

FACILITATING EXCELLENCE

IN SCIENCE AND TECHNOLOGY
SECTORS TO ADDRESS FOOD,
CLIMATE, PRODUCTIVITY AND
DRIVE FUTURE SUSTAINABILITY



A PLACE TO FOSTER
KNOWLEDGE IN THE AIR,
GIVING EMPLOYEES FROM
DIFFERENT COMPANIES
AND ORGANISATIONS
THE OPPORTUNITY TO
WORK, MEET AND RELAX
IN A COLLABORATIVE
ENVIRONMENT TO
ENCOURAGE THE
SHARING OF IDEAS
AND STIMULATE
INNOVATION.



A proposed home for the UK's AgriTech Cluster, with facilities for incubator space, crop and new technology trials.

A high-quality parkland environment with tree lined avenues, footpaths, open spaces and informal recreation areas.

A positive community-based space for employees, maintaining quality and balance of life.

ARC AT A GLANCE

224 HECTARES/553 ACRES



1.2M
SQFT
GROSS

1M
SQFT
LETTABLE

FLEXIBLE
COMMERCIAL SPACE



GUIDING PRINCIPLES

- To promote the growth of AgriTech and its associated sectors in one of the most dynamic and exciting communities in the UK and globally
- To develop a community-based park for employees, farmers, communities and residents
- To be sympathetic to the landscape and local ecology
- To minimise potential impacts of any development – especially around transport, noise and air quality
- To deliver sustainability through onsite energy capture, re-use and generation
- To facilitate greener living and active lifestyles with open spaces, shared leisure routes, local and accessible public transport, and encouraging the use of electric vehicles
- To increase connectivity between business and science parks, for example, with shared transport, on-demand services, lift-sharing, cycling and walking.



UP TO
4,000
EMPLOYEES

GREEN AND
OPEN SPACES
ENHANCING
NATURAL
HABITATS



DIRECT ACCESS
TO LAND FOR
FIELD TRIALS /
DEMONSTRATION
PLOTS



ACCESS TO > 10,000
HECTARES/25,000
ACRES FOR CROP AND
TECHNOLOGY TRIALS
VIA ESTABLISHED
LOCAL PARTNERSHIPS
WITH FARMERS



THE BUILDINGS

A superior design, set within an exceptional, high quality environment in keeping with the beautiful surrounding landscape, ARC will follow a fabric-first approach to buildings, minimising energy consumption throughout.

ENCOURAGING A VARIETY OF TENANTS

State of the art, flexible buildings to accommodate:

- incubator units
- grow-on space
- workshops
- laboratories
- office accommodation
- 24-hour business community.



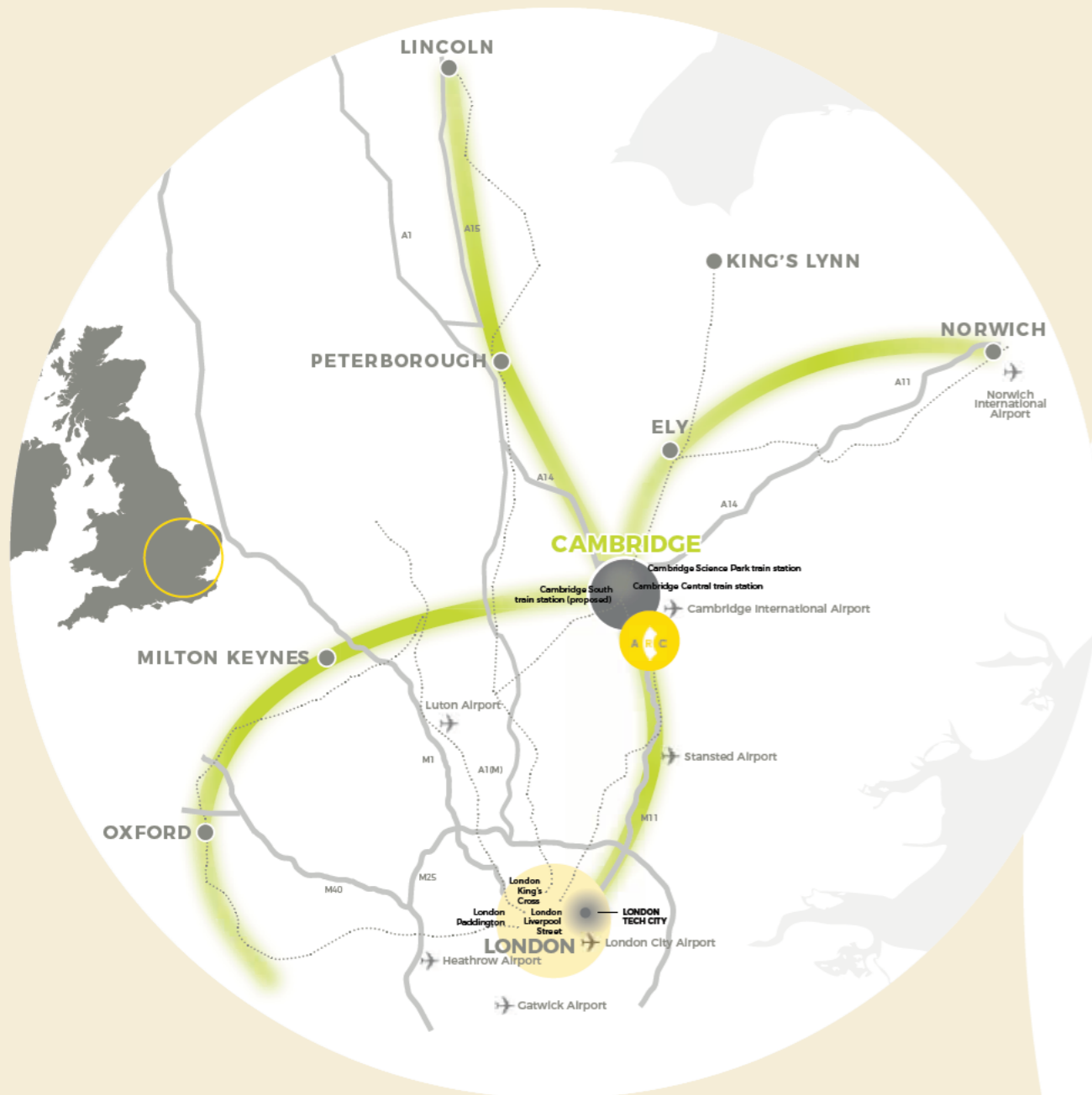
THE FACILITIES

- ▶ Attractive leisure and lifestyle facilities for workers and the public
- ▶ A range of central services and support facilities including ideas such as day nursery, café, sports and fitness
- ▶ Provision of onsite parking, bike racks and electric vehicle charging points
- ▶ Outdoor meeting spaces
- ▶ 3km and 5km routes within and around the site for walking, cycling and running
- ▶ Access for horse riding and dog walking.



ACCESSIBILITY

- ▶ ARC is located between Cambridge and London. It is a truly accessible location - by foot, bicycle, road, train or air
- ▶ Only 9 minutes from Cambridge Central Station, 22 minutes from London Stansted Airport and just over one hour from London by train.



LOCATED AT THE HEART OF THE MOST PRODUCTIVE AGRICULTURAL AREA IN THE UK

ARC will be the most important location for key companies and individuals involved in the future of global food and agricultural technology.

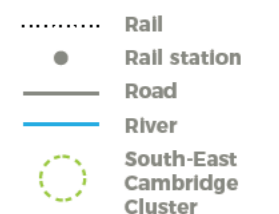
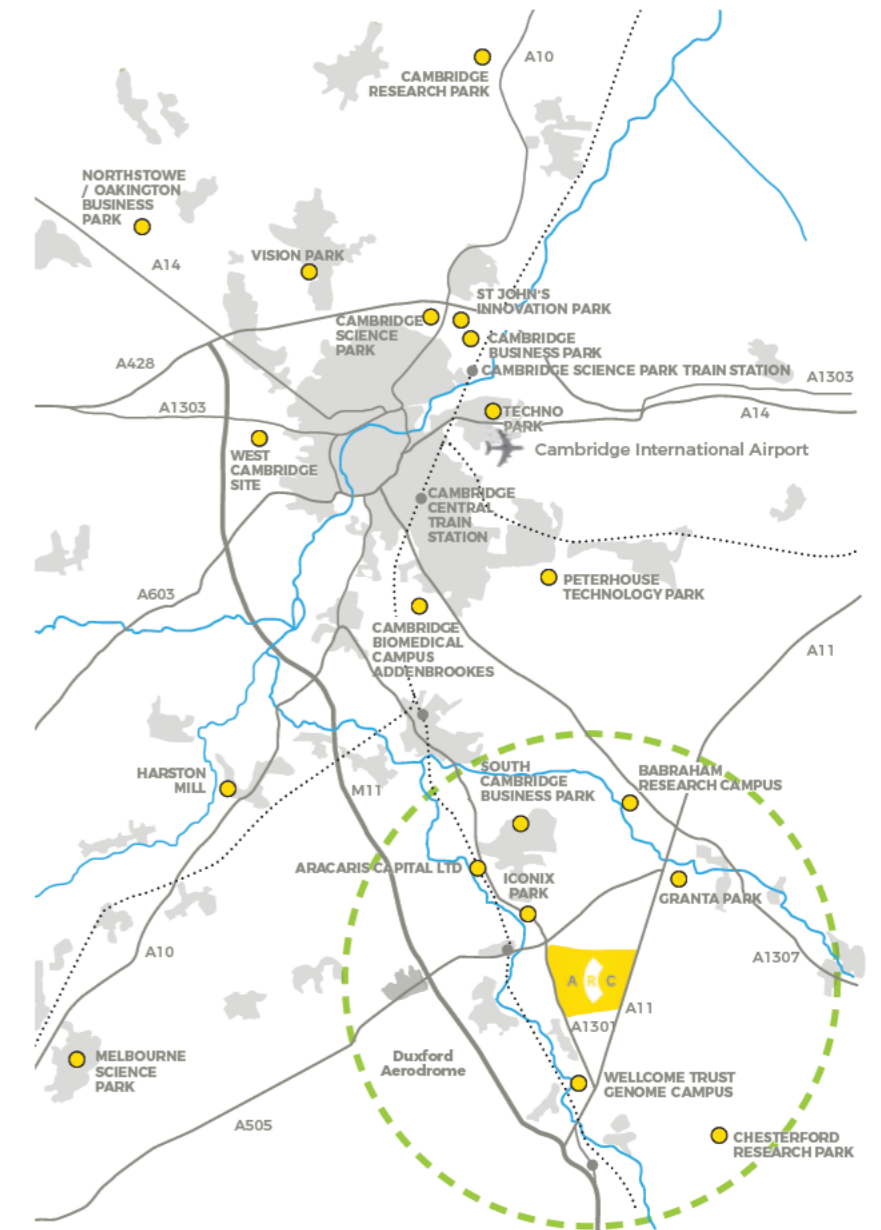
The UK is a global centre of excellence for AgriTech research, development and innovation, with £200 million of additional funding invested nationally since 2013 through the UK Strategy for Agricultural Technologies.

ARC has the unique opportunity to build on the established reputations of Cambridge University, Cambridge-based science parks, the technology and agriculture corridors in our vicinity and the East of England's life science heritage.

SCALE AND INNOVATION

Cambridge has a globally recognised concentration of life science, advanced technology and research establishments unmatched in Europe that continues to grow at 7% per annum featuring:

- ▶ Cambridge University's innovation ecosystem, including the Global Food Security department
- ▶ Research institutes such as the Medical Research Centre Laboratory for Molecular Biology, National Institute of Agricultural Botany (NIAB), the Babraham Research Campus, the Wellcome Trust Genome Centre and the BioMedical Campus
- ▶ Global companies such as Pfizer, Amgen and AstraZeneca
- ▶ 4,300+ knowledge intensive firms
- ▶ 59,000+ people employed by knowledge intensive firms
- ▶ Annual revenue of over £11 billion
- ▶ Around 200 small and medium sized firms, many formed locally as spin-outs from, or to link with, the research base
- ▶ Cambridge is also the leading entrepreneurial ecosystem for early stage and high growth technical companies in the UK.



Current farming methods and food chains cause significant impact to the environment that, coupled with the global increase in food demand can lead to environmental degradation. This creates a broad need for new AgriTech solutions underpinned by science and technological innovations.

The key drivers of the AgriTech sector are, notably, the need for more efficient food production, less waste and healthier food. The route to realising such ambitions is collaboration between businesses, research and commercialisation which ARC will facilitate in its dedicated, world-class facilities.

ARC's focus is on harnessing multiple science communities, including non-agricultural, to adapt and realise new uses for revolutionary technologies and innovations for the future.

ARC intends to play an active role in delivering the government's vision of the UK as a world leader in agricultural technologies, innovation and sustainability. It will attract companies focused on the development and commercialisation of new technologies to improve efficiency in agriculture and the food chain, for example:

- 🔌 Apps to monitor crop development
- 🔌 Precision agriculture (e.g. controlling the use of water in agriculture)
- 🔌 Development of sensor technology / tagging through the food chain / Internet of Things
- 🔌 Data analysis to improve productivity and sustainability
- 🔌 Controlled environment farming technologies.

WE MUST TRANSLATE RESEARCH INTO PRACTICE

CALUM MURRAY, INNOVATE UK



ENERGY

45% increase in demand by 2030 (iea)

CLIMATE CHANGE

Greater weather extremes and unpredictability
Rising temperatures changing growing conditions
Disproportionality affecting poor countries

GLOBAL GEOPOLITICS

Greater instability of supply chains
Greater threat from terrorism

FOOD

50% increase in demand by 2030 (FAO)
Health and nutrition
Food security

RESOURCE DEPLETION

30% increase in demand for water by 2030 (IFPRI)
Soil erosion and degradation
Deforestation

ARC is being promoted by SmithsonHill Ltd, a joint venture between Russell Smith Farms - a local large-scale food producer and member of Agri-tech East that understands the important synergy of farming, science and technology; and Hill Commercial Investments Limited, a proven successful team offering expertise in development.

The two halves of SmithsonHill are united in their vision for the future of AgriTech and how non-agricultural sciences can apply their technologies and innovation to the agriculture field. They understand the importance of developing the industry and wish to leave a legacy for future generations.

2013

UK STRATEGY FOR AGRICULTURE TECHNOLOGY PUBLISHED

2016

PRELIMINARY PUBLIC EXHIBITION

2022

ANTICIPATED FIRST OCCUPANTS*

2030

ANTICIPATED FULL OCCUPANCY

2015

FEBRUARY SMITHSONHILL LTD ESTABLISHED

MAY

INITIAL STRATEGY OUTLINED

OCTOBER

AGRITECH PARK NEED IDENTIFIED IN CAMBRIDGE

NOVEMBER

LOCAL STAKEHOLDER ENGAGEMENT BEGINS

2017/20

PLANNING APPLICATION PROCESS



CONTACT US

We welcome engagement with potential tenants
and other interested parties.
Please contact us at info@ARC-Cambridge.co.uk

For information on ARC please visit
ARC-Cambridge.co.uk

For information on SmithsonHill please visit
SmithsonHill.co.uk

