

Welcome

We have submitted an Outline Planning Application to Greater Cambridge Shared Planning for determination. The masterplan aims to create a distinctly different place from the Cambridge Business Park of today, bringing together workspaces, homes, amenities, leisure and green spaces to create a more connected neighbourhood for Cambridge.

Our proposals have been shaped through two years of extensive public consultation and engagement. Feedback from local people, businesses, community organisations and stakeholders has helped to inform our plans and we are grateful to everyone who has taken part.

About us

The Crown Estate manages land and property across England, Wales and Northern Ireland, acting independently and commercially to support the nation's future. Through a long-term approach to investment and stewardship, we create lasting value for communities, the economy and the environment. This approach underpins our ambition to transform Cambridge Business Park into a mixed-use centre for a globally significant innovation district.

▼ Illustrative aerial view of the proposed masterplan development



Shaped through engagement

Since introducing our vision for the future of Cambridge Business Park in 2024, we have carried out three rounds of creative and accessible engagement to help shape the masterplan.

Conversations with:

1,100+

local people

349

students/children via schools and youth organisations

50+

stakeholder meetings

40+

engagement events, including a Science Showcase, panel discussions, and youth workshops

840

local homes door-knocked

3

community panels with the Ideas Exchange

99+

feedback forms received

36,000

flyers distributed

Promotion and coverage through local media:

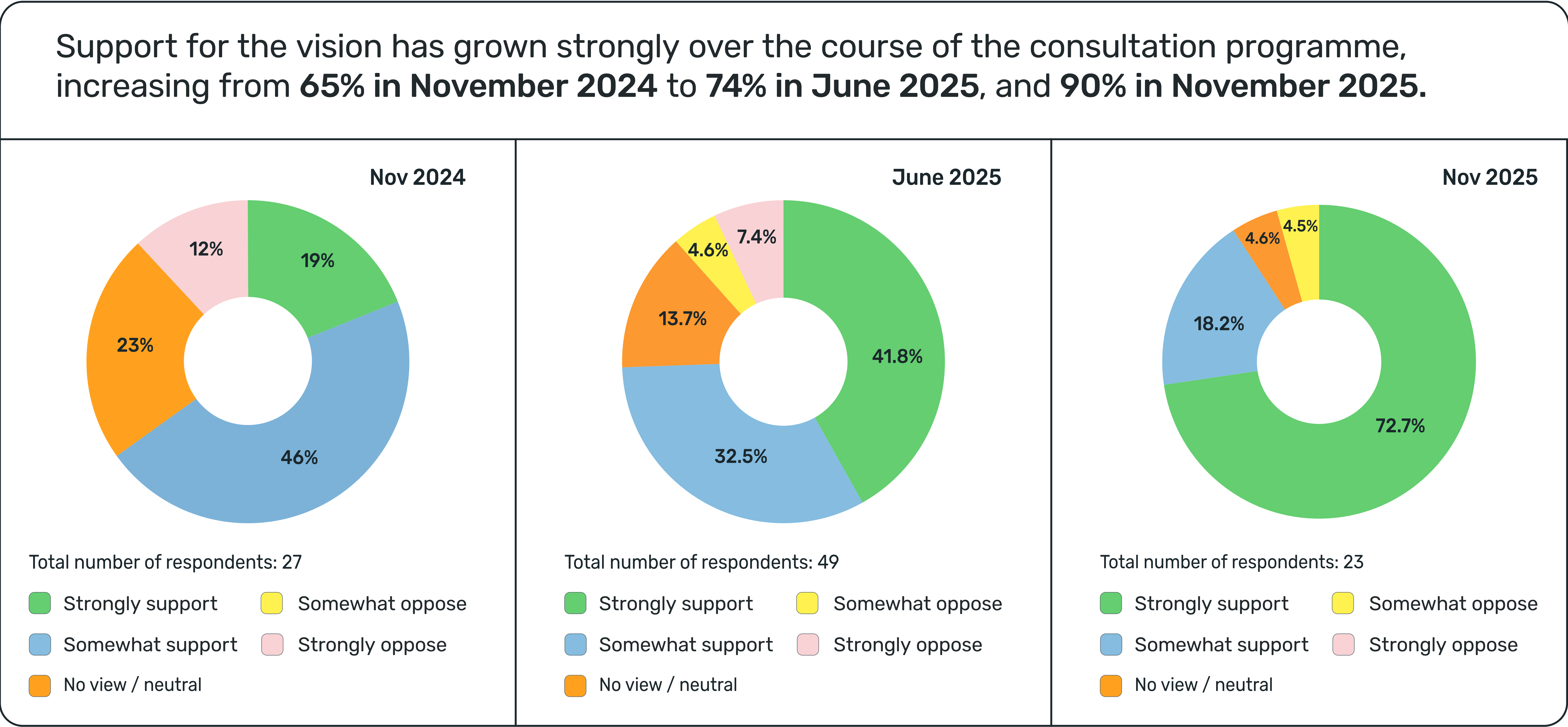
480,000+

social media impressions, resulting in...

7,900+

website visitors

Throughout the consultation process, people have shared thoughtful and constructive views on the future of the Park, helping us better understand local priorities, including **new homes, transport and connectivity, sustainability and biodiversity, height and massing, water conservation, and the accessibility of community spaces.**



Where local social impact meets national mission-led innovation

Today, Cambridge Business Park is closed on three sides, designed around car travel and functions purely as a workplace from 9 to 5.

Our Vision is to create a place distinctly different from the Park of today: **a new centre for a globally significant innovation district**, shaped by high-quality ground-floor spaces and built on the foundations of a long-term social impact legacy.

The regeneration will deliver a vibrant mixed-use destination, bringing together a variety of homes, workspaces, public realm, amenities, leisure, entertainment, restaurants and cafés. This connected neighbourhood, where everyday life and discovery come together, will have a national impact. This vision will be realised through four interconnected themes:

Future Fit

Meaningful now, pioneering in what’s new and resilient to what comes next, the Park will, through the lens of long-term stewardship, become a people-centred environment that adapts over time to meet the needs of visitors and residents.

Innovation Integrated

Inspiring, accessible, educational and tactile, innovation will be woven into everyday life, creating a place where discovery, creativity and learning are part of the everyday experience.

Open House

Welcoming, connected and open to all, the site will become part of the wider fabric of Cambridge and the local area, physically stitched into its surroundings so that it feels less like a standalone business park and more like an integrated part of the city.

The Difference

Visibly innovative and physically connected to the wider area. The difference lies in the kind of place the masterplan will enable the Park to become: one that improves daily experience, broadens access to opportunity, and creates lasting value for Cambridge and the surrounding community through a richer mix of uses, spaces and connections.



▼ Illustrative CGI of the courtyard in the Testbed character area

A clear and flexible framework for the future

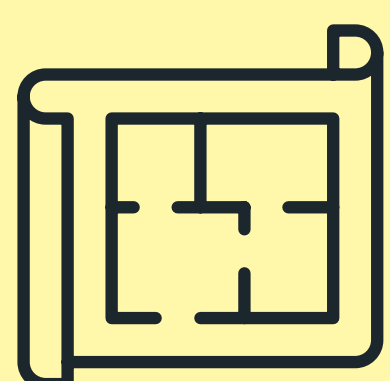
What we heard from you

That you wanted a clearer explanation of what is fixed and what could change; a better sense of how the plans could look in practice; more information on phasing and delivery; and clearer routes and connections across the Park.

At this stage, the Outline Planning Application establishes the overarching principles for the site, including building heights, the extent of development, access arrangements, and public spaces. Detailed designs will be brought forward through future planning applications, providing further opportunities to help shape the Park as it evolves.

Our Commitments

The Outline Planning Application is made up of several components that establish the masterplan design framework and guide how the Park could be developed in the future:



Parameter Plans are drawings that set out the overall shape and maximum amount of development in each part of the site.



Development Specification is a document that explains what different parts of the site could be used for, such as homes, workspaces or other facilities, and the amount of development proposed.



Design Code is a document that sets out the design principles and quality standards for buildings, spaces, movement, landscaping, layout and scale.

Helping to bring our outline planning proposals to life, **the Illustrative Masterplan is a supporting document** that provides an example of one way Cambridge Business Park could evolve over the next 10-15 years, demonstrating how the masterplan could be delivered over time.

What comes next?

This framework is clear, flexible and adaptable, enabling future proposals to respond to changing needs while remaining guided by agreed design principles.

As the project moves forward, we will continue to work closely with the community, local partners and occupiers to co-ordinate delivery and minimise disruption. Development would come forward in phases, helping to reduce impacts on existing customers, neighbours and visitors.



▼ Illustrative CGI of the Main Square, a new public square that could host events, markets, cafés and shops

New open spaces and community facilities

What we heard from you

That green spaces should feel genuinely open, welcoming and usable beyond working hours, with a strong interest in sport, recreation and flexible community space.

As a result, we're...

Creating a network of public spaces, community facilities and active ground floors that support wellbeing, play and social life, making the Park open and welcoming. Shaped by engagement with local schools, charities including The Phoenix Trust, accessibility workshops and a Public Art Working Group, the future Park will continue to evolve in response to local needs.

The public spaces are intended to make the Park welcoming to a wider range of people, including local residents, young people, families, community groups and visitors. Creating buildings that feel lively and welcoming at street level, with accessible facilities connected by attractive public areas that are easy to move through, creating places to meet, relax and spend time throughout the day, into the evening and at weekends.

Public art would bring colour and creativity to the Park, helping to create an inclusive and engaging environment through features such as sculptures, events and hands-on activities for everyone to enjoy.

The illustrative masterplan shows:

- A new 'Main Square' for community use, wellbeing, sport, charitable activities, play, recreation and informal gathering.
- A new park with space for outdoor sport and children's play, supported by landscaped routes and green spaces that encourage movement, wellbeing and social connection.
- A central green spine connecting spaces across the Park.
- Up to 85,000 sq ft Gross External Area (GEA) of new food, retail and leisure space including shops, restaurants, bars, and cafes.
- Around 6.6 acres of new publicly accessible space across the Park.
- Around 43,000 sq ft (GEA) of play and open sports spaces for community use.

▼ Illustrative CGI view of community green spaces in the Park Edge character area



A more sustainable future

What we heard from you

Sustainability should be visible, credible and backed by clear commitments. You supported refurbishing buildings, cutting carbon, using water carefully, and looking after green spaces, drainage and habitats for the long-term. You also raised concerns about water scarcity, drainage and wastewater capacity, and highlighted interest in water features that are both practical and attractive.

As a result, we're...

Embedding sustainability from the start through clear targets, a reuse- and retrofit-led approach, and visible environmental innovation in everyday life, including water-sensitive design and long-term care for green spaces, habitats and drainage.

Sustainability will shape how the Park is designed, built and managed, in ways that are both practical and forward-looking.

Retaining buildings and reusing materials will reduce carbon and reinforce character, making sustainability part of the Park's everyday look and feel.

Water is central to the strategy, with measures such as rainwater harvesting, blue roofs, sustainable drainage systems (SuDS) and drought-tolerant planting to reduce irrigation and improve resilience.

The masterplan also delivers a Biodiversity Net Gain, new habitat creation, and long-term stewardship, with sustainability evident in green infrastructure, more planting, reused materials, and water features. Together, this will create a lower-carbon, more resilient Park, with opportunities for Park users to interact with nature.

The illustrative masterplan shows:

- A reuse and retrofit-first approach, where possible.
- Buildings targeting high environmental and wellbeing standards.
- A 55% reduction in water use relative to standard benchmarks for developments of this scale – saving around 6 million litres annually once complete, through innovative and sustainable design.
- Rainwater harvesting, blue roofs and SuDS to manage water over time.
- Up to 20% Biodiversity Net Gain across our site ownership.
- Around 450,000 sq ft (GEA) of natural habitats across the site including natural urban orchards and wildlife ponds.
- Over 500 trees across the site, an increase of around 100 trees overall.
- Visible sustainability measures in the public realm, including reused materials, water features and green infrastructure.

✓ Illustrative CGI of new public spaces within Green Loop



Better routes, safer connections

What we heard from you

That existing routes around the Park can feel fragmented, confusing or unsafe, especially after dark, and that accessibility must go beyond Blue Badge parking and work for a wider range of needs.

As a result, we're...

Designing clearer and safer connections, with inclusive design principles embedded throughout the public realm, helping make the Park easier to navigate, better connected and more welcoming for everyone.

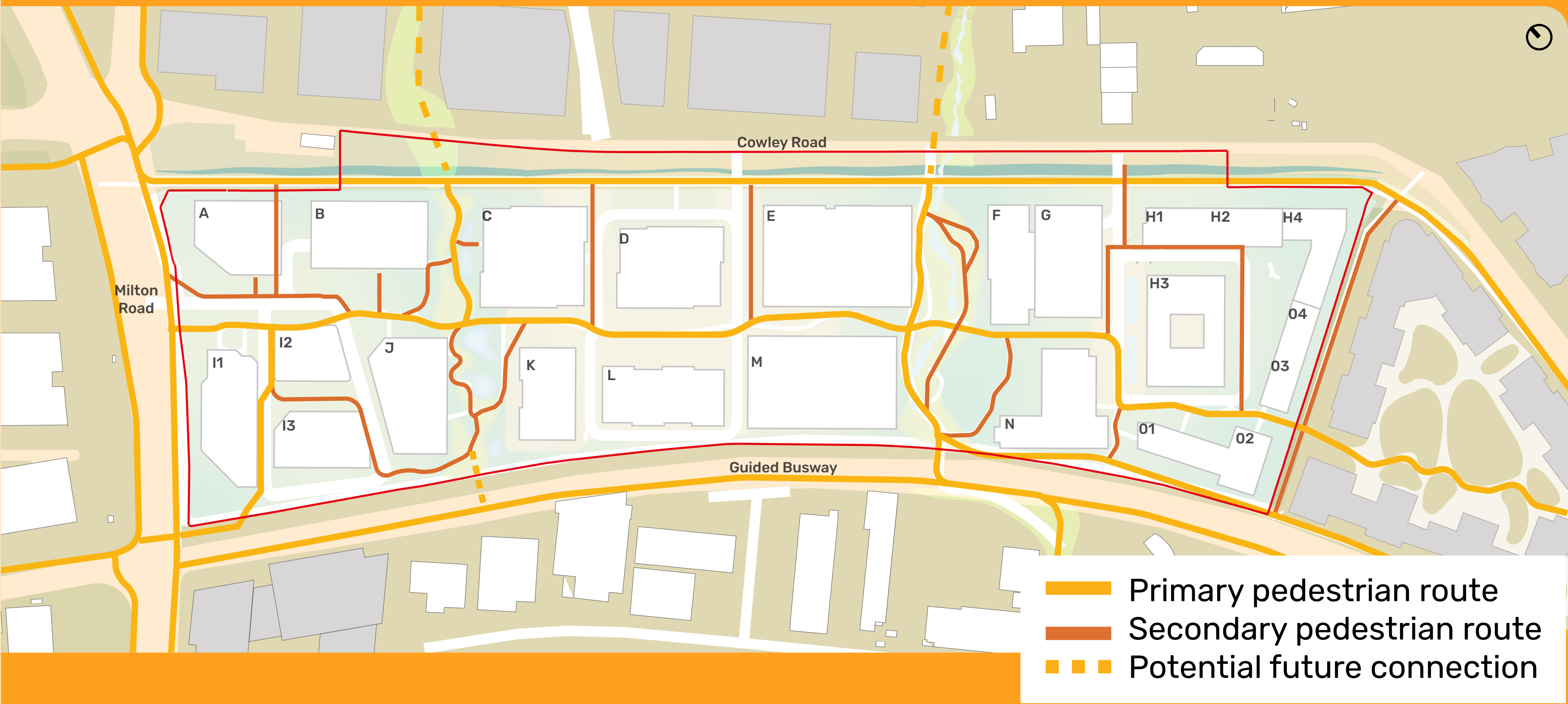
The masterplan creates a clearer hierarchy of walking, vehicle and cycling routes, designed to make movement through the Park more intuitive, welcoming and inclusive. It aims to improve permeability, remove barriers and make routes feel more continuous.

Routes are designed to be better lit, easier to follow, and more user-friendly after dark, with inclusive design principles embedded throughout.

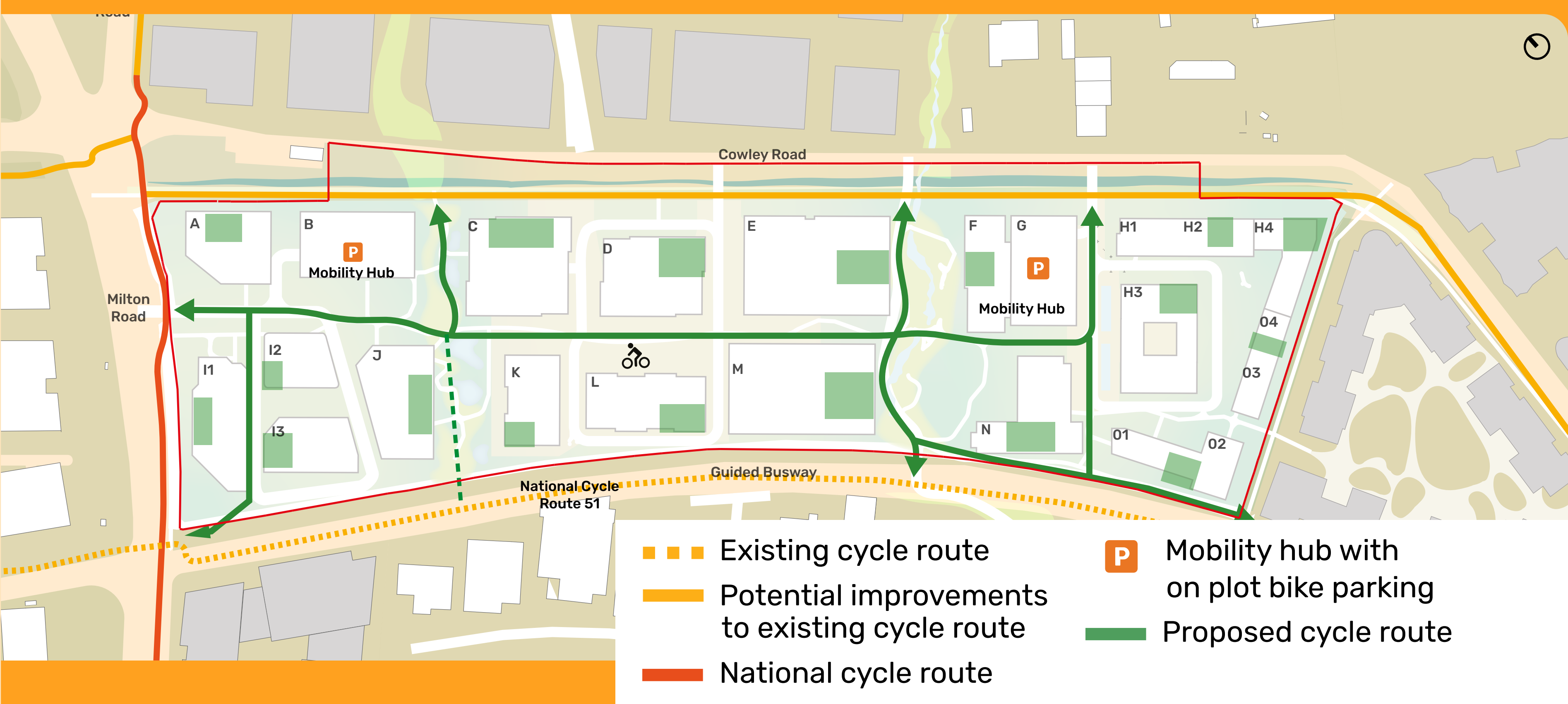
The illustrative masterplan shows:

- A new network of designated walking and cycling routes across the Park.
- Up to nine new access points into the site, improving connectivity beyond the existing two access points and diverting movement away from unsafe informal routes.
- Up to three new pedestrian access points from the Guided Busway, including provision of a new bus stop and crossing.
- Segregated active travel and vehicular entry, with up to two new vehicular, pedestrian and cycle access points from Cowley Road.
- Up to two new pedestrian and cycle access points from the south-eastern site boundary, linking with Cambridge North Station.
- Better lighting, clearer wayfinding and safer routes, especially after dark.
- Inclusive access through step-free routes, tactile surfaces, resting points and welcoming public spaces.

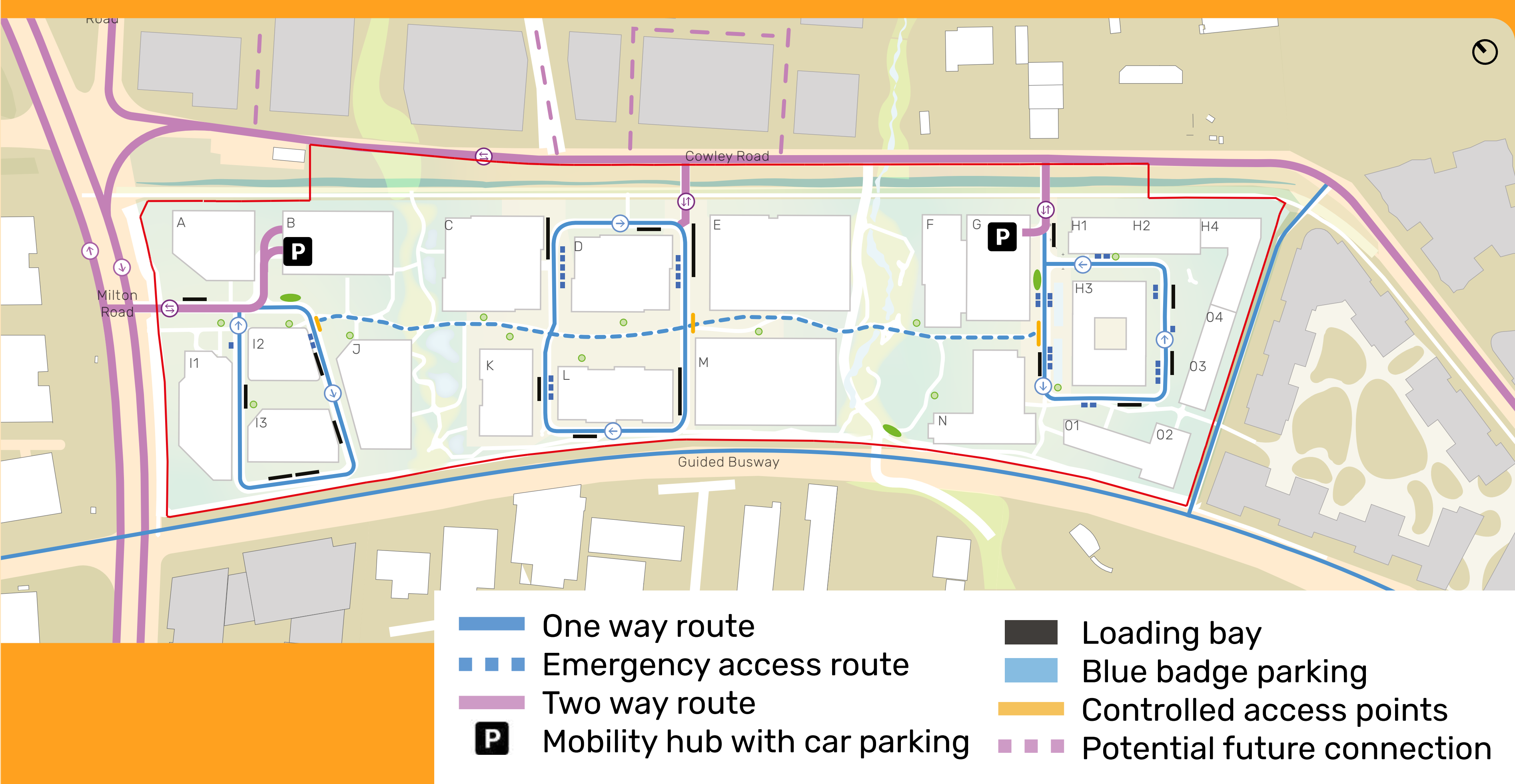
Pedestrian movement



Cycle movement



Vehicle movement



Supporting sustainable travel

What we heard from you

That public transport integration is essential to reducing car reliance. Parking remains a polarising issue, with concerns about displacement to surrounding streets and the need to keep the Park accessible for people with fewer travel alternatives.

As a result, we're...

Adopting a balanced approach to active travel: supporting public transport, walking and cycling, while keeping practical access for those who need to drive. This includes consolidating parking into mobility hubs, providing a new Guided Busway stop and crossing, and phasing delivery so changes to parking and access are aligned with wider sustainable travel improvements.

The plans provide car parking by consolidating it into new mobility hubs, preserving access for those who need to drive, while freeing up the Park's streetscape and public realm for people and community activity.

We recognise concerns about parking displacement and local access. As the project progresses, we will continue working with transport authorities and other statutory bodies so that changes are phased carefully, impacts are managed and permeability is maintained.

The illustrative masterplan shows:

- A new bus stop and crossing on the Guided Busway to support sustainable access to the site.
- Two new mobility hubs with 2,700 cycle parking spaces, e-bikes, scooters, lockers, showers, shared cars and EV charging.
- A balanced car parking approach, with 1,000 spaces reprovided from the 1,200 currently on site.

▼ Illustrative CGI of the mobility hub within the Testbed character area



Delivering a variety of new homes

What we heard from you

There should be a balanced housing mix, including affordable and family-sized homes, alongside queries about infrastructure, co-living, and how it fits into Cambridge’s housing needs.

As a result, we’re...

Providing a clearer explanation of the housing types proposed within the 500 homes and demonstrating how the plans have been designed with the flexibility to respond to local needs, while remaining deliverable over time.

We’re proposing a mixed-tenure housing offer of up to 500 homes, including policy-compliant affordable housing, as part of a more varied and inclusive neighbourhood. Housing delivery remains subject to the environmental constraints linked to the Cambridge Waste Water Treatment Plant odour zone, and the plans have been designed to remain flexible while those wider issues are resolved.

Our proposals allow for the inclusion of co-living as part of the housing mix. This is intended as a well-managed option for single renters and couples, helping meet Cambridge’s housing needs.

The illustrative masterplan shows:

- Up to 500 new homes, including 40% affordable housing, with potential for co-living units.
- Homes located alongside green spaces, amenities and transport connections.
- A phased approach to delivery, aligned with infrastructure capacity and future detailed planning stages.

▼ Illustrative CGI of the Mixed-Use Neighbourhood



Height and massing

What we heard from you

That views on height are mixed. Some people felt taller buildings could help create character, improve wayfinding and mark the gateway to the innovation district, while others wanted reassurance that the plans would remain sensitive to Cambridge's local context, historic character and townscape.

As a result, we're...

Adopting an approach to height that is purposeful and sensitive to existing context. Marker buildings will signal the location of the innovation district, while supporting activity and freeing up more space at ground level for public realm, landscape and everyday amenities.

Our approach to height and massing has been shaped by your input. Buildings of varying heights aid placemaking, acting not only as area markers, but supporting greater activity and intensity. They will also help create a clearer, more connected place that fits with the wider growth of North East Cambridge.

The masterplan proposes three marker buildings at key points where routes and views converge. These taller buildings are intended to help signal important junctions, strengthen the emerging innovation district and create a more varied skyline. Concentrating height in a small number of locations also helps free up more space at ground level for public spaces, landscaping and community facilities.

The proposals have been tested throughout the design process to ensure taller elements sit appropriately within the wider skyline, with good separation between them and a varied building profile. In response to feedback, the tallest building has been reduced by two storeys.

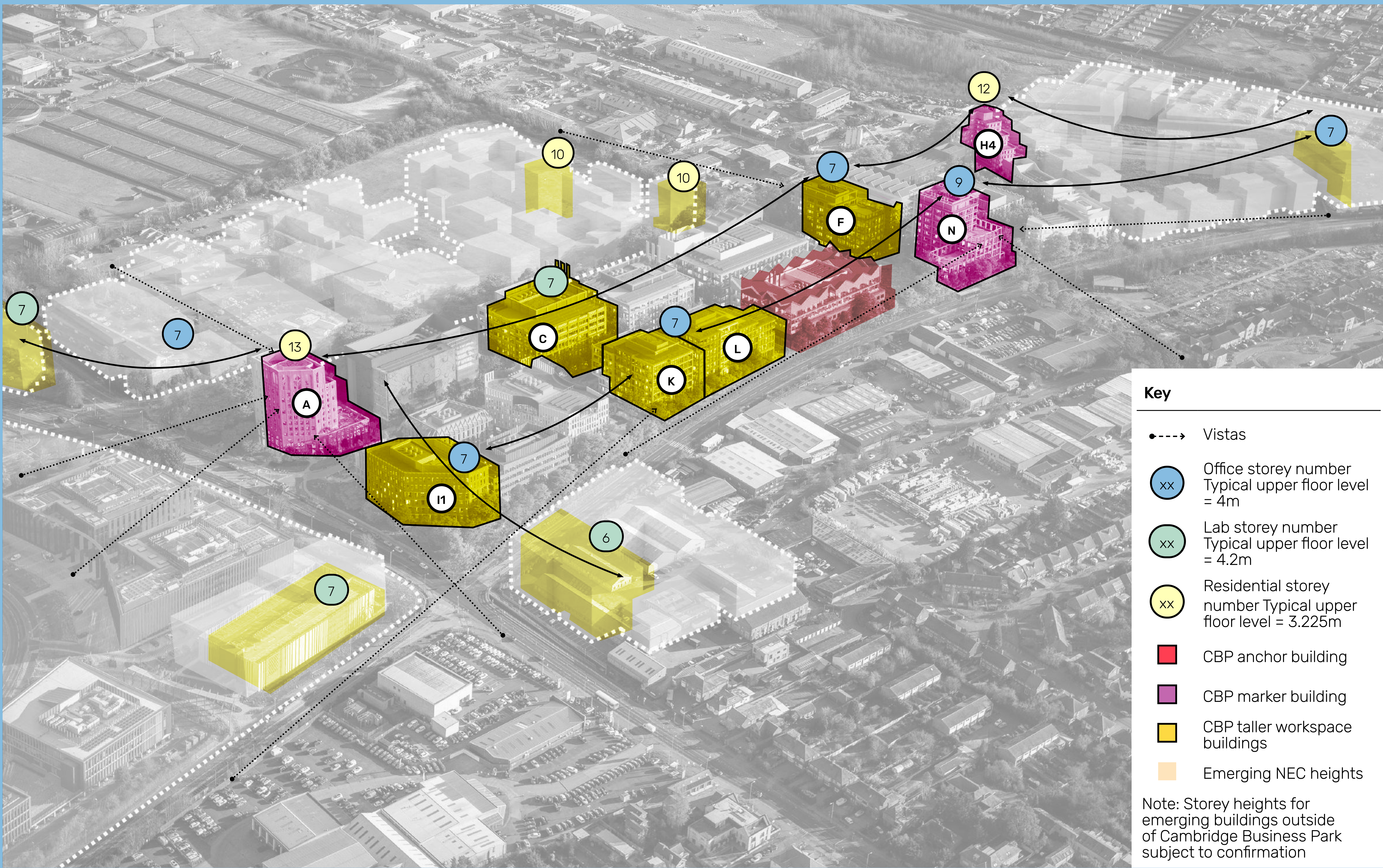


Diagram of height strategy

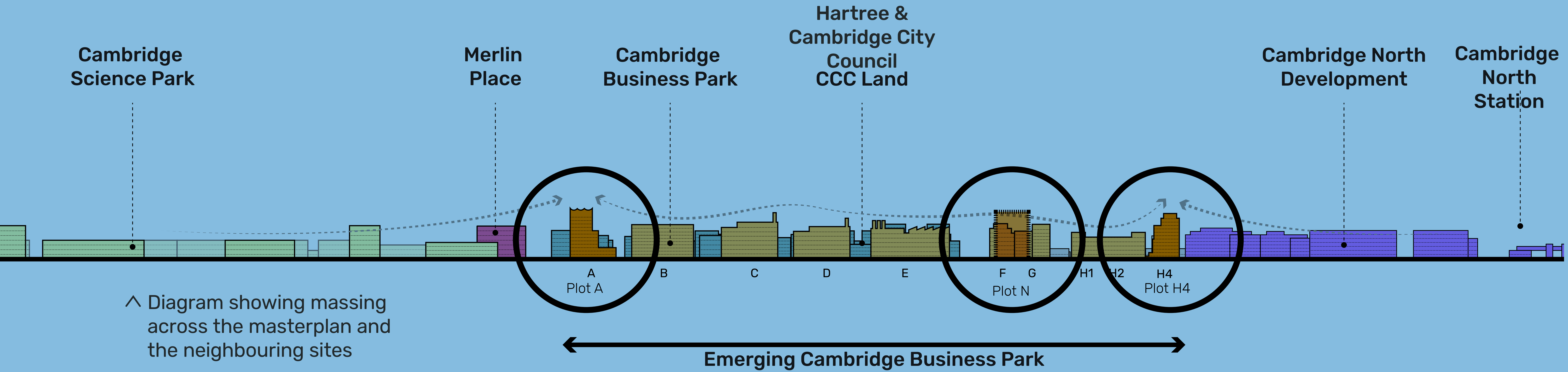


Diagram showing massing across the masterplan and the neighbouring sites

Enabling inclusive opportunities

What we heard from you

That opportunities linked to the Park should be inclusive and proactively reach people who face barriers to participation and employment. You also said local people want clear pathways into science, tech and cleantech careers, supported through schools, training and community partnerships.

As a result, we're...

Using long-term stewardship and partnership working to help open up the innovation economy, with skills programmes, school engagement, community partnerships and inclusive routes into future jobs and careers.

Opening up skills, jobs and support for more people

The Park should be a vibrant, inclusive and forward-looking place, where opportunities are easier to see, easier to access and shaped to benefit a wider range of people. Social value has been built into the project from the beginning through partnerships, school engagement, workshops and community initiatives.

As the Park evolves, our ambition is for it to support not only jobs and innovation, but also skills, confidence, wellbeing and clearer pathways into future careers, especially for people who are too often excluded from these opportunities. The masterplan will support a range of jobs, alongside space for community wellbeing, sport and charitable activities.

We are already working with schools, colleges, charities and community organisations, including King's Hedges Primary, Trumpington College, Cambridge Regional College, North Cambridge Academy, the Phoenix Trust, Form the Future, the Greater Cambridge Youth Engagement Service, the Ideas Exchange and Cambridge Science Centre to help make opportunities more visible, relevant and reachable. A Charity Hub is already operating at the Park, with seven local charities based in Byron House at a subsidised rate.

The illustrative masterplan shows:

- A future Park that could support over 8,000 jobs.
- Up to 30,000 sq ft GEA of space dedicated to community use, wellbeing and charitable activities.
- Long-term skills pathways into STEAM careers for local residents.
- Partnerships with schools, colleges, charities and community organisations.
- A future Park that helps connect local people, learning and employment opportunities more directly.

▼ Illustrative CGI of the Community Hub within the Park Edge character area



Thank you and next steps

Thank you for taking part in our engagement programme and providing feedback over the past two years. Your input has been invaluable in shaping our masterplan.

The Outline Planning Application has been submitted to Greater Cambridge Shared Planning. As part of the formal planning process, residents, businesses and stakeholders will be able to review the proposals and make comments.

We'll continue to share updates as the project progresses through determination and beyond.

Timeline for consultation and wider project:



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 | Cambridge Business Park

▽ Illustrative CGI of the colonnade within the Main Square character area

