CAMBRIDGE SCIENCE PARK

DEVELOPMENT SPECIFICATION

SEPTEMBER 2026



AUTHORED BY: DP9

TRINITY COLLEGE CAMBRIDGE

GummerLeathes

BIDWELLS

FOREWORD

We are so proud of Cambridge Science Park. Billions of people have benefitted from the work carried out here, from the technology that treats cancer, to the systems that secure online payments, from the circuits that operate mobile phones to the materials that will make net zero packaging possible.

For 55 years the Park has generated invention, investment and employment, a cornerstone of the 'Cambridge phenomenon' and an inspiration for similar innovation hubs around the world.

But the Science Park requires continued and significant investment if it is going to continue to serve the needs of people across the globe. That is why we are submitting a masterplan for the next half century of growth, as a vibrant, collaborative and inspiring place to learn, to work and to enjoy.

Our plans will deliver 20,000 new jobs in addition to thousands more supported in the construction of this significant place. At its heart will be a new public park, the ground-breaking Park of Science, not only for the people who work in the Science Park but for the families and communities of Cambridge and the towns and villages around.

These physical plans will have their fullest impact because of our focus on education and opportunity. By bringing the Cambridge Science Centre to the Science Park we have put the foundations in place for our further ambitions, which we will develop with input from local people in the coming months. We are determined that as many children and young people as possible can explore the wonders of science and experience the reality of the amazing research carried out every day in our Science Park.

We hope you share our excitement for the huge, positive impact this plan can have for Cambridge, for our region, for our country and for the global community. This place has already done so much for so many; we want it to be able to do even more, in ways that we cannot yet even begin to imagine.

Richard Turnill, Senior Bursar, Trinity College

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1. Introduction

1.1 This Development Specification has been prepared by DP9 Ltd on behalf of The Master, Fellows and Scholars of Trinity College, Cambridge (hereinafter the 'Applicant') and GummerLeathes as the Development Managers, to support the submission of two outline planning applications for the Cambridge Science Park Masterplan (the 'Outline Planning Application', the 'Application' or 'OPA'). This application is cross boundary, and therefore one application is to be submitted to South Cambridgeshire District Council (SCDC) and the other application is to be submitted to Cambridge City Council (CCC). Both applications are identical in content.

1.2 This Development Specification should be read in conjunction with the accompanying Design Code and Parameter Plans, which form the control documents for OPA. All control documents have equal weighting and when read together set out the principles and parameters for all future Reserved Matters Applications (RMAs).

Description of Development

1.3 Planning permission is sought for the following:

"Outline planning application with all matters reserved for a mixed-use redevelopment of Cambridge Science Park in separate and severable components each representing severable permitted areas comprising:

- *Flexible employment uses including research and development, office, and workspace, industrial and storage (including data) uses (Use Classes E(g), B2, B8 and sui generis);*
- *Flexible Class E, Class F1 and F2, C1 (hotel) and Sui Generis (bar and hot food takeaway) uses to support the operation of the wider Science Park;*
- *Highway works, including new vehicular, cyclist and pedestrian roads and paths, and car and cycle parking facilities including mobility hubs with associated electric vehicle charging infrastructure;*
- *Landscape and public realm, including areas for sustainable urban drainage systems, biodiversity areas, outdoor play and sports facilities (Use Class F2(c));*
- *Utility, energy, and water facilities and infrastructure;*

together with enabling, site clearance, demolition and other associated works, including temporary meanwhile uses."

1.4 The planning application boundary is defined on 'Site Location Plan' Reference 24032-AAM-00-DR-07001 as shown at **Appendix 1** of this Document.

2. Development Content

The Application Floorspace Cap

2.1. The OPA seeks planning permission for a maximum total 'Application Cap' of 771,000sqm (GEA) within the red line.

2.2. The maximum floorspace areas in GEA sqm by land use sought through the OPA are set out in Table 1. These will be the 'Land Use Caps' and will provide an OPA wide floorspace cap per Land Use.

Use	Proposed Use (Use Class)	Max Amount (GEA, sqm)
Flexible employment uses including research and development, office, and workspace, industrial and storage (including data);	Classes E(g), B2 and B8 and Sui Generis (Data)	565,500
- **Associated Plant** [1]	N/A	35,000
Ancillary / Supporting Uses		
- **Retail, Food and Beverage and Co-working, and bars and hot food takeaway**	E(a), (b), (c) and Sui Generis (Bars and hot food takeaway)	20,500
- **Hotel and Conference**	C1 and Sui Generis	15,000
- **Community, sport or fitness facilities, creches and / or nurseries**	E(d), (e), (f) and F1, F2	18,000
- **Mobility Hubs and Multi-storey car parks**	Sui Generis	117,000
Total		**771,000**
Total (Trip Generating Development) [2]		619,000

Table 1: Outline Application Maximum Floor Areas by Land Use

The Development Zone Caps

2.3. The Development is divided into 13 Development Zones which are sub-divided into 20 Severable Zones as shown in Appendix 2 and submitted as Parameter Plan Reference: 24032-AAM-00-DR-07104.

2.4. The Development Zones (and subdivided Development Zones) are the 'severable zones' for the purpose of the outline application and recognise the complexity of the ownership structure at CSP.

2.5. Table 2 sets out the maximum GEA floorspace for each Development Zone included as part of the Outline Proposals.

[1] Non-trip generating plant areas within and external to buildings.

[2] Trip generating development omits Rooftop Plant and MSCP and is used to calculate employee numbers.

	Commercial Use Classes E(g), B2, B8 and Sui Generis [3]	Associated Plant	Retail, F&B and Co-working Uses E(a), (b) and (c) and Sui Generis [4]	Hotel and Conference Uses C1 and Sui Generis	Community, sport or fitness facilities, creches and / or nurseries Uses E(d), (e), (f) and F1, F2	Mobility Hubs and MSCP Sui Generis	Max Amount (GEA, sqm)
D1	122,000	19,000	3,500		4,000	38,000	**183,000**
D2	130,000	14,000	1,500			17,000	**163,000**
D3	92,000	8,000	600			17,000	**118,000**
D4	56,000	6,000	1,100				**63,000**
D5	68,000	3,000	250			10,000 [5]	**71,000**
D6	76,000	9,000	2,600				**88,000**
D7	89,000	7,000	6,700				**103,000**
D8	51,000	4,000	1,400			18,000	**74,000**
D9	35,000	5,000	3,300	15,000	3,000		**61,000**
D10	62,000	5,000	250		10,000	17,000	**94,000**
D11	43,000	2,000	800				**46,000**
D12			500		500		**1,000**
D13							**0**

Table 2: Development Zone floorspace Caps (sqm GEA)

2.6. It is important to note that floorspace caps are total (gross) floorspace and not (net) additional floorspace figures.

2.7. Table 3 sets out the existing floorspace assumptions and how recently approved schemes sit within (and are not in addition to) the figures shown in Table 1.

	GEA (sqm)	GEA Cumulative Areas (sqm)
Existing Floorspace		234,846
Approved (440 CSP)	14,062	248,908
Resolution to Approve Brockton, Fenway (210 -240 CSP)	83,172	332,080
Additional floorspace	438,920	771,000
Proposed Total Floorspace		**771,000**

Table 3: Floorspace assumptions

[3] Employment uses including research and development, office, and workspace industrial and storage (including data – Sui Generis) uses.

[4] Sui Generis – bar and hot food takeaway

[5] Reflects existing MSCP and is not included as additional floorspace within this Development Zone.

2.8. The amount of floorspace that could come forward is therefore controlled by a maximum GEA cap by Development Zone (The Development Zone Cap) as set out in Table 2, maximum GEA cap by land use as set out within Table 1 (The Land Use Cap) and for the Development as a whole (The Application Cap) of 767,000sqm. This has been arrived at following extensive testing by the Applicant and Design Team and is justified in the documents supporting the planning application.

3. Implementation and Delivery of the Proposed Development

Severability

3.1 Each Severable Zone is capable of being delivered independently and is considered to be severable for the purpose of the OPA. This ensures that, should long leaseholders choose to submit stand-alone (drop in) applications, the Outline Application will still stand and be capable of implementation.

3.2 If a part of a Severable Zone is delivered independently as a stand-alone planning application:

- The remainder of the Development Zone is still bound by the approved Development Zone cap.
- No further reserved matters applications can be submitted within the remainder of the Development Zone where doing so will exceed the Development Zone's individual floorspace cap (taking into account the floorspace from any drop in application), regardless of whether other Development Zones come forward.
- The remainder of the Science Park, as a whole remains, subject to the overall site-wide Land Use Cap and Application Caps thereby restricting any further reserved matters applications where doing so will exceed one or other of those caps.

Implementation

3.3 The Proposed Development comprised within the OPA will be subject to the submission of Reserved Matters details for approval ('RMA') which will be required to be in accordance with the Design Code, Development Specification and Parameter Plans.

Appendix 1 – Site Boundary (Red Line)



0 20m 40m 60m 80m 100m

scale bar: 1:2500 @ A1

N

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres unless noted otherwise. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The Architect must be notified of any discrepancy. Boundaries are indicative only and are to be verified by others. Where building components are described in the specification as Descriptive Specification - (Contractor Design) elements shown on this drawing pertaining to those components are to be read as "Issued for Design Intent only".

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REV	DATE	DESCRIPTION	CKD
P1	01/05/2026	PLANNING APPLICATION	EM

REV	DATE	DESCRIPTION	CKD

REV	DATE	DESCRIPTION	CKD

KEY

Planning application boundary

Site Area 61.6 Ha

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A&M JOB NO: 24032_01

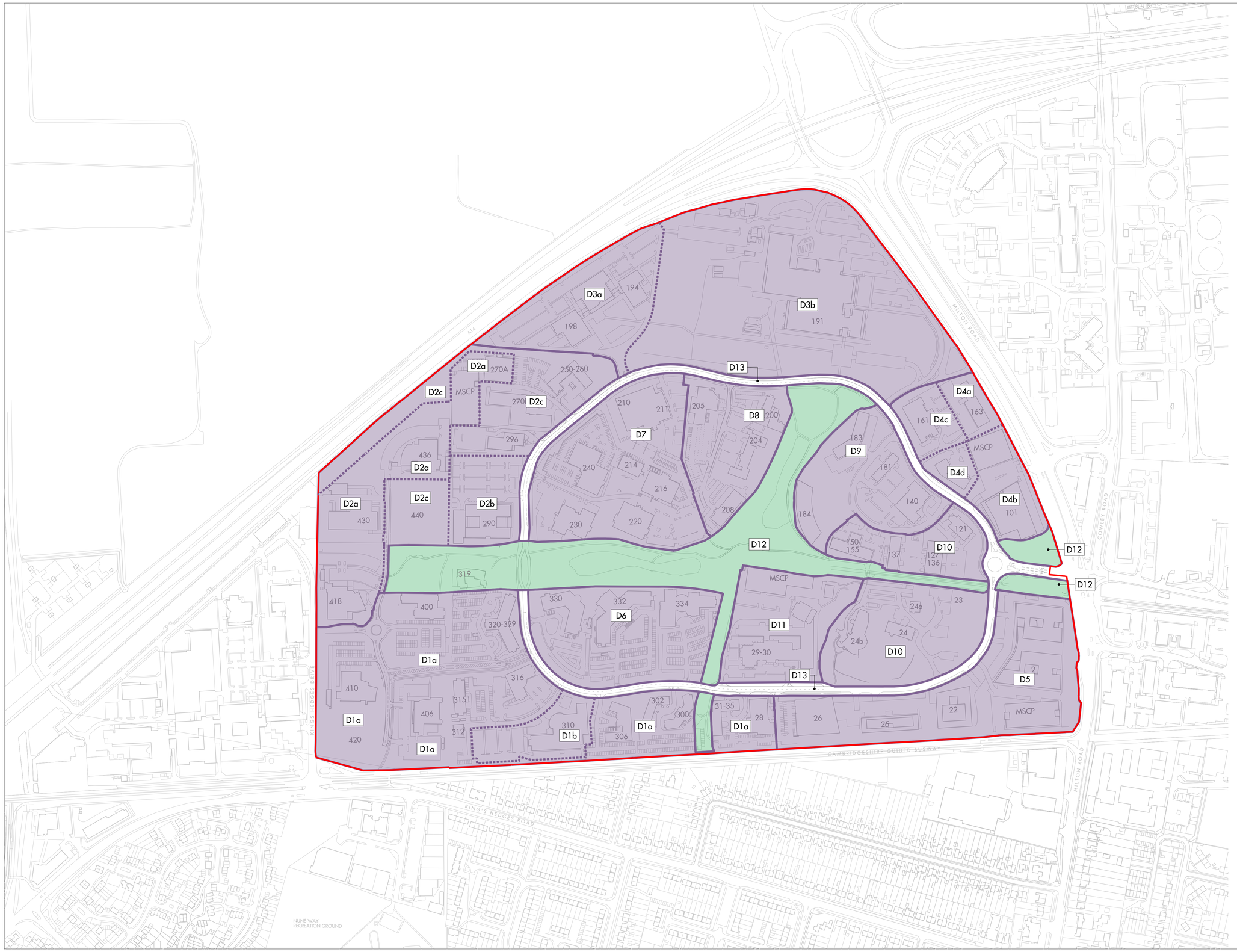
Cambridge Science Park: Outline Masterplan

SITE LOCATION PLAN
PLANNING: EXISTING
24032-AAM-00-DR-07001

SCALE 1:2500 @A1 1:5000@A3

P1
Revision

Appendix 2 – Development Zones



- Site boundary (DZ.01)
- Development zone (DZ.02)
- D12 - The Park (DZ.03)
- D13 - The Street (DZ.04)
- D12 Zone / Subzone reference
- Development Zone subdivided into Severable Zones

Note:

Existing building plot numbers shown

'Development zones' define areas given in the Development Specification

Development zones are subdivided into severable zones, e.g. 4a, b, c and d and are severable along plot boundaries

Refer to the Design Code for Development Zone Masterplan requirements (DZ.07)

0 20m 40m 60m 80 100m
scale bar: 1:2500 @ A1

Do not scale from this drawing. Use figured dimensions only. Figured dimensions are in millimetres unless noted otherwise. All dimensions and levels shall be verified on site before proceeding with works. Detailed site survey to be carried out to verify positions and level relationships with site features and ordnance survey. The Architect must be notified of any discrepancy. Boundaries are indicative only and are to be verified by others. Where building components are described in the specification as Descriptive Specification - (Contractor Design) elements shown on this drawing pertaining to those components are to be read as "Issued for Design Intent only".

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REV	DATE	DESCRIPTION	CKD
P1	07/05/2026	PLANNING APPLICATION	EM
P2	14/08/2026	PLANNING APPLICATION	EM

REV	DATE	DESCRIPTION	CKD

REV	DATE	DESCRIPTION	CKD

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A&M JOB NO: 24032_01

Cambridge Science Park: Outline Masterplan

PP04_DEVELOPMENT ZONE PARAMETER PLAN PLANNING: GENERAL ARRANGEMENT

24032-AAM-00-DR-07104

SCALE 1:2500 @A1 1:5000@A3

P2
Revision

Cambridge
Science Park

