

Your ref: Call for Sites
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Date: 07/03/2025

Greater Cambridge Shared Planning Service
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
CB23 6EA

Dear Sir/ Madam

**CALL FOR SITES SUBMISSION (MARCH 2025) – SITE REFERENCE 40121
TRITAX BIG BOX DEVELOPMENTS**

On behalf of our client, Tritax Big Box Developments (TBBD), we write in response to the Greater Cambridge Call for Sites exercise and to provide an update on a number of key areas since the previous submissions on Site Reference 40121.

The site is now under the control of TBBD, a FTSE 250 company, owners of the UK's largest logistics development and investment portfolio worth £6.55bn.

The logistics sector plays a key role in the supply chains for both domestic and commercial development, delivering the goods and facilities to serve homes, schools, hospitals and workplaces.

It is a “foundational” sector on which all other sectors depend. Its success, and the provision of adequate logistics facilities, is essential to powering economic growth, enhancing productivity and supporting the Government to deliver its vision for a decade of national renewal and beyond.

Logistics is critical national infrastructure, essential to accommodating the future, and meeting the needs of a modern economy, and has a key role in supporting the continued growth of the Cambridge phenomenon.

Sustainability is a cornerstone of TBBD's approach and investment philosophy. It is integrated in everything they do and spans across the investment lifecycle, from asset selection and development to proactive management and disposals.

A full review of the site constraints and potential of this site has therefore been undertaken, which has resulted in an extension of the site to the west to incorporate additional land, such that the site now totals c.300 gross acres (see **Site Location Plan, Drawing No. 23-045-SGP-STE-XX-DR-A-900008-P01**). The site is in two ownerships as shown on the enclosed land ownership plan (see **Ownership Plan, Drawing No. 23-045-SGP-STE-XX-DR-A-900009-P01**).

One of the key design threads associated with evolution of the development framework of Tritax Park is the intertwining and dominance of the landscape strategy. It is anticipated the greenspace within Tritax Park will encompass over 40% of the overall site area. The focus and concentration of greenspace is located to address the visually sensitive boundaries whilst in turn providing opportunities for biodiversity and habitat creation.

A short technical note summarising the key landscape and visual considerations that have informed the emerging concept for the site is included (see **Landscape Technical Note**, prepared by Bidwells LLP).

A full review of flood risk has been undertaken across the site, with a network of green and blue infrastructure structuring the Illustrative Framework for the site. The detailed hydraulic modelling concludes that the site-specific modelling predicts a reduced flood extent when compared to the EA Flood Map for Planning, indicating that development at the site would be suitable in line with the NPPF and Local Policy. There would be no development in areas of the site shown to be located within Flood Zone 3; this area is proposed to form a country park. Where possible, development within Flood Zone 2 will also be avoided in order to ensure that the risk of flooding to the



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development is as low as reasonably possible (see **Flood Risk and Hydraulic Modelling Technical Note**, prepared by Hydrock now Stantec).

A comprehensive suite of habitat and ecological surveys have been undertaken to establish the diversity of habitat and species in and around the site (see **Ecology and Biodiversity Net Gain Technical Note**, prepared by Applied Ecology Limited). Hedgerows, trees and woodland, and ditches, particularly Longstanton Brook, represent habitats of elevated ecological significance and should be retained, protected and enhanced, where feasible. Given the significant areas of the site dedicated to green infrastructure, there are significant opportunities to incorporate ecological enhancements alongside proposed drainage, access and landscape design provisions in order to achieve an overall biodiversity net gain. An initial assessment of the emerging Illustrative Framework suggests that a 10% net gain can comfortably be achieved (and exceeded) on site.

The site is bounded by the A14 running along the southern boundary and the B1050 to the eastern boundary - the A14 (and B1050) has benefited from significant highway improvements in the last couple of years. The site benefits from pedestrian and cycle connectivity to nearby settlements at Bar Hill, Longstanton and Northstowe, and is also well served by good frequency of, and accessibility to, existing bus services (which can be further enhanced). It is therefore considered to be in a sustainable location and provide the opportunity for travel by a range of modes (see **Access and Transport Technical Note**, prepared by Hydrock now Stantec).

A number of vehicular access options to the site have been considered, and it is considered that a safe and suitable access can be provided to the existing highway network. As part of the A14 improvement works, National Highways compulsorily purchased a strip from the landowners between their holdings and the extent of the adopted boundary of the public highway. This is in the process of being transferred back to the original landowners in accordance with well-established practices, such that the land ownership will once again be contiguous with the public highway. Further detail is provided in the accompanying note (see **Legal Letter from SE-Solicitors**).

An overall **Vision Document** drawing together these initial strands of work is also enclosed (prepared by SGP Architects + Masterplanners). Within the c. 300 acre site, the Illustrative Framework suggests the site could support approximately 250,000sqm of commercial floorspace, over the lifetime of the development. This could be accommodated in a diversity of unit size and a diversity in use class with B2, B8 and class E provision allowing a range of occupiers to thrive in a region with a robust science and technology ecosystem.

Further community facilities are also proposed including a community hub/innovation unit that can become a catalyst for community events and opportunities for community groups to thrive, as well as space for a potential transport hub. The community hub also provides a meeting place for connectivity to the country park that also underpins the wellbeing and amenity offer, reinforcing Tritax Park as a destination.

We would welcome the opportunity to engage with the Council further on these submissions, and to address any residual questions and concerns that there may be at this stage of the process.

Kind regards

Rob Hopwood
Partner, Planning

Enclosures

- Online forms**
- Site Location Plan (Drawing No. 23-045-SGP-STE-XX-DR-A-900008-P01)**
- Ownership Plan (Drawing No. 23-045-SGP-STE-XX-DR-A-900009-P01)**
- Landscape Technical Note**
- Flood Risk and Hydraulic Modelling Technical Note**
- Ecology and Biodiversity Net Gain Technical Note**
- Access and Transport Technical Note**
- Vision document**
- Legal Letter regarding Highways Land**