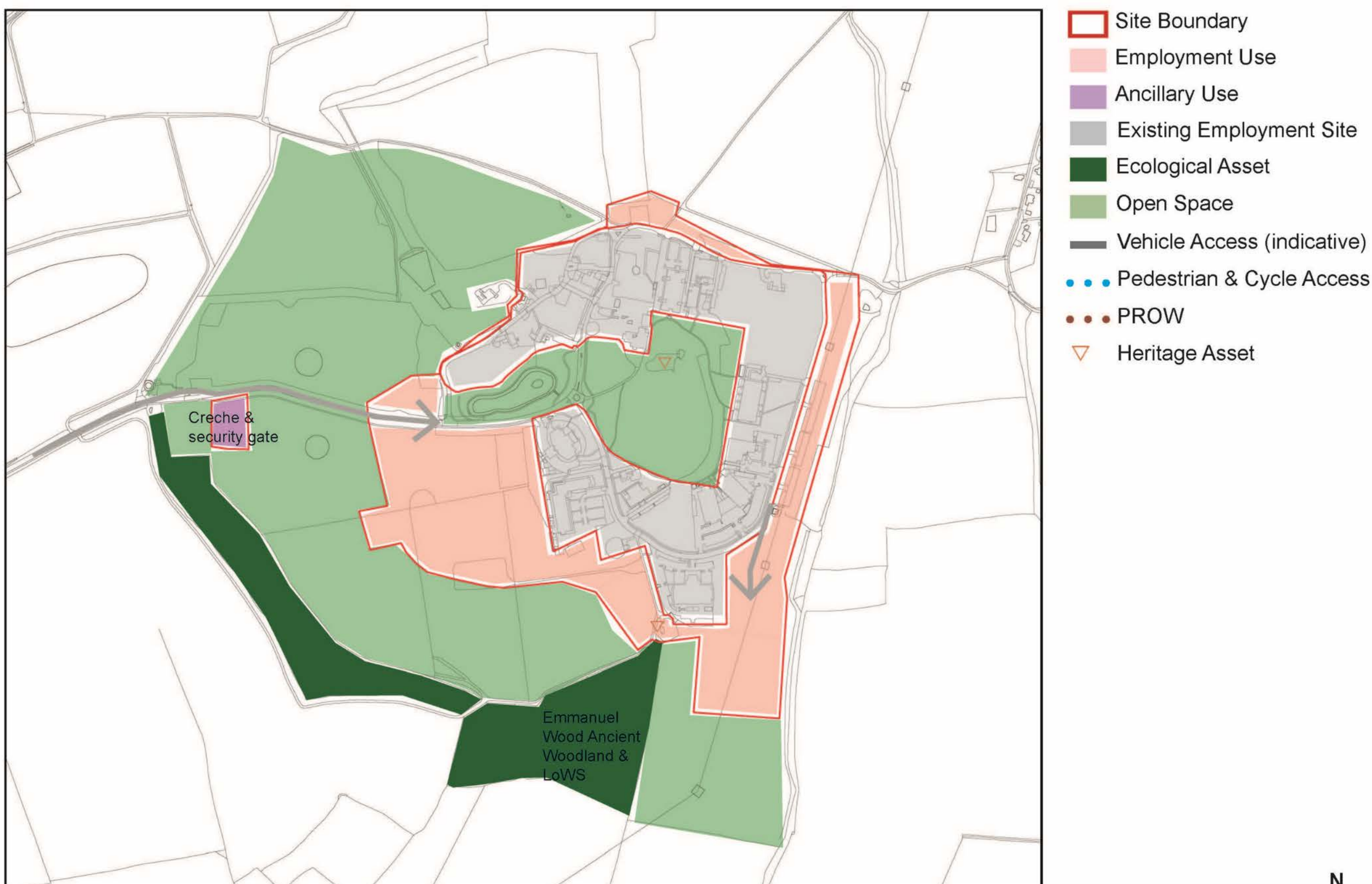


Chesterford Research Park

Site Area: 100 hectares (13.5 hectares approximate developable area)

Proposed Uses: Employment Use (Research and Development) plus ancillary creche, leisure, shared office floorspace and café.



Please note: This plan is for illustrative and indicative purposes only. Any proposals that come forward under this framework will be subject to full scrutiny by the local planning authority.



Design Principles

- The comprehensive masterplanning of the site will include the delivery of additional research and development (R&D) buildings around the existing Research Park. The uses to be delivered on the site should be in line with the requirements detailed in Core Policy 4 and Core Policy 6 and the need identified in the Employment Needs Assessment Update 2023. Ancillary development of a creche outside the security perimeter (so that non-Park employees can access it) alongside outdoor (so that non-Park employees can access it) alongside outdoor sports and recreation facilities (including a pavillion building with changing rooms) and a proportionate amount of additional café/ food and beverage/ shared offices will also be supported to increase the self-sufficient of the Park as a secure, standalone 'campus-style' employment destination.
- Surface car parking, cycle parking and footpaths to be located underneath the electricity pylons to make efficient use of the eastern part of the site.
- Integrating new development into existing character of Chesterford Research Park.
- Provision of a mix of unit sizes to cater for R&D demand from smaller businesses and providing grow-on space for existing businesses, and potential HQ facilities.

Refer to the Site Development Templates Appendix 2B for details.