

The proposed space would become a mixed use commercial development including lab space, offices, battery storage, a cafe and green logistics is essential to sustain and accelerate the southern life sciences cluster and the park's operational needs.

The site is partially screened from without and this would be enhanced to ensure the buildings on site would not be visible from the outside.

There is strategic road access to both the A11 and M11 ensuring the impact on local congestion is very limited. The site is 3.5 miles from Whittlesford Parkway station and so in easy push bike distance.

The site will ensure rainwater harvesting is conducted on site to reduce the impact on the local water infrastructure as well as to use solar panels and battery storage to limit impact on the energy grid.

This proposed mixed-use commercial site represents a critical piece of infrastructure to support the continued growth of the life sciences sector in South Cambridgeshire. By integrating logistics, energy storage, and flexible commercial space, the development will provide essential services to science parks such as Granta Park, contributing to a more sustainable, efficient, and resilient economic landscape for the region.