TRITAX BIG BOX®

TRITAX PARK QUEENS' CAMBRIDGE



Planning Application Guide

A new employment campus delivering approximately 1,955 jobs, green spaces and high-quality sports and recreational facilities for the local community.


TRITAX PARK
TRITAX PARK
QUEENS' CAMBRIDGE
TRITAX PARK
TRITAX PARK
QUEENS' CAMBRIDGE

PROPOSALS AT A GLANCE

Almost half the site dedicated to public green space

Over 22 hectares for everyone to walk, relax and enjoy nature.

Full-size 3G football pitch

Floodlit facilities that can be divided for different ages and abilities.

1,955 full-time equivalent jobs

Once the development is fully occupied.

Over 20% biodiversity net gain

New habitats and landscaping for wildlife.

20% local recruitment target

Aiming for one in five jobs to be filled by local people.

A community hub

Flexible community space, changing facilities, toilets and a kitchen.

Over 33% tree canopy cover

Providing shade and habitats across the site.

Nine 'Starter' Business Units

Two will be offered at 20% below market rent.

Four larger employment buildings

Industrial and distribution space, including a DPD 'Green' parcel delivery hub.

New walking and cycling routes

Connecting with existing routes along the B1050, A1307 and the adjacent bridleway.

Confirmed occupier

DPD has committed to occupying one of the units, creating c. 80 new jobs from opening.

An events lawn and space to meet and relax

Around the community hub.

THE SITE AND APPLICANTS

Tritax Park Queens' Cambridge is proposed on land north east of Bar Hill, north of the A14 and west of the B1050, close to Northstowe and Longstanton.

The site covers approximately 49 hectares. The proposals bring together new community facilities, employment facilities and publicly accessible green space.

Who is behind the proposals?

Tritax Big Box
Tritax is a FTSE 100 company and the UK's largest provider of logistics and advanced manufacturing space, bringing unrivalled experience and a commitment to long-term ownership and management of the development.

Queens' College, Cambridge
A constituent college of the University of Cambridge, dedicated to education, learning and research. Proceeds from the development will support its educational work.



Aerial view showing the existing site in its immediate context

The proposals respond to an identified local need for employment and logistics space. This detailed application, with a committed occupier in place, demonstrates the deliverability of the project, bringing forward the local benefits as early as possible.

EXPERIENCE AND LONG-TERM OWNERSHIP

Tritax Park Queens' Cambridge will be delivered by the UK's largest logistics provider with an unmatched delivery record, working in partnership with Queens' College Cambridge as the land owner.

Unrivalled experience delivering employment space

Tritax Big Box Developments has delivered facilities for occupiers including Rolls-Royce, Marks & Spencer, DPD, Royal Mail, Unilever and Siemens Healthineers.

The financial backing and occupiers to deliver

Tritax Big Box is a FTSE 100 company with the financial strength to deliver the development. With occupiers already committed to the Cambridge site, there is a clear basis for investment and delivery.

Responsibility beyond construction

As a long-term owner, Tritax will continue to invest in maintaining the campus and supporting the local community, including through its Community Benefit Fund and Social Impact Foundation.



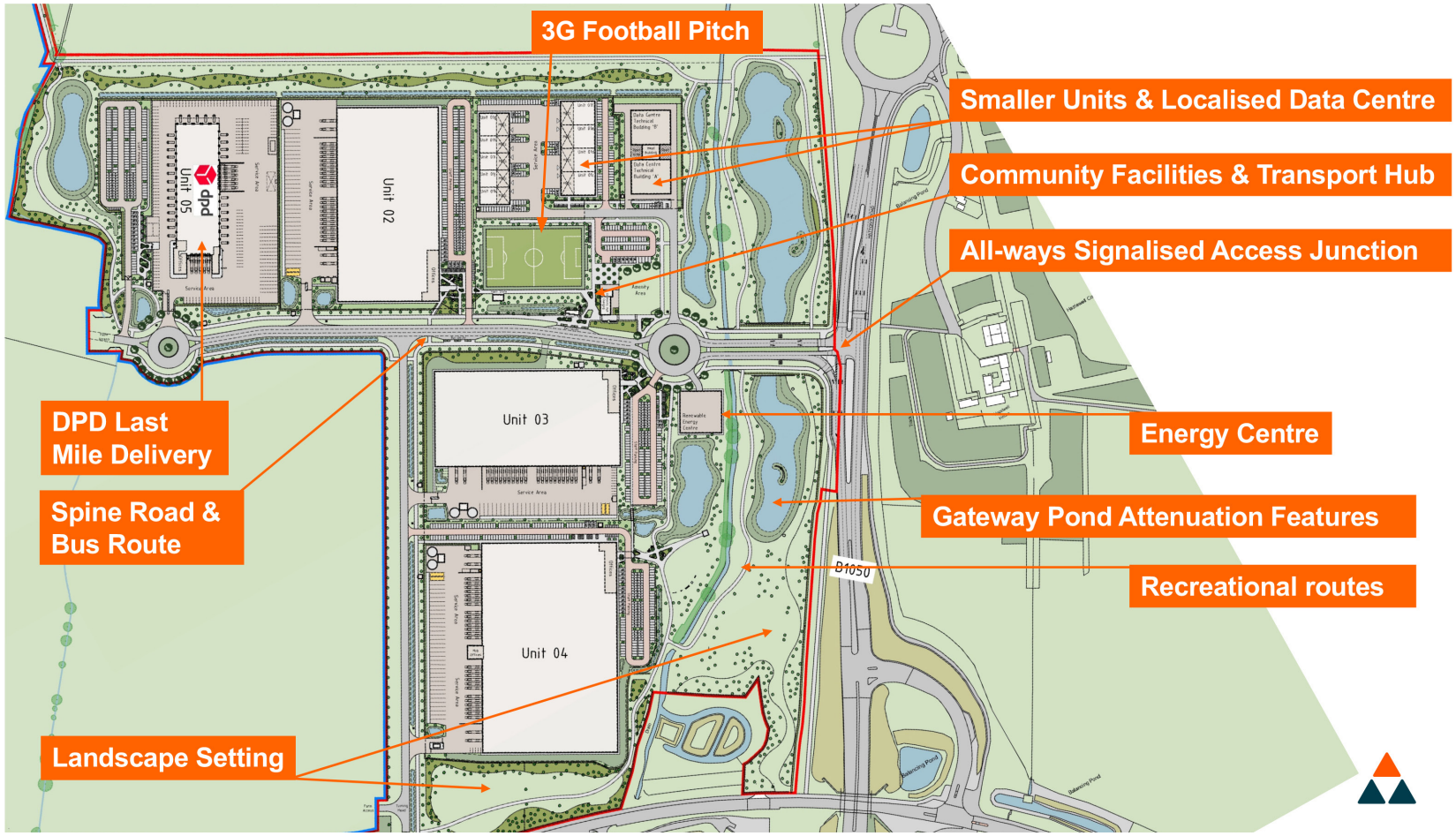
Community Benefit Fund

Through our **Social Impact Foundation** and **Community Benefit Fund**, we provide donations to local projects and groups, linked directly to the amount of new logistics space we deliver. Over the last three years the fund has awarded c.£200,000 to initiatives in communities where we have active development projects, with a number of live conversations.

PROPOSED LAYOUT

The submitted site plan brings together new employment space with green areas and facilities for the local community.

Walking and cycling routes connect the buildings with the community hub and football pitch, while almost half the site provides publicly accessible green space for people to explore and enjoy.



COMMITTED OCCUPIERS



DPD will deliver a highly sustainable parcel distribution hub at Tritax Park Queens' Cambridge serving Greater Cambridgeshire.

C. 80 jobs - Direct from opening.

C. £400,000 - Annual business rates.

Shorter journeys, electric deliveries - Reduced travel distances and journey times, enabling deliveries by electric vehicles.

"Having undertaken a comprehensive search of a new site to serve the Cambridgeshire area, we believe Tritax Park Queens' Cambridge meets our stringent criteria – both in terms of ESG credentials and location.

TBBD's commitment to design low-carbon buildings with high green building certifications is in line with our pledge to become the UK's most sustainable delivery service provider and we look forward to working closely with TBBD to bring this site forward."

Louise Ferguson, General Manager, Property at DPD

Demand already in place. Unit 5 is pre-let to DPD.



LASTING STEWARDSHIP

Tritax's commitment to long-term ownership means caring for the whole place, from buildings and community facilities to green spaces and wildlife habitats, helping it thrive for years to come.



Four weeks of additional on-site stormwater storage, responding to the Internal Drainage Board's requirements and creating downstream betterment to flooding.



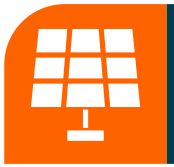
Water released at no greater than the existing greenfield runoff rate, helping limit downstream flood risk.



Drainage attenuation designed to accommodate 1-in-100-year storm, with an additional allowance for climate change.



BREEAM Outstanding target, the highest rating for building sustainability.



Solar panels on all buildings, with capacity to expand across 100% of usable roof space.



Gas-free heating for industrial and logistics buildings, using air source heat pumps.



Rainwater harvesting and water-saving fittings to reduce water use.



Low-carbon, energy-efficient buildings targeting EPC A+.


TRITAX PARK
QUEENS' CAMBRIDGE
TRITAX PARK
QUEENS' CAMBRIDGE

TRANSPORT AND CONNECTIONS

Transport studies submitted with the application assess how people will travel to the site, the effects on nearby roads and the improvements proposed to support the development. The scheme will deliver the following improvements and mitigation:



- Widening the northbound approach to the B1050 / Ramper Road roundabout to improve traffic flow.
- Traffic-light-controlled access from the B1050, with dedicated turn lanes so vehicles entering the site won't hold up through traffic.
- Transport hub with real-time bus information, e-bike and e-scooter hire and secure cycle parking.
- Stagecoach No. 5 bus service running through the site.
- Access to the A1307 for pedestrians, cyclists and emergency vehicles only.
- Shared walking and cycling paths on both sides of the B1050 along the site frontage and the A1307.
- Funding for wider local walking and cycling improvements.
- Links to the Guided Busway walking and cycling route (NCN Route 51) to the north.
- A new walking and cycling route through the the site, separated from traffic, with a safe crossing over the B1050 linking paths on both sides.

Find out more

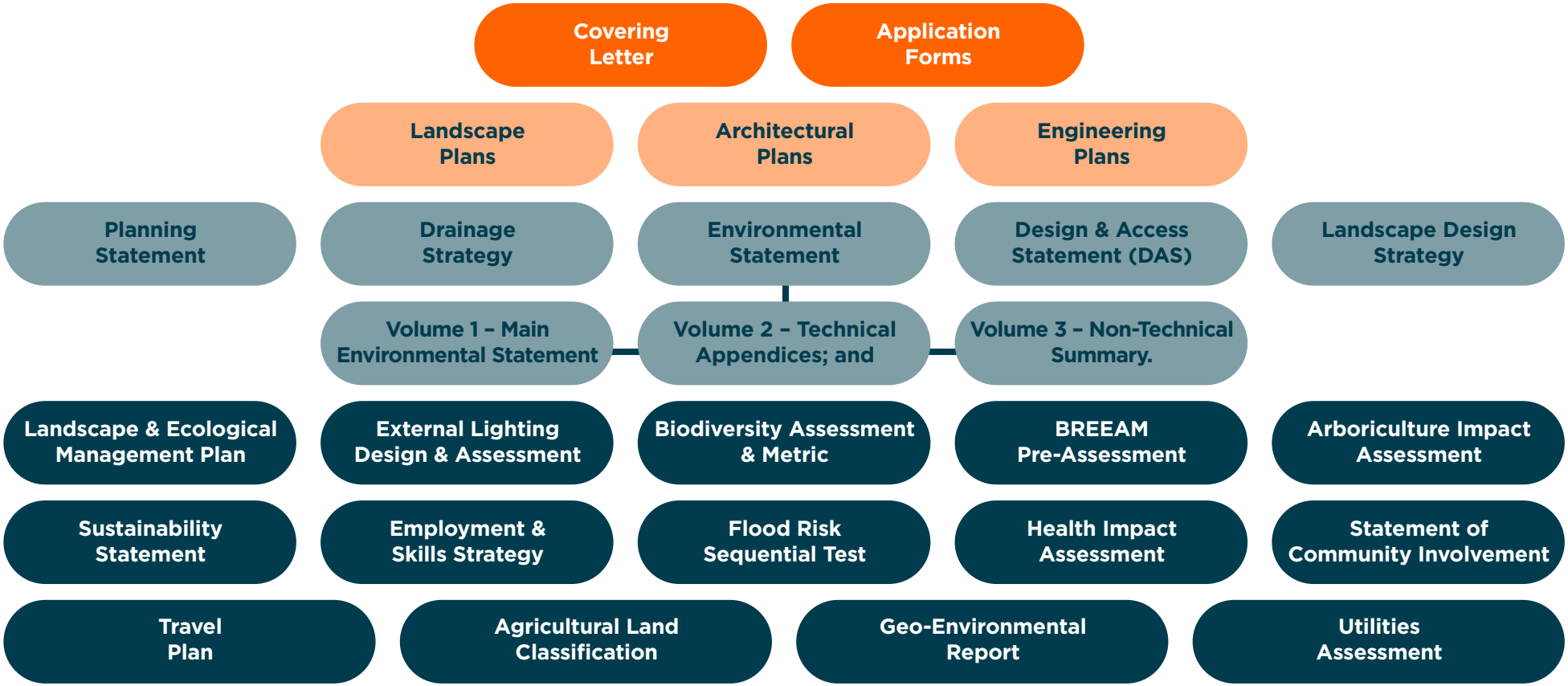
You can read the full Transport Assessment, Travel Plan and supporting plans on South Cambridgeshire District Council's online planning register. These explain the studies, findings and proposed improvements in more detail.



I WANT TO KNOW MORE

For an overview of the proposals, we suggest starting with the Planning Statement, Design and Access Statement and Landscape Design Strategy. The Covering Letter explains how the application documents fit together.

For a plain-English guide to the environmental assessments and their findings, please read the Environmental Statement's Non-Technical Summary.



View the documents: Planning register link

Application reference: 26/04076/FUL



NOTES

TRITAX BIG BOX®

Tritax Big Box would like to thank you for your engagement throughout the pre-application phase. The planning application has now been submitted, and we look forward to continuing discussions as it progresses through the planning process. If you have any questions, please contact us via:

www.tritaxbigbox.co.uk/our-spaces/tritax-park-queens-cambridge/

info@tritaxparkcambridge.co.uk

0800 689 5209

Freepost Consultation Reply



Tom Leeming
Director,
Tritax Big Box Developments



Tom Kennedy
Associate Development Director,
Tritax Big Box Developments