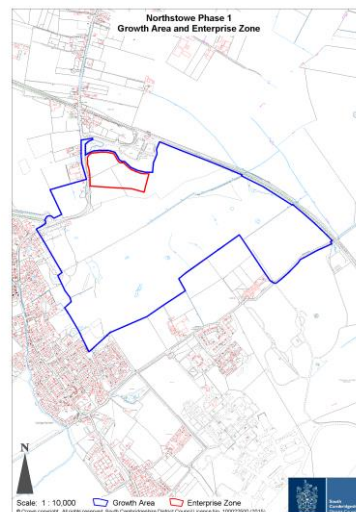


Summary of Sites Forming Cambridge Compass Enterprise Zone

Northstowe,

As a new town, with clear deliverable economic objectives demonstrated in its own Economic Strategy, the Enterprise Zone will be an attractive proposition to kick start commercial enterprise on the development. The site in phase 1 comprises of 5 ha of employment land from general office uses to light industrial. It is at an earlier stage than the other sites aiming to bring forward early employment opportunities and help shape the emerging community.

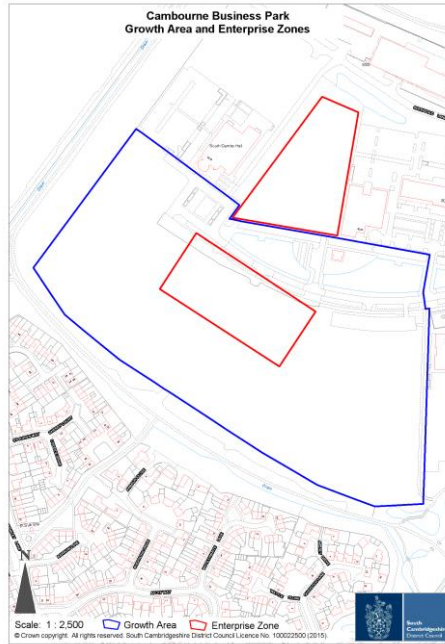
Northstowe Phase 1 is underway, with the first application for homes submitted. The commercial land in phase 1 will be ready for occupation early next year.



Cambourne

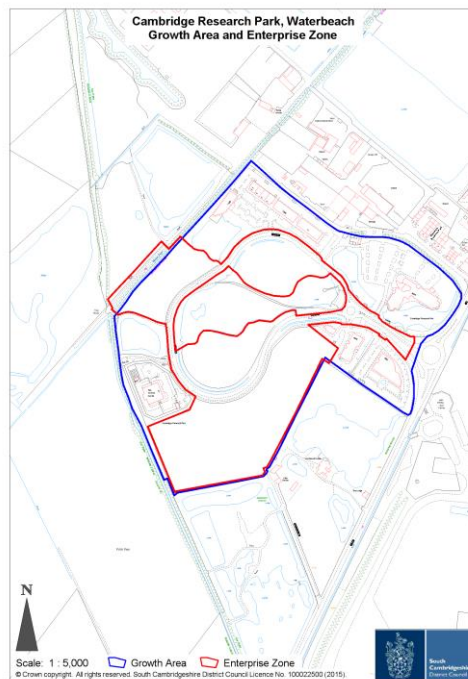
Comprising two relatively small plots, having in total 4,400 m² of employment space and associated growth at the west end of the existing business park which is now in the ownership of U and I. It is proposed that the site to the north of the access road will accommodate a regional HQ style building, with proposals for the southern side to deliver smaller business units. The developer is keen to look at an innovation centre and to bring life to the park; such a balance will add value to the existing village and employment opportunities.

Cambourne West application includes 2,350 new homes, schools etc and further employment land. The current business park and EZ are important strategically to the new development as it is the proposed access route to Cambourne West.



Cambridge Research Park, Waterbeach

Designated floor space of approximately 33,000 m² adjoining the existing business park. With Enterprise Zone status as the catalyst it is anticipated that the early employment locally will support the delivery and sustainability of the proposed new town of 8-9,000 homes. The Waterbeach Development Framework Document is being prepared and due for submission later this year, to be followed by a Phase 1 planning application.



Lancaster Way, Ely

Lancaster Way is located on the outskirts of Ely. The current Business Park was granted permission in 1994 and the Enterprise Zone comprises in excess of 40 hectares of employment land with potential for 68,000m² of floorspace.

Lancaster Way Business Park attracts large and small scale businesses and the vision is to provide flexible high quality employment space for future growth enabling Ely to provide a range of employment opportunities and reduce commuting to Cambridge and other nearby centres.

Planning permission to extend the existing site has recently been acquired and there is development land available in sites ranging from 1 acre upwards or design and build options available both freehold and leasehold. There is a synergy with the Cambridge Research Park that is offering 'mid tech' units although at a larger scale, however it does not compete with other parks within the proposed zone.

Haverhill Research Park, South East of Cambridge

The Enterprise Zone comprises the serviced employment land at a newly completed scheme offering a number of individual plots, totalling in excess of 400,000 sq. ft. of commercial space. The site is assembled with infrastructure in place and it has outline planning permission for B1 (light industry and offices), and B8 (warehousing and storage) use Classes.

Various accommodation options can be delivered including design and build office/R&D space from 20,000 sq. ft. to 230,000 sq. ft., as well as serviced office accommodation of varying scale. In addition to the commercial offer, the development of HRP includes a bar / restaurant and a crèche. The site enabled the delivery of 150 new homes.