

Savills Planning secures greenlight for £250m science park masterplan

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[Savills Planning](#) on behalf of client Bruntwood SciTech has secured permission for a £250m masterplan at Melbourn Science Park that will support Cambridge's world-leading science and tech sector.

The joint venture partnership between Bruntwood, Legal & General and Greater Manchester Pension Fund will provide up to 390,000 sq ft of specialist lab and office space for up to 75 businesses.

The project will be delivered over a number of years and will help supercharge the UK's science and technology sector, as well as provide additional economic return for the local area and wider region.

The permission was granted following the conclusion of the Planning Performance Agreement with the Greater Cambridgeshire Planning Department and three public consultations – with Savills Planning teams in Cambridge and London advising throughout the application.

Andy Moffat, head of planning at Savills Cambridge, said: "We have a strong track record of working with and advising the science parks in and around Cambridge and are delighted to have secured this latest permission for Bruntwood SciTech.

"Cambridge is a world leader in the science and tech sector, with [our own research](#) identifying the need for further investment and sustainable development if the city is to meet growing demand for lab and office space.

"Bruntwood SciTech and their partners have some very exciting plans and we look forward to supporting them as they bring them to fruition in the years to come."

Featuring biophilic, sustainable and wellbeing-oriented design, the proposals include the refurbishment of three existing and construction of six new buildings, which offer co-working, leased and managed lab and office space to accommodate the life science, tech and innovation sector, from startups through to international R&D centres of excellence. There will also be new breakout spaces to support collaboration, and enhanced wellbeing amenities.

Transport provision is due to be improved with a multi-storey car park including EV charging points, a cycle store with repair and maintenance stations, and cycle hire. A new shuttle bus service is also being considered between Melbourn Science Park and Meldreth station.

A publicly accessible campus is part of the plans, that opens up the science park to the local communities of Melbourn, Meldreth and Royston villages, including a new village green leading through to a gastropub and 18 bedroom boutique hotel. Proposals also include new walking routes through the park's landscaping and wetlands, and biodiversity increased by up to 30% with an additional 275 trees planted, and natural habitats nurtured with bird and bat boxes, and large planting areas created that promote pollinators, foraging and overall diversity.

All new buildings within the science park's masterplan are targeted to be net zero carbon in construction and operation within their communal spaces. Retained buildings will be upgraded to maximise energy efficiency, and as much of their existing fabric will be kept where possible. Carbon emissions will be reduced through an energy efficient heating network that links heating and cooling between buildings and is connected to all-electric air source heat pumps.

The masterplan transforms the park into being 100% electric, targets EPC A Ratings across all buildings, and includes 600 sq metres of solar panels. Blue-green roofs will also be installed on five of the new buildings to ensure water drainage is sustainable, supporting the campus' biodiversity.

Daron Williams, building consultancy director for Bruntwood SciTech, the UK's largest dedicated property platform serving the nation's innovation economy, said: "Approval of our transformational plans for Melbourn Science Park means we can progress forwards with providing much needed, world-class lab and office space for high-growth science and tech businesses who want to be at the heart of Cambridgeshire's innovation ecosystem. It is also a sign of our continued commitment to supporting the growth of the life science sector right across the UK, helping businesses to innovate, collaborate, grow, and compete globally.

"The park has a long history as a centre for scientific innovation and we are proud to be able to continue and build on this legacy, and also connect startups, scaleups and global businesses who locate here to our UK-wide community of more than 1,100 companies."