

TRITAX PARK CAMBRIDGE VISION DOCUMENT

Version P06 (J)
March 2025

1. INTRODUCTION

OUR VISION FOR TRITAX PARK...

“Tritax Park will be a mixed employment development offering best-in-class commercial space and top quality amenities to be shared with our neighbours in Bar Hill.”



FIGURE 1 - ILLUSTRATIVE SITE PLAN

Our proposals for Tritax Park are underpinned by these key principles:

- **Responsive** to unmet market demand for logistics and advanced manufacturing space in this strategic location on the A14 corridor;
- **Neighbourly** we want to join the Bar Hill and Northstowe communities, sharing amenities on Tritax Park and supporting local initiatives through our Community Benefit Fund;
- **Sensitive** to the local landscape, providing new green and blue infrastructure whilst delivering state-of-the-art homes for business achieving net zero carbon in construction;
- **Productive** driving local and sub-regional economic growth by providing up to 4,000 on site, skilled jobs and generating gross value added to the local economy of around £200 million each year, along with business rates of around £8 million per annum once Tritax Park is fully operational;
- **Forward-thinking** job opportunities created will provide a wide range and local source of employment for the new population at Northstowe, as well as for existing residents in Bar Hill and the surrounding villages; and
- **Deliverable** the Tritax Big Box track record is second to none, providing the expertise and funding platform now to deliver this exciting project.

2. TRITAX BIG BOX DEVELOPMENTS

OVERVIEW

Tritax Big Box Developments (TBBD) deliver critical supply chain infrastructure that is key to the UK economy.

As owners of the UK’s largest logistics development and investment portfolio, we can provide established and emerging businesses with the space they need to succeed. We are experts in UK logistics real estate, delivering millions of square feet of high-quality, sustainable industrial and logistics warehouse space each year. We proactively manage our 100+ assets – from small to big boxes – using our sector specialism and deep market insights to stay ahead of trends and meet our clients’

evolving needs. Our approach is personal and hands-on, focused on leaving positive long-term legacies.

We deliver modern, thoughtfully designed buildings for our clients in prime UK locations through our unmatched logistics land and property portfolio. Ideally located for people, power and connectivity, our modern, high-quality logistics buildings are in the UK’s most in-demand locations. We have land ready to be released and sites under development, or we can find you space in our evolving portfolio. So, wherever you are in your journey, we can work together to find the right building to meet your location, specification and timing needs.

CORE VALUES

Our core values are critical to our approach. We are committed to doing the right thing for all our stakeholders and the communities we operate in.



ESG - ENVIRONMENTAL, SOCIAL AND GOVERNANCE

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

DELIVERING ESG PERFORMANCE FOR THE FUTURE

We take a long-term view: we are committed to ensuring our spaces meet key ESG ambitions for our stakeholders, making a meaningful difference for the people who work in our buildings and live in our local communities. We work collaboratively with our clients, starting from the design and specifications of their buildings to ensure they are as efficient and resilient as they can be, are aligned with corporate ESG objectives, and provide the best workplaces to attract high quality businesses.

Data is integral to maximising the effectiveness of our approach, to ensure we are tracking and delivering our performance and continuing to add value to our spaces through proactive asset management and innovation.

Our four pillars of focus:

SUSTAINABLE BUILDINGS

To integrate ESG across the investment lifecycle, from acquisition and development to asset management and exit.

CLIMATE AND CARBON

To achieve net zero carbon and manage physical climate risks.

NATURE AND WELLBEING

To enhance biodiversity and wellbeing across the portfolio.

SOCIAL VALUE

To create value and positive impact for people and communities.

3. UNDERSTANDING THE SITE LOCATION

1. OXFORD-CAMBRIDGE GROWTH CORRIDOR

Economic growth is the number one mission of this Government.

The Government has committed to going further and faster to unlock the potential of the Oxford-Cambridge Growth Corridor which could add up to £78 billion to the UK economy by 2035 driving investment, innovation and growth, and offering huge potential for our nation’s growth prospects.

Greater Cambridge has been identified by national Government as a key location for growth, building on its success in the science, technology, biomedical and advanced manufacturing sectors.

Central Government’s agenda for sustainable growth in Greater Cambridge will include accelerated housing delivery, alongside economic growth and new jobs.

Logistics is critical national infrastructure, essential to accommodating the future, and meeting the needs of a modern economy.

Logistics 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.

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.

2. NATIONAL PLANNING POLICY CONTEXT

The National Planning Policy Framework (NPPF) (December 2024) acknowledges for the first time the importance of logistics to building a strong, competitive economy.

Paragraph 86 specifically refers to freight and logistics – alongside uses such as laboratories, gigafactories, data centres and digital infrastructure – in the context of creating planning policies to facilitate development that meets the needs of a modern economy.

Paragraph 87 states that planning policies and decisions should recognise and address the specific locational requirements of different sectors, including “storage and distribution operations at a variety of scales and in suitably accessible locations that allow for the efficient and reliable handling of goods, especially where this is needed to support the supply chain, transport innovation and decarbonisation”.

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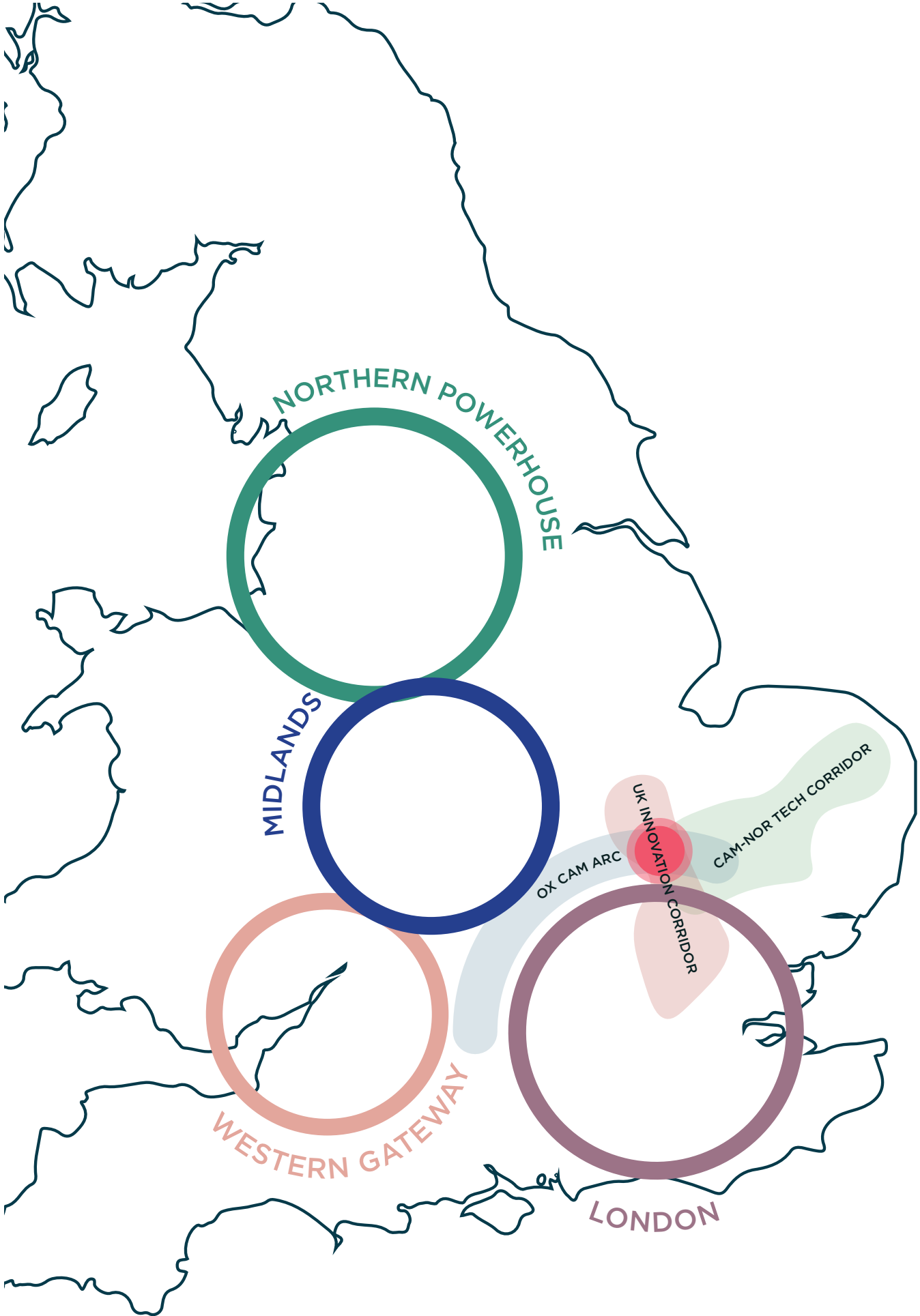


FIGURE 2 - STRATEGIC CONTEXT

2. NATIONAL PLANNING POLICY CONTEXT (cont.)

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 – all are wholly reliant on logistics real estate assets, and depend on having a resilient and reliable supply chain for the storage and movement of goods, materials and data. This role should be considered both in terms of supply chain to support business needs, but also in supporting the personal needs of the skilled workforce that many of the identified growth-driving sectors are reliant on.

National Planning Practice Guidance sets out the approach that authorities should take in assessing need and allocating space for logistics (Paragraph: 031 Reference ID: 2a-031-20190722). It acknowledges that the logistics industry plays a critical role in enabling an efficient, sustainable and effective supply of goods for consumers and businesses, as well as contributing to local employment opportunities, and has distinct locational requirements that need to be considered in formulating planning policies (separately from those relating to general industrial land).

It states that strategic facilities serving national or regional markets are likely to require significant amounts of land, good access to strategic transport networks, sufficient power capacity and access to appropriately skilled local labour. Where a need for such facilities may exist, strategic policy-making authorities are to collaborate with other authorities, infrastructure providers and other interests to identify the scale of need across the relevant market areas, including the changing nature of requirements, market signals, forecasts and strategies.



FIGURE 3 - REGIONAL CONTEXT & STRATEGIC CORRIDORS

3. THE SCIENCE & TECH ECOSYSTEM

Cambridge is firmly established as a global hub for scientific and technological research, boasting over 5,000 innovation-driven companies, 36 research parks, five hospital trusts, two universities, and a thriving start-up and investor community. It was recently named the world’s most intensive science and technological cluster by Global Innovation Index for the third year running (2023).

The local science and technology ecosystem could benefit from high quality logistics and manufacturing space to allow start-ups to scale their operations and deliver to the market. Siemens Healthineers at Tritax Park Oxford (Appendix 1) showcases how TBBD has provided best in class buildings for businesses within this sector.

There is very significant market demand for logistics space in Greater Cambridge and along the A14 corridor. Many industrial sectors are increasing the size of their units to drive efficiencies and accommodate the automation and robotics that speed their processes and secure their business. Very large sites to accommodate these modern facilities are rare nationally and in Greater Cambridge specifically, there are no sites which could welcome a large employer.

For industrial and manufacturing uses, Bidwells research shows a current demand of around 1.2 million square feet in Greater Cambridge which requires approximately 75 acres (30 ha) to be delivered, assuming a 40% plot ratio. Occupiers have been displaying increasingly lower requirements, which has resulted in larger land requirements.

For storage and distribution uses, Bidwells have demonstrated current demand of around 1.5 million square feet in Greater Cambridge which requires a further 90 acres (36 ha) to be delivered.

There are no significant sites available with a B8 allocation in Greater Cambridge.

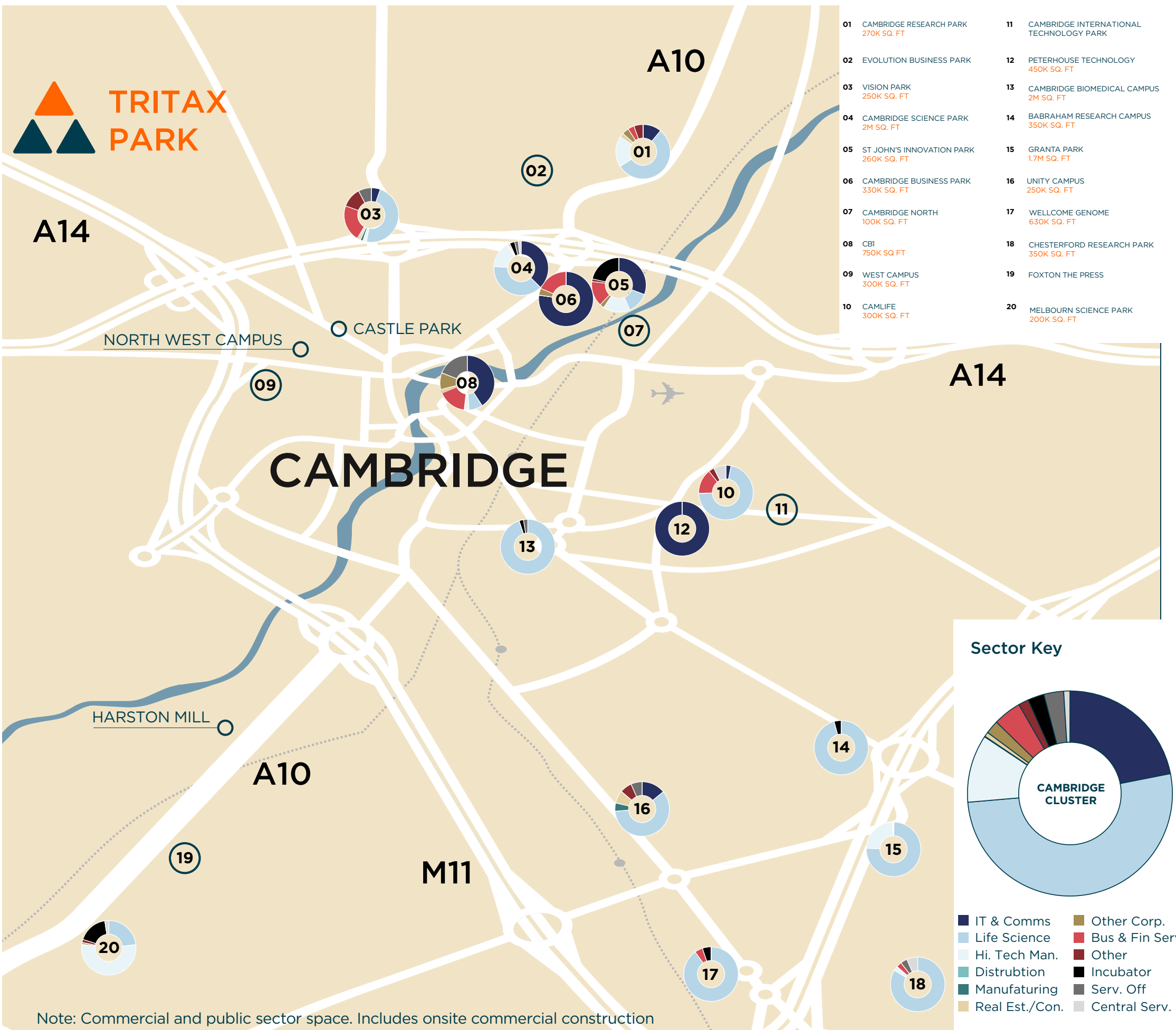


FIGURE 4 - LOCAL SCIENCE & TECH ECOSYSTEM - BY BIDWELLS

4. TRITAX PARK CAMBRIDGE

Tritax Park Cambridge benefits from local access to all modes of transport and with direct access to Junction 25 of the A14 which has recently benefited from major improvements. The reach of the site extends to the port of Felixstowe to the east along the A14, connections to the A1(M), M1 and M11 and Cambridge airport and Bourne airports within 10 miles of the site.

The City of Cambridge lies to the south east of the proposed site and is conveniently located to provide opportunities for innovative businesses emerging from Cambridge as well as provide valuable supply chain needs into Cambridge and the surrounding area.

The site is adjacent to Bar Hill and its c.4,000 residents, and close to the expanding new town of Northstowe which lies between Tritax Park Cambridge and the City, with 10,000 homes forecast with 24,400 new residents settling in the area.

Once fully occupied, Tritax Park will be a key driver of economic activity, providing significant on-site employment, including a wide range of highly skilled jobs for people living in the villages along the A14 corridor.

Considering the context and characteristics of Tritax Park, there is an opportunity to provide deliverable land for employment uses and suitable accommodation for the burgeoning industrial, logistics, manufacturing and technology sectors, on a site under the control of a developer with a proven track record of delivery.

Tritax Park Cambridge is ideally suited to provide detached and self-contained facilities encompassing industrial and logistics functions, together with associated office and administration functions. Uniquely, the site could offer businesses room to expand and grow within an environment thriving due to blue and green infrastructure present on the site.

Tritax Park Cambridge would meet the gap in the demand and supply and offer a viable and deliverable opportunity to provide significant benefits to the local economy and local communities, as well as supporting the proposed future economic growth of the area.

KEY

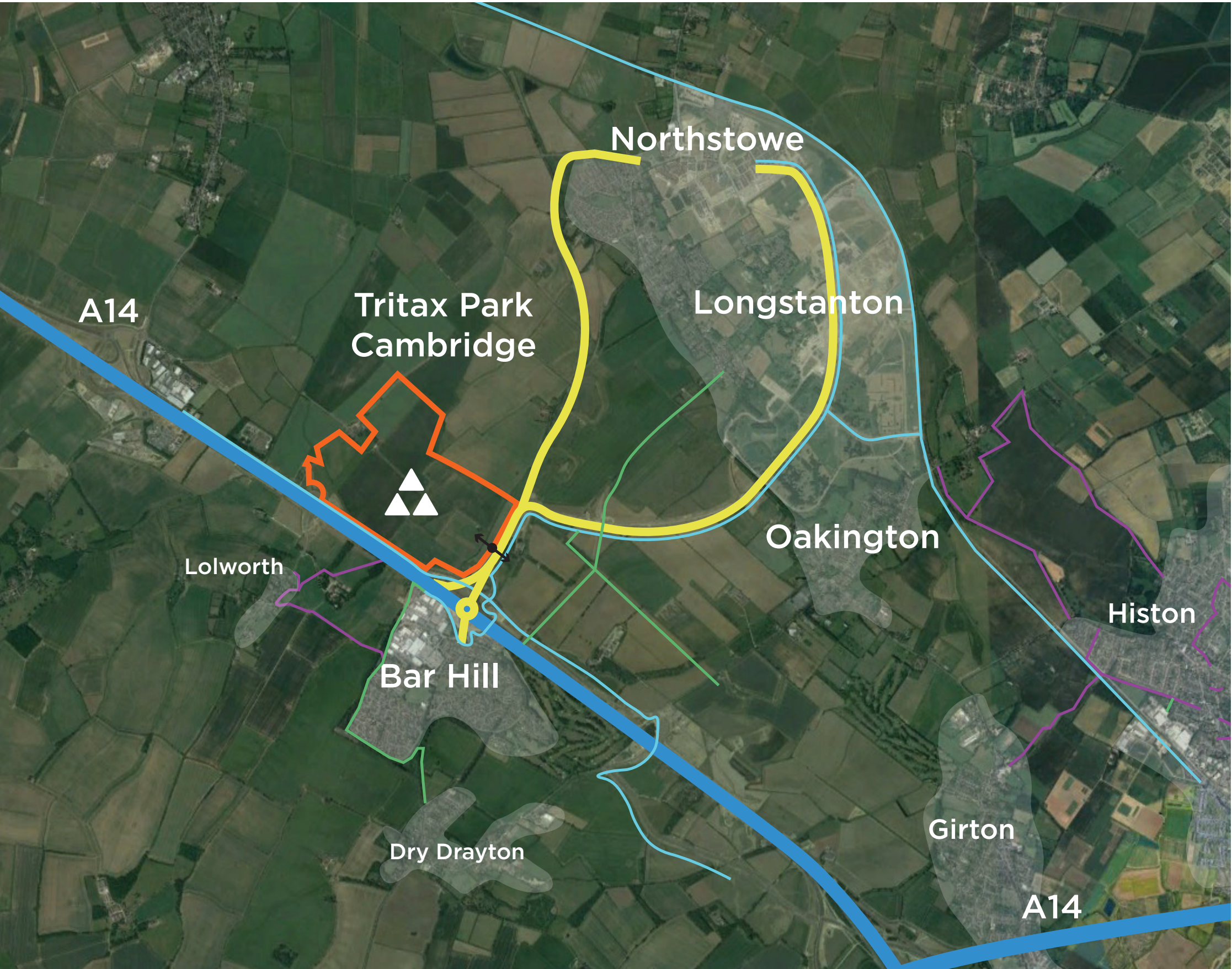


FIGURE 5 - LOCAL CONNECTIVITY

SITE BOUNDARY

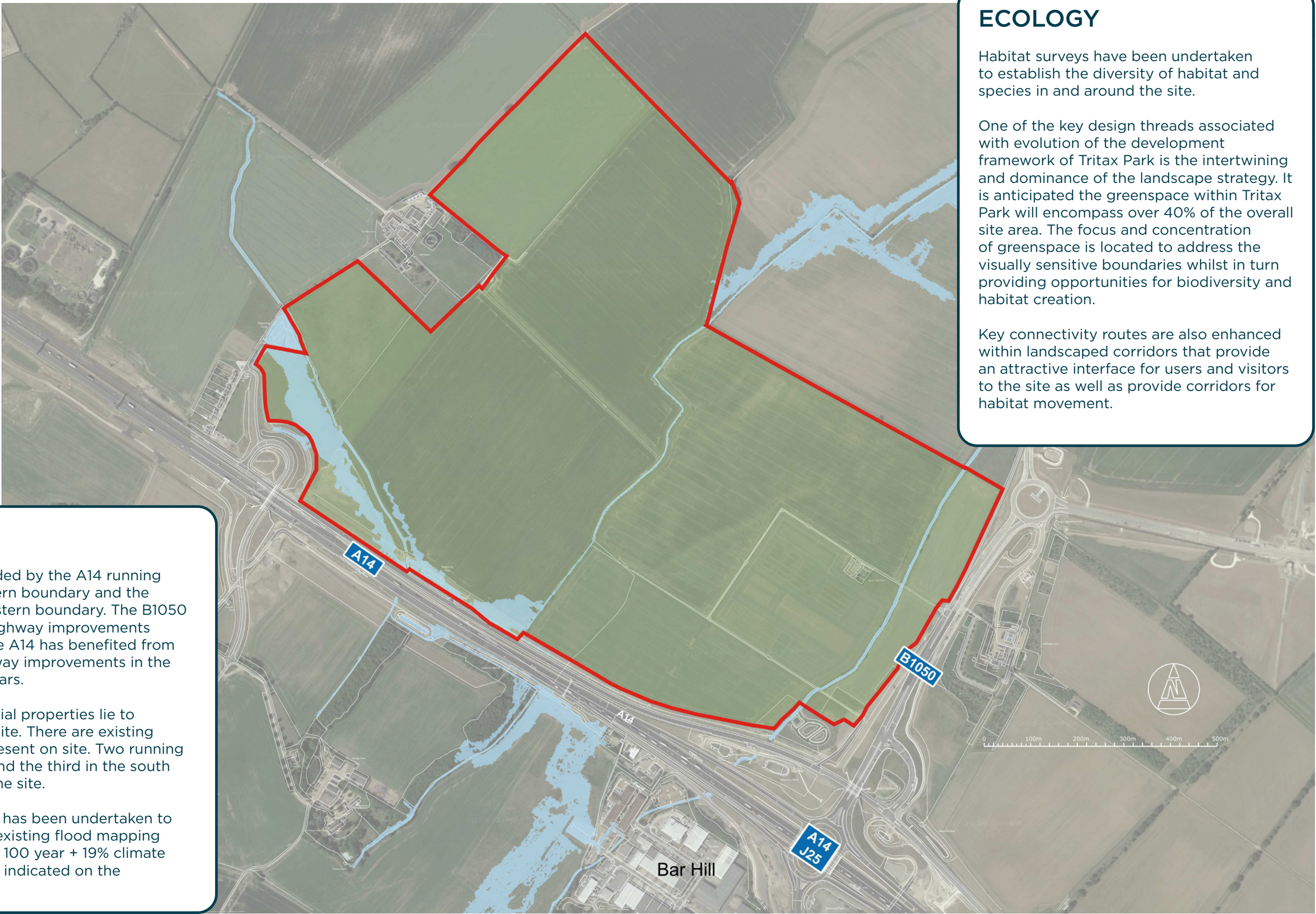


SITE

The red line denotes the site boundary of Tritax Park Cambridge. The almost 300 Acre site (121 Hectares) is adjacent to Junction 25, A14.

Bar Hill is the nearest settlement, on the other side of the junction. The site at present is predominantly arable land with multiple watercourses running through the site. The site gently falls away from the A14, Junction 25.

WATER & ECOLOGY



WATER

The site is bounded by the A14 running along the southern boundary and the B1050 to the eastern boundary. The B1050 is undergoing highway improvements currently and the A14 has benefited from significant highway improvements in the last couple of years.

Existing residential properties lie to the west of the site. There are existing watercourses present on site. Two running north to south and the third in the south west corner of the site.

Flood modelling has been undertaken to understand the existing flood mapping in detail. The 1 in 100 year + 19% climate change profile is indicated on the constraints plan.

ECOLOGY

Habitat surveys have been undertaken to establish the diversity of habitat and species in and around the site.

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.

Key connectivity routes are also enhanced within landscaped corridors that provide an attractive interface for users and visitors to the site as well as provide corridors for habitat movement.

ACCESS



ACCESS

Access to the site can be provided via recently improved and upgraded highway infrastructure on the A14 and B1050.

Connectivity by foot and cycle is also available via existing footway/cycleway connections to the east that also connect the Bar Hill residential area to the south of the A14 via an existing bridge.

LANDSCAPE



LANDSCAPE

Landscape provision (dark green) located to address sensitive boundaries and provide substantial amenity and biodiversity gain to Tritax Park and surrounding communities.

MASSING



MASSING

In recognition of the visually sensitive boundaries to the north and west working in tandem with the landscape strategy, the approach to the massing strategy associated with the proposed development parcels further strengthens the response to the visually sensitive boundary.

The development parcels to the north and west are intended to provide opportunities for smaller units where height parameters are low providing a finer grain of development at this interface.

As you move away from the sensitive boundaries and towards the A14 junction 25, the scale and massing of the building increase as the sensitivity diminishes. This in turn allows the Park to provide a wide range of unit sizes that support wide diversity of occupiers' requirements.

AMENITY CORE

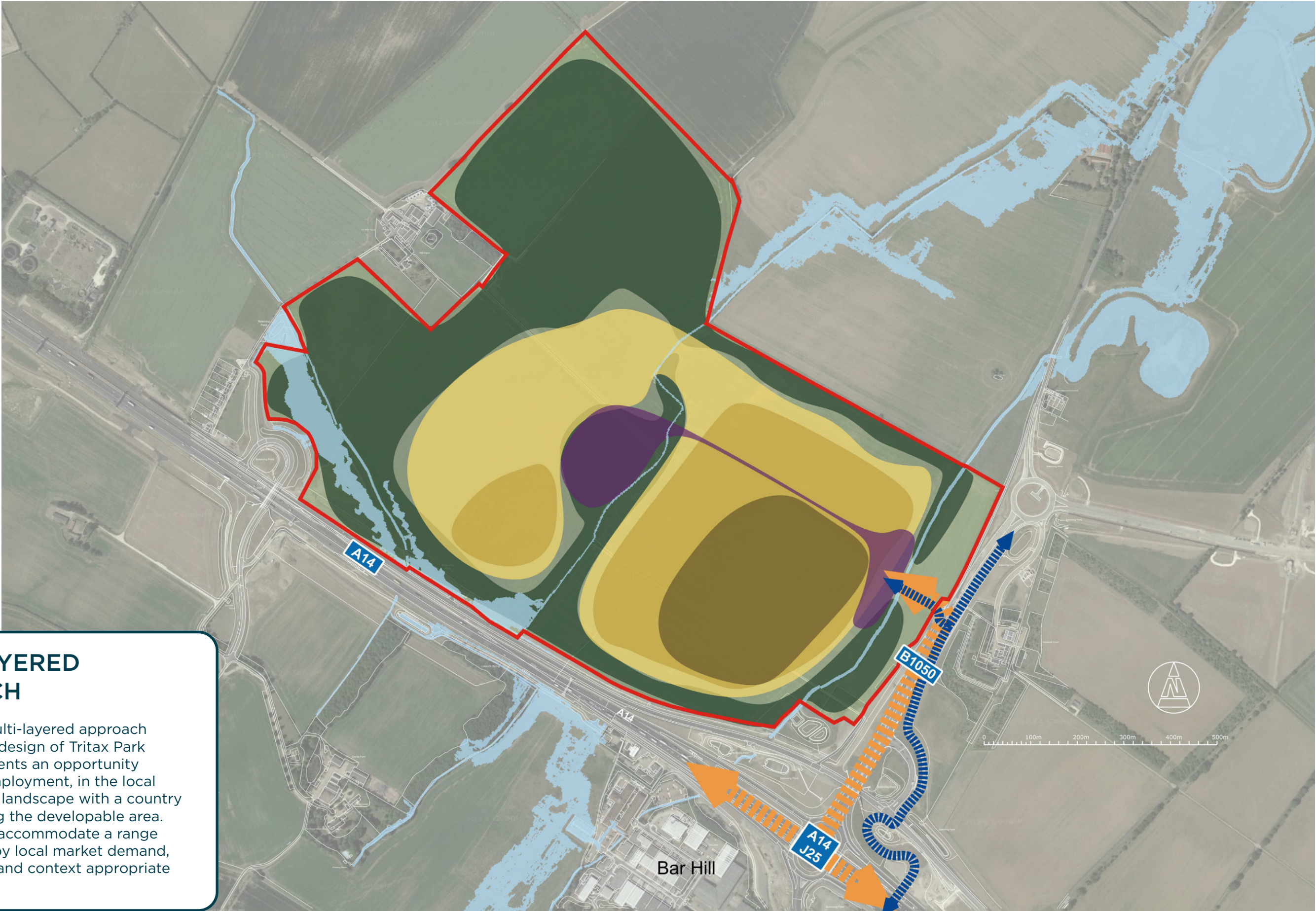


AMENITY CORE

Tritax Park has welfare and amenity at its core providing sports and recreation facilities to the local community and also the employees associated with the park.

Further community facilities are provided including a community hub/innovation unit that can become a catalyst for community events and opportunities for community groups to thrive. 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.

ILLUSTRATIVE DIAGRAMMATIC FRAMEWORK



MULTI-LAYERED APPROACH

Together, the multi-layered approach deployed in the design of Tritax Park Cambridge presents an opportunity for growth in employment, in the local biodiversity and landscape with a country park surrounding the developable area. This design can accommodate a range of units, driven by local market demand, with a sensitive and context appropriate approach.

ILLUSTRATIVE FRAMEWORK



MARKET LEADING SUSTAINABLE DESIGN



8. APPENDIX

TRITAX BIG BOX DEVELOPMENT CASE STUDIES

- 8.1 Siemens Healthineers, Tritax Park Oxford
- 8.2 DPD, Symmetry Park Bicester
- 8.3 Co-op, Symmetry Park Biggleswade

CASE STUDY - SIEMENS HEALTHINEERS

KEY DETAILS

Tritax Big Box build long term relationships with their client base nurturing and facilitating growth of their client's businesses. Siemens Healthineers at Tritax Park Oxford is a manufacturing facility providing state of the art MRI scanning instruments to the healthcare sector. The building includes research and development, manufacturing and storage facilities and maintains Siemens Healthineers presence in the local area whilst providing further highly skilled employment growth to the local area. Tritax have worked closely with Siemens Healthineers in delivering a bespoke facility with exemplary sustainability credentials and opportunities for future expansion and growth.

SIEMENS HEALTHINEERS MAGNET TECHNOLOGY (SHMT) ECONOMIC CONTEXT



In 2020/21:

528 Staff Employed of which 60% are process operators, 40% are engineers, R&D, HR, admin and management



**90% OF STAFF LIVE IN
OXFORDSHIRE**

of which



**42% OF STAFF LIVE IN
CHERWELL**

SHMT is part of a wider physics-related technologies cluster, in particular cryogenics in Oxfordshire



CASE STUDY - DPD

KEY DETAILS

This 60,000 sq ft Distribution Facility is Tritax's most sustainable UK development. It was the first 'net zero carbon in construction' building, regulated by the UK Green Building Council (UKGBC). The building formed a key element of their strategy to be the most responsible and sustainable city centre delivery company and a leader in the transition to electric vehicles (EV) in the UK.

Low energy and zero carbon design principles were incorporated into the scheme from the outset, resulting in a projected 40% reduction in CO₂e emissions in the operation of the building, 10% reduction in heating and cooling demand and a 5% reduction in overall energy demand.

The use of air source heat pumps for heating and cooling, a roof featuring over 500m² of Solar Panels as well as a 70% improvement in airtightness have all contributed to a reduction in energy use and CO₂e emissions.

The new distribution centre, with its larger EV fleet, means that Oxford is the first of 25 locations to go live as DPD's first 'green city', served entirely by all-electric delivery vehicles.



CASE STUDY - CO-OP

KEY DETAILS

The first 50 acres of Symmetry Park Biggleswade was acquired in 2017, where Tritax Big Box (formerly Tritax Symmetry) delivered a 661,000 sq ft distribution centre for Co-op, becoming their most sustainable facility to date. The building benefits from a 3 Megavolt Ampere (MVA) PV Solar Power Generation array and is connected to the ground breaking Energy Centre - resulting in a resilient energy network.

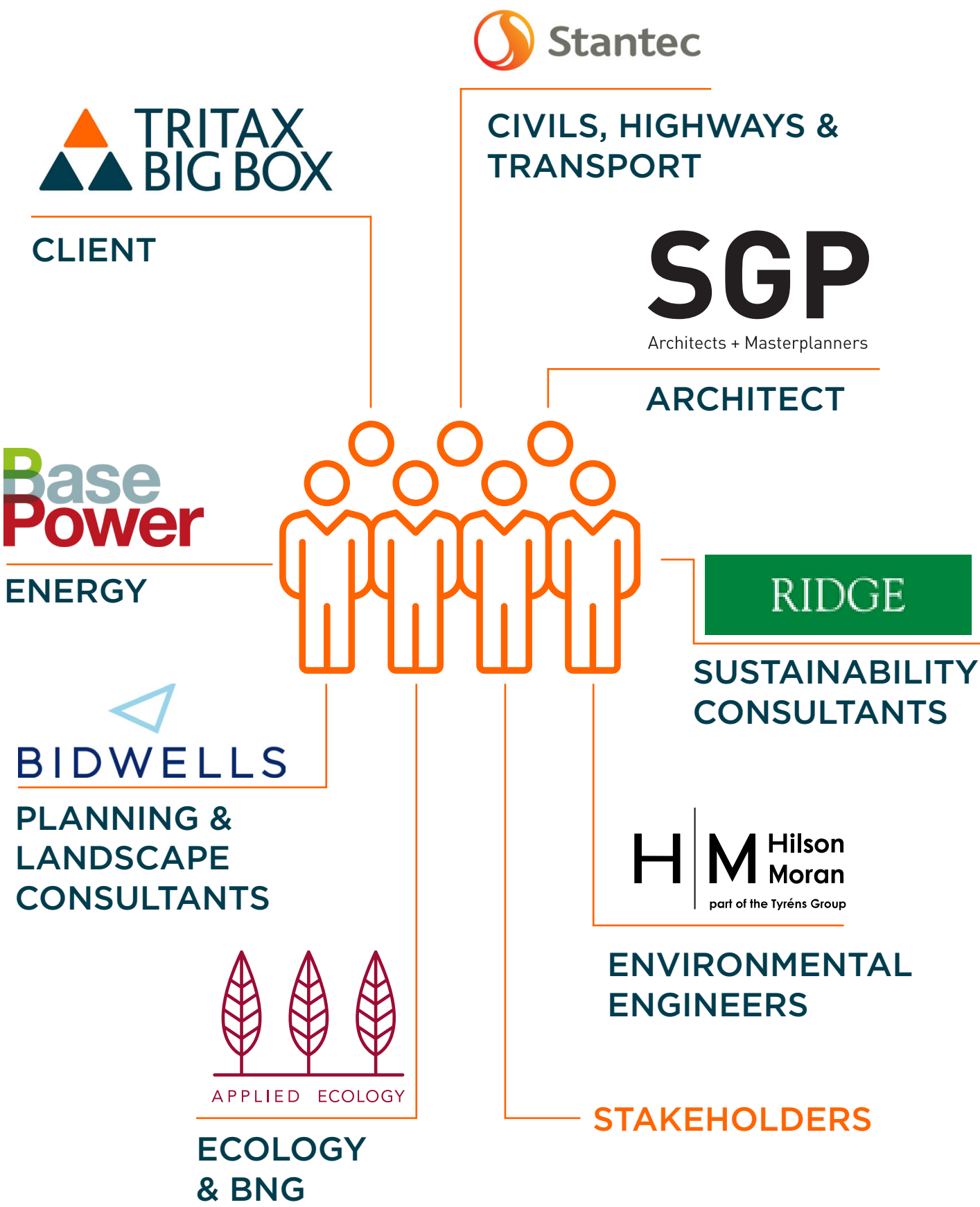
The 2 MVA Energy Centre provides Co-op and newer phases of the Park with a hierarchy of power from grid to solar. It also provides back-up battery and combined heat and power (CHP) to the latest phase of the development.

As part of the development the Tritax Symmetry Community Benefit Fund has already committed £56,000 to the local community with a further £90,000 to follow upon delivery of the latest phases of the 150 acre logistics park.



PROJECT TEAM

Tritax Big Box has assembled a team to deliver on the vision for Bar Hill.



CREDITS

THIS DOCUMENT HAS BEEN PREPARED BY SGP ON BEHALF OF TRITAX BIG BOX DEVELOPMENTS WITH THE HELP AND SUPPORT OF THE PROJECT TEAM.

we care | we challenge | we deliver

SGP
Architects + Masterplanners

TRITAX BIG BOX

Leicester Office
0116 247 0557

Northampton
01604 330630

Waterfront House
2a Smith Way
Enderby
Leicester
LE19 1SX

Tritax Big Box
Developments Ltd
Grange Park Court
Roman Way
NN4 5EA