalisation.
- The inside activities will increasingly be put on display and elements of building use, like meetings and social activities, will spill out into the space around buildings.
- Servicing will be coordinated and centralised making it convenient but discrete and not impacting the interaction spaces between buildings. This will be facilitated by an increase in the adoption of autonomous systems.

CSPN embraces and leads the thinking on this transformation of the UK's manufacturing sector by the provision of a vibrant collaborative community of skilled manufacturing enterprises.



Concept sketch of the qualities of CSPN Mid-tech buildings far in advance of typical industrial sheds and light industrial manufacturing facilities.

Implementation & Delivery

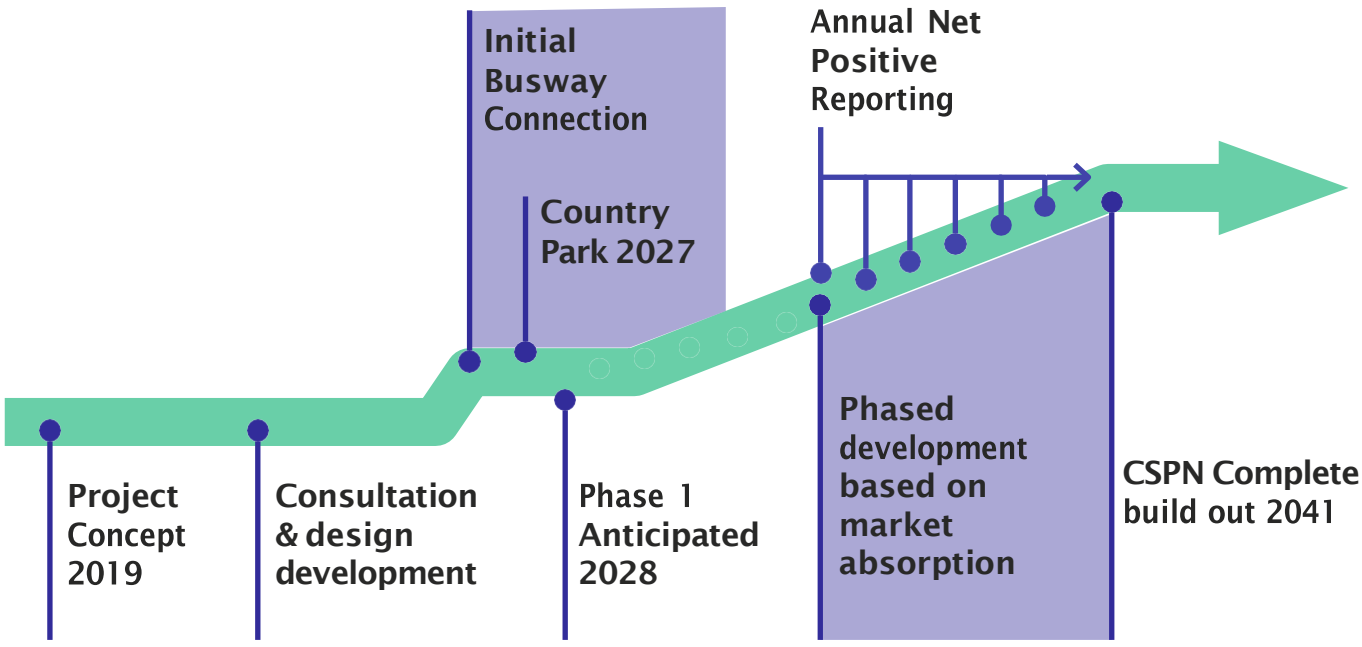
Trinity College has a long standing reputation as a steward and ambassador of quality development within Cambridge.

CSPN will demonstrate Trinity College's commitment to investing early in enabling infrastructure, landscape and mobility. Ensuring the early stages are as successful as the last.

Beyond development stages there is a continued need to refine, demonstrate, and educate the ways in which CSPN and CSP will continue to deliver on its Net Positive commitment. Annual report cards will be produced the follow the structure of the sustainability framework for the site to allow the development's progress to be clearly tracked by the college and the wider Cambridge community.

The framework set up by CSP and CSPN will be an exemplar for future manufacturing, Industry 4.0 (and Industry 5.0), and the green economy in the UK.

Cambridge Science Park North Trajectory



To Conclude

Trinity College, through Cambridge Science Park, has been at the forefront of providing economic growth for Cambridge since the 1970s. Cambridge Science Park continues to be a prestigious, globally recognised location.

The Greater Cambridge evidence base has now recognised the importance of mid-tech and increased its projections of the future need for space required to support the sector accordingly.

The evidence base now shows a need for 200,000 sqm of industrial and warehousing space with three quarters of this not being met in the pipeline.

However, this identified need is not sufficient, the need for industrial space is underestimated, and if relied upon would stifle the potential growth of mid-tech.

The NPPF(2024), reinforces the need to facilitate the needs of modern economy (para 86). Furthermore, when putting forward proposals for economic development, there is a need to take account of the Invest 2035 Modern Industrial Strategy, which identifies priority sectors for growth and support, such as advanced manufacturing.

CSPN would provide 120,000 sqm of industrial space in a strategic location ready to work with existing and future businesses at CSP. It is now acknowledged that mid- tech and advanced manufacturing are expected to play a significant role in Cambridge's employment growth, particularly within the science, technology and engineering sectors.

Cambridge's strong ecosystem of spin-outs, startups, and established firms in areas like robotics, AI-driven automation, and semiconductor technology is likely to drive this growth; and Cambridge Science Park and neighbouring Innovation Park are key locations fostering the potential catalysts for this growth.

An education hub is proposed on the site, which will provide a critical solution to address education and skills shortages in Greater Cambridge. By providing flexible, multi-use spaces, including theatre and dedicated areas for early years and special education, the hub will alleviate pressures and offer essential support to both the local education system and the workforce.

Co-design workshops have been held and will continue to be held with the local community to design the substantial Country Park proposed across 50% of the site. This permanent parkland will form a protected and biodiverse green corridor linking habitats in north Cambridge to green infrastructure in west Cambridge and a green loop connecting Milton Country Park and lakes to CSPN, together with much needed formal sports and recreation space.

The Waterbeach to Cambridge GCP route has been confirmed through the site, improving the already excellent public and active transport links available. Importantly the site offers part of the solution to take vehicular traffic away from Milton Road, by intercepting trips into the NEC AAP area.

Cambridge Science Park North is the prime location for a thriving mid-tech and advanced manufacturing hub – strategically positioned next to the existing Cambridge Science Park, with excellent transport links and backed by Trinity's trusted stewardship and long term investment in Greater Cambridge's success

Cambridge Science Park North.