

WELCOME



Thank you for attending our community update event.

This event provides an opportunity to view the updated proposals for Tritax Park Queens' Cambridge and learn more about the next steps once the planning application has been submitted.

As a long-term owner and investor with secured funding and a confirmed occupier, we are well placed to deliver much-needed logistics space and create valuable employment opportunities.

Around the room, you will find a series of information banners presenting the plans that will be submitted as part of the detailed Planning Application.

Our project team members are also available to talk to you about the plans and answer your questions.

Feedback forms are available for you to complete today or take away and return to us by freepost. If you prefer, you can complete a feedback form online by visiting www.tritaxbigbox.co.uk/ourspaces/cambridge.

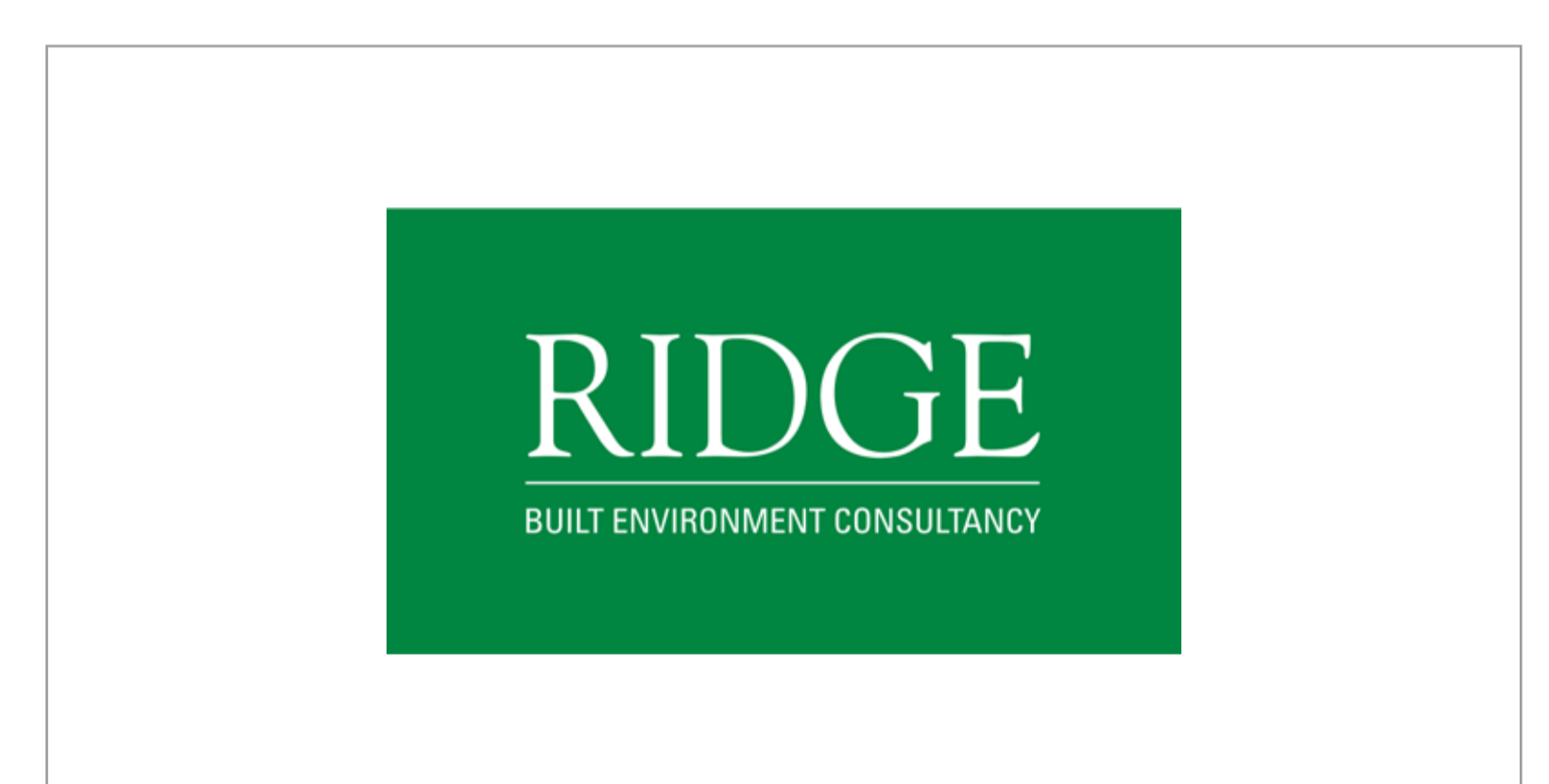
About the project team



Fully funded developer /
Landlord



Planning consultant
Landscape architect
EIA consultant
Socio-economic consultant



Transport consultant
Water and flood risk
specialist
Sustainability consultant



Lead architect



Project manager



Community consultation
specialist

GET IN TOUCH

If you have any questions about the proposals or would like to speak to a member of our team, please contact us:
www.tritaxbigbox.co.uk/our-spaces/cambridge



info@tritaxparkcambridge.co.uk



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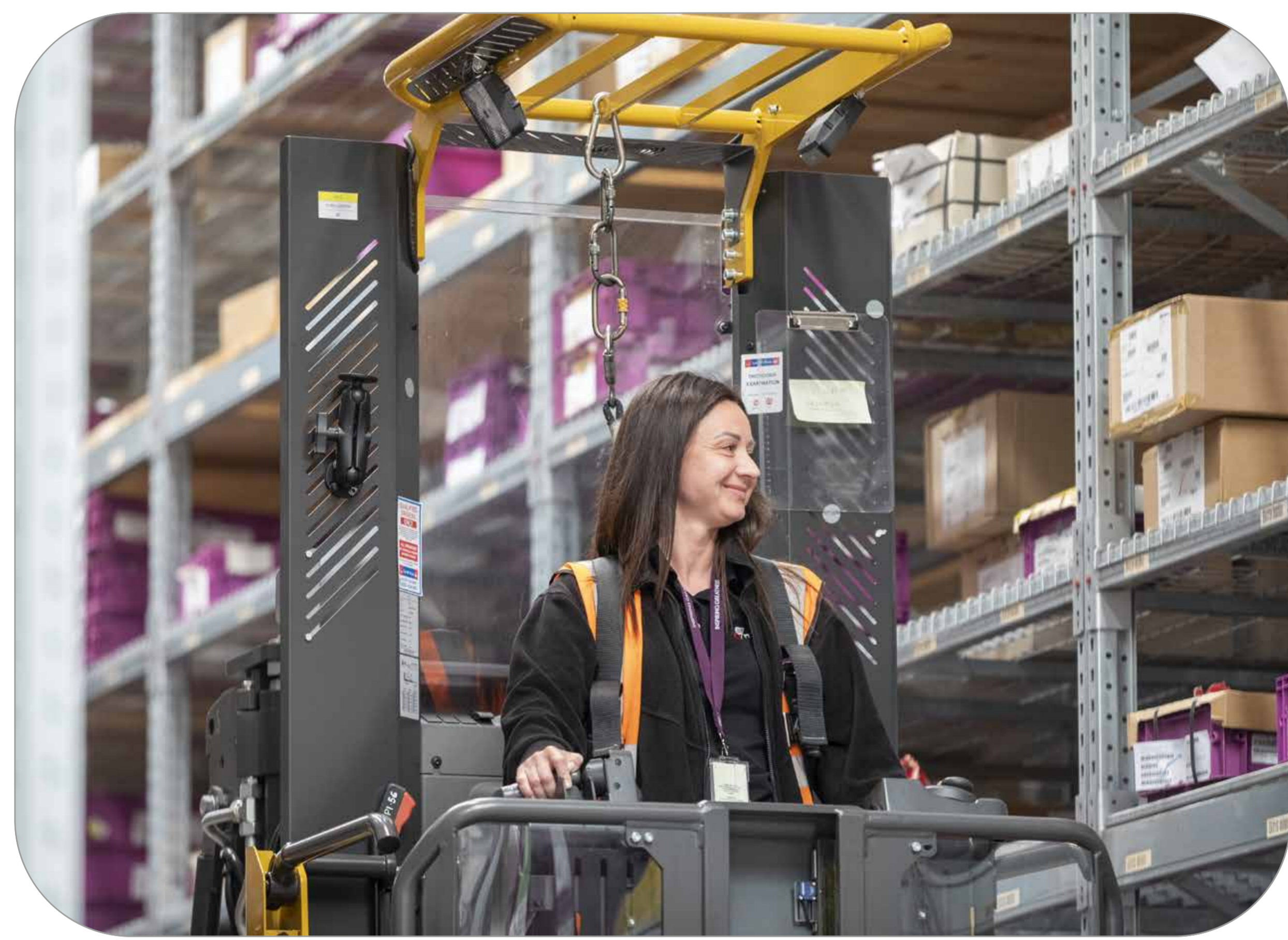


Freepost **CONSULTATION REPLY**

A LONG-TERM OWNER AND INVESTOR WITH SECURED FUNDING AND A CONFIRMED OCCUPIER

The emerging Local Plan for Greater Cambridgeshire suggests at least 317,000m² of new industrial and warehouse space needed to 2040.

ABOUT US



We are experts in UK logistics real estate, delivering millions of Sq Ft of high-quality, sustainable industrial and logistics warehouse space each year.

Our approach is personal and hands-on, focused on leaving positive long-term legacies for our clients, investors and the communities where we are based.



Created thousands of new jobs across the UK.



A long-term partner for businesses and communities across the UK, with our **Social Impact Foundation** and **Community Benefit Fund**.



UK's largest portfolio of logistics investments.



Pledged to decarbonise all our built assets by 2050 or earlier.

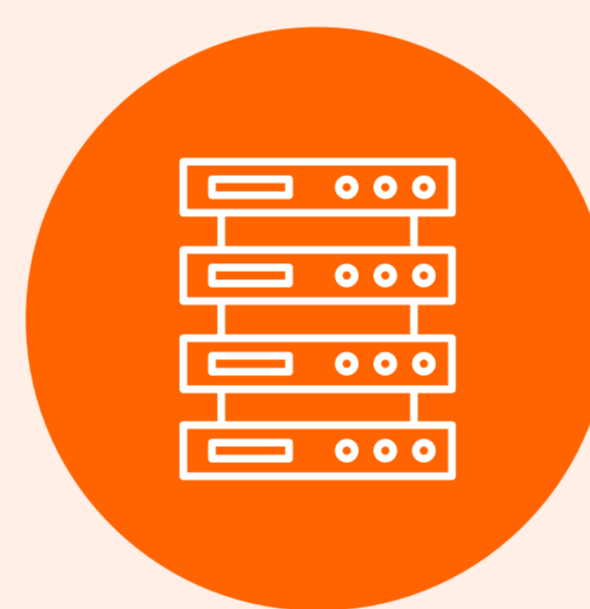
OUR VALUES



We make high-conviction decisions founded on proprietary, data-driven insights.



We take a personal, hands-on approach, getting to know our stakeholders so we can deliver on their ambitions.



We aim to create long-term value for our clients, investors and the communities where we are based.

WHY IS TRITAX PARK NEEDED?



Currently no available units over 100,000 sq ft in Greater Cambridgeshire.



Estimated 13.3 million sq ft of unsatisfied requirements for large-scale industrial and logistics space (>100,000 sq ft).



The A14 continues to serve as a key logistics and industrial corridor, supporting regional and national connectivity.



Many industrial estates have been repurposed for housing, offices, or laboratory uses, reducing available industrial land.



Remaining older industrial sites tend to be small, constrained, and outdated, limiting their suitability for modern, energy-efficient, large-scale operations.

CASE STUDY: SIEMENS HEALTHINEERS



In 2025 Tritax delivered the first phase of a new 604,000 sq ft global facility for Siemens Healthineers, the market leaders in magnetic resonance imaging (MRI).

This cutting-edge site strengthens Oxfordshire's position in advanced manufacturing and medical technology, providing a long-term home for the research, development and production of superconducting magnets used in MRI systems.

Located 8.5 miles north of Oxford City Centre, Siemens Healthineers is making a major investment in Oxfordshire's economy. By 2040, the project will create around 1,126 jobs and contribute £250 million in investment.

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COMMUNITY BENEFIT FUND



As a long-term owner and investor, Tritax Big Box is committed to creating lasting value and making a positive difference in the communities where our assets are based.

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.



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OVERVIEW OF THE REVISED SCHEME

Since our first public consultation in November 2025, and developments on the progress of the emerging Local Plan, we have carried out further technical assessments and refined our proposals for a logistics and advanced manufacturing park in response to stakeholder feedback, ongoing design development and detailed site analysis.



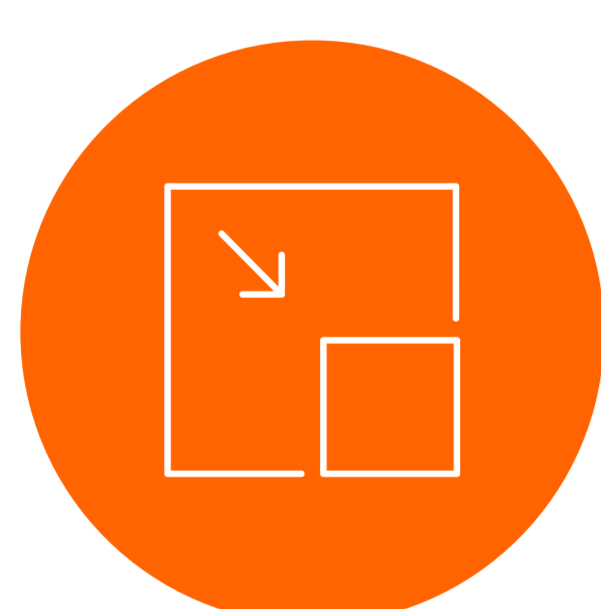
KEY CHANGES

	November 2025	May 2026
Maximum height	24 metres	18.8 metres
Number of buildings	12	5
Floor area	c. 219,000 sq.m	c. 83,000 sq.m

In addition, the revised proposal will:

- Increase tree canopy cover from **1.8%** of the site to over **25%**.
- Target a minimum **20%+** Biodiversity Net Gain.

WHAT THIS MEANS



A smaller development that responds to identified local needs



Creation of new employment opportunities, supporting between 1,100 - 1,600 jobs in the local area



A fully funded and deliverable scheme, ready to satisfy market need



A confirmed operator, supporting a range of local jobs including warehouse operatives, drivers and management roles



A new sports facility and community building

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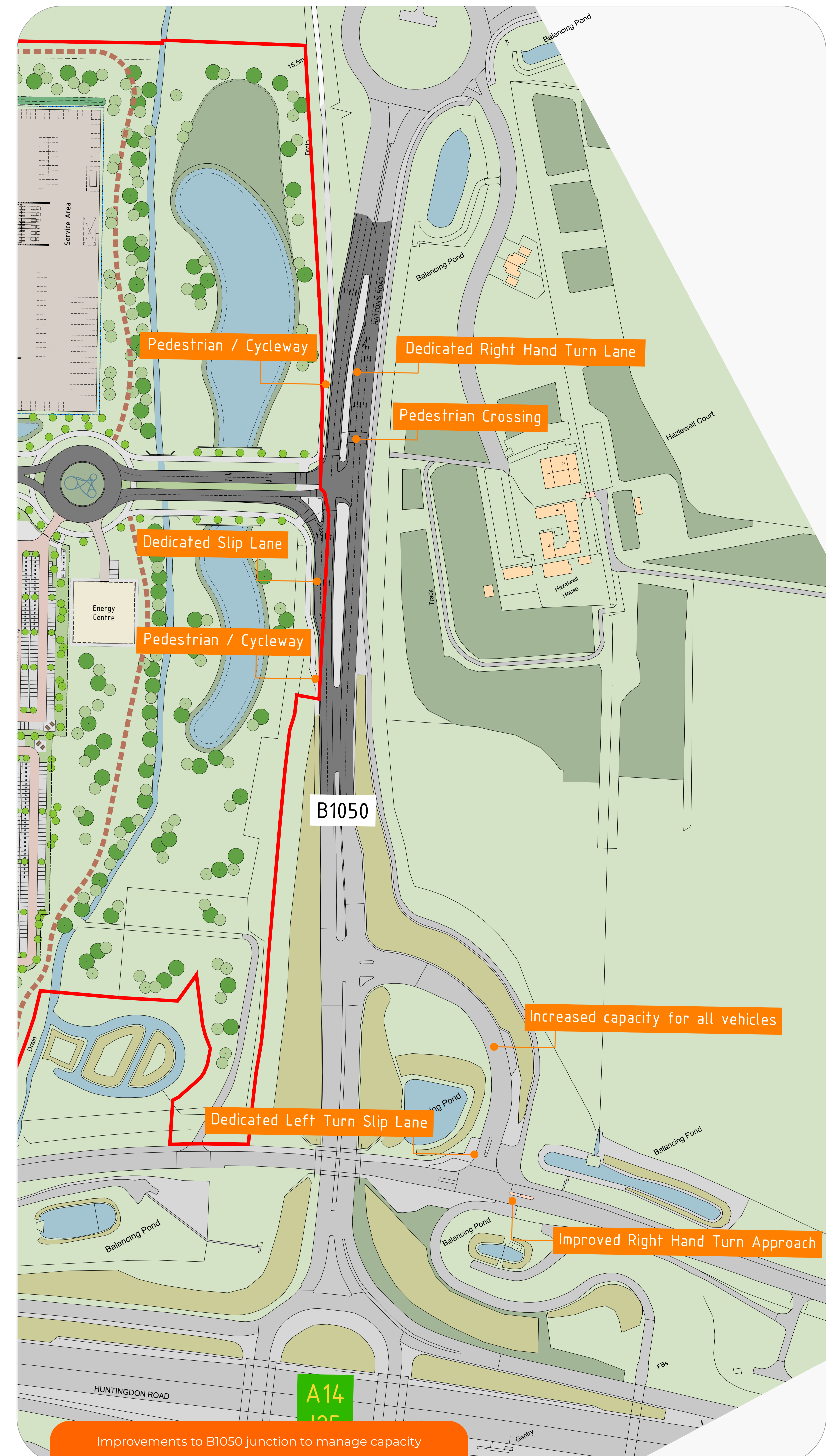
ACCESS AND TRANSPORT

Local residents have raised the potential impact this development could have on traffic and the surrounding roads. We understand these points and are carefully considering how any increase in vehicle movements will be managed.

As part of the revised proposals, we have carried out further technical assessments of key local routes in consultation with Cambridgeshire County Council and National Highways and have developed a series of highway improvement measures including:

- Primary vehicular access to the site will be via a new signalised junction on the B1050. The existing eastern dual section of the B1050 will be retained, with widening on the development (western) side only.
- Improvements are proposed to the existing signalised junction at the A1307 / B1050 to address capacity and to improve the operation of this junction for all users.
- The southern approach to the four-arm roundabout is proposed to be widened to provide increased lane width and improved carriageway geometry.

We are continuing to engage with Cambridgeshire County Council and National Highways.



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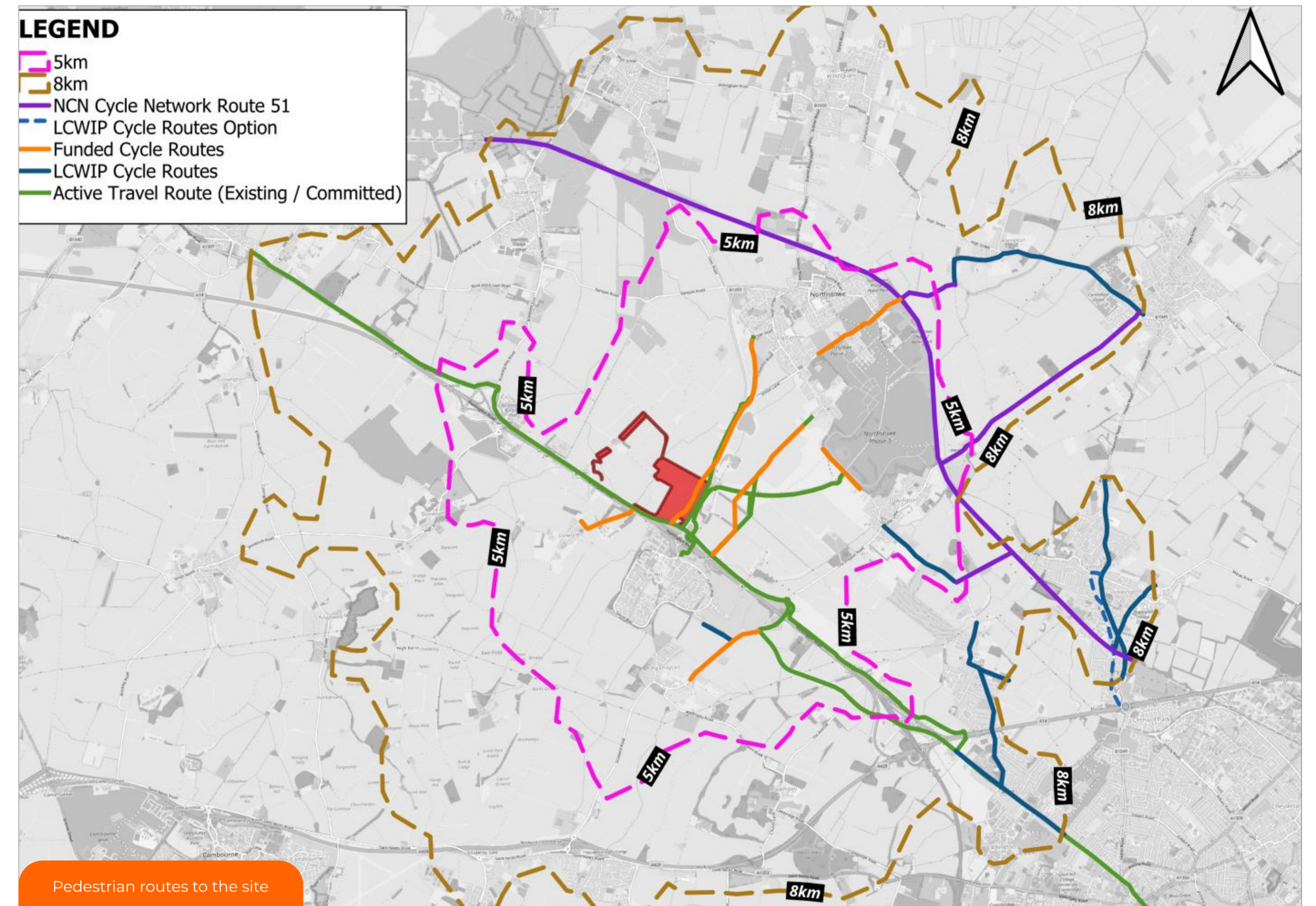
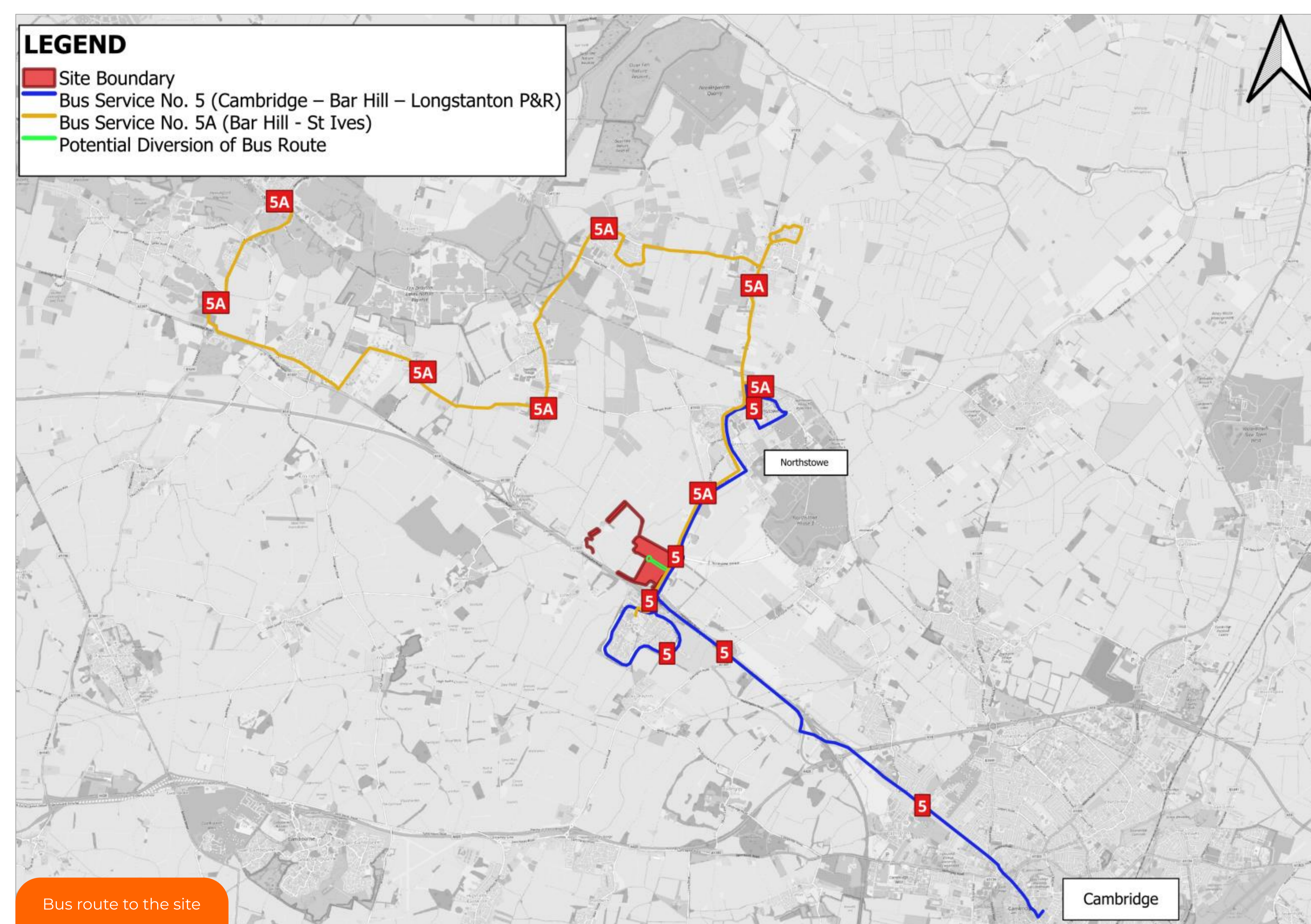
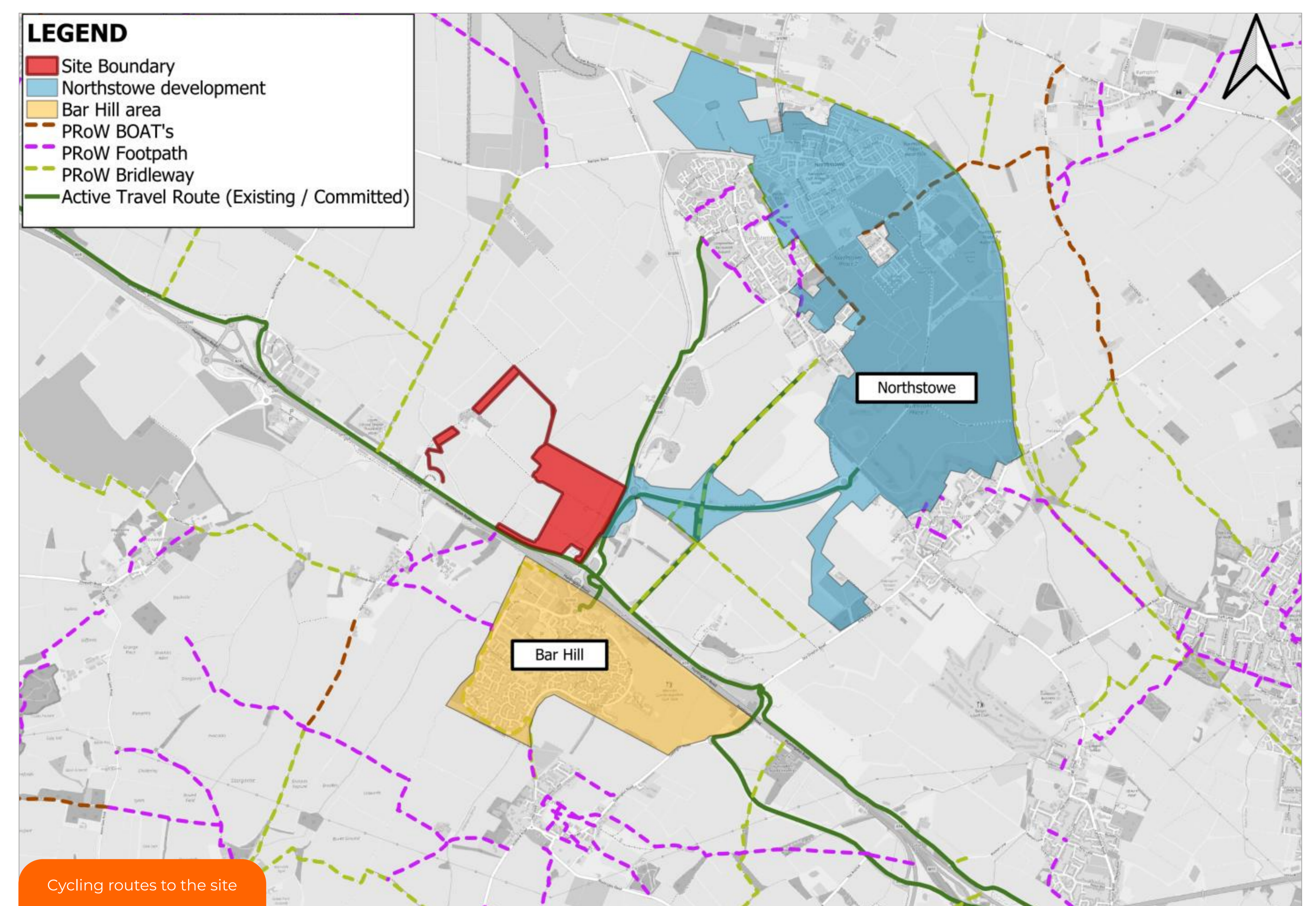
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WALKING, CYCLING AND PUBLIC TRANSPORT

We have considered your feedback on improving local cycle, walking and bus connections to help reduce car use for people working on the site, and we will be including the following improvements as part of our planning application:

- Improvements to the B1050 signalised junction, introducing a shared cycle and footway crossing with a direct, signal-controlled link to the existing path on the eastern side of the B1050.
- We are in dialogue with Cambridgeshire County Council regarding the timescale for delivery of the new cycle link.
- We have an agreement in principle secured with Stagecoach to extend Service 5 into the site. The extension of Service 5 directly into the Site will provide a high-quality, high-frequency public transport connection to Cambridge city centre, Northstowe, Longstanton and Bar Hill.
- Internal pedestrian and cycle routes provided throughout the site linking all units, car parks, the Transport Hub and community facilities.
- A new on-site bus stop will be provided within the site, integrated with the Transport Hub ensuring excellent interchange facilities for all users.
- A Transport Hub will serve as the main sustainable travel interchange and feature bus stops with real-time passenger information displays, covered cycle parking, e-bike charging, e-scooter docking and pick-up / drop-off area for taxis and private hire vehicles.
- Emergency and pedestrian and cycle access will also be provided at the southern end of site (A1307).



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SURFACE WATER MANAGEMENT



We understand there are existing concerns about flood risk and surface water, mainly linked to the closure of the Webbs Hole Sluice Gate during high river levels.

Most of the site is in Flood Zone 1, which means it is at low risk of flooding. A small area in the west (where planting is proposed) and Longstanton Brook are at higher risk.

The following measures have been incorporated:

- No buildings will be placed in high risk areas. Instead, they will be kept as open space for nature and recreation.
- Sustainable drainage measures have been incorporated into the design. These will include rainwater harvesting systems to enable on-site water reuse. Any surplus rainwater will be stored in ponds and underground storage systems, before being gradually released at a controlled rate into nearby field ditches. Roads will be drained via swales and planted areas.
- The site will be able to store up to four weeks of rainfall to prevent any impact on the local water courses during a time when the Webbs Hole Sluice Gate is closed.
- Discussions with Anglian Water regarding foul drainage are ongoing. Currently an on-site foul water treatment system is included within the proposals.

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DESIGN AND APPEARANCE

This board presents the design and visual appearance of the revised proposals. It illustrates the evolution of the scheme, demonstrating how it has been refined to deliver a high-quality development. The accompanying visuals depict the completed site, including the building layout, landscaping, and the way in which the development integrates with the surrounding area.

The buildings and their immediate surroundings have been carefully designed to provide occupiers with the facilities they need to operate efficiently and sustainably, including adequate HGV parking provision. They are energy-efficient, flexible in use and designed to minimise maintenance and running costs.

In terms of appearance, the buildings have been designed to complement and respond to the wider setting, aligning with the strong landscape strategy proposed for the development.



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PUTTING SUSTAINABILITY AT THE HEART OF WHAT WE DO

Our commitment to sustainable, low-carbon development remains central to the project.

At Tritax Park Queens' Cambridge, we are creating a future-ready business community built around environmental responsibility, innovation and long-term value.



Greener buildings

- All new buildings are designed to net zero carbon in construction principles, and will target EPC A and BREEAM Outstanding ratings.
 - Incorporating photovoltaic panels and air source heat pumps to maximise renewable energy use.
 - Green electricity tariffs through responsible facilities management.
-



Water conservation

- Rainwater and greywater harvesting systems to reduce potable water use.
 - Smart metering, intelligent leak detection and low-flow fixtures to monitor and reduce consumption.
-



Future-ready transport options

- Extensive cycle parking and electric bike charging facilities across the park.
 - Parking spaces equipped with EV charging points.
 - Enhanced public transport connections, including improved bus services and pedestrian links.
-



Improving the local environment

- Retention of existing mature hedgerows, trees and woodland, supported with new planting throughout the development providing enhanced opportunities for carbon capture / storage and pollutant absorption, offering climate and air quality benefits.
 - Tree canopy cover will be increased from 1.8% of the site to over 25%.
 - Target a minimum 20%+ Biodiversity Net Gain.
-

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BENEFITS OF THE SCHEME



Our revised proposals will deliver a range of benefits for the local area and wider region.



A fully funded and deliverable scheme that could be brought forward to serve Greater Cambridgeshire's requirements if approved.



Between 1,100 - 1,600 new jobs spanning a wide range of skilled and well-paid opportunities, with dedicated skills and training programmes for local residents.



Investment through the Community Benefit Fund for local community projects and initiatives.



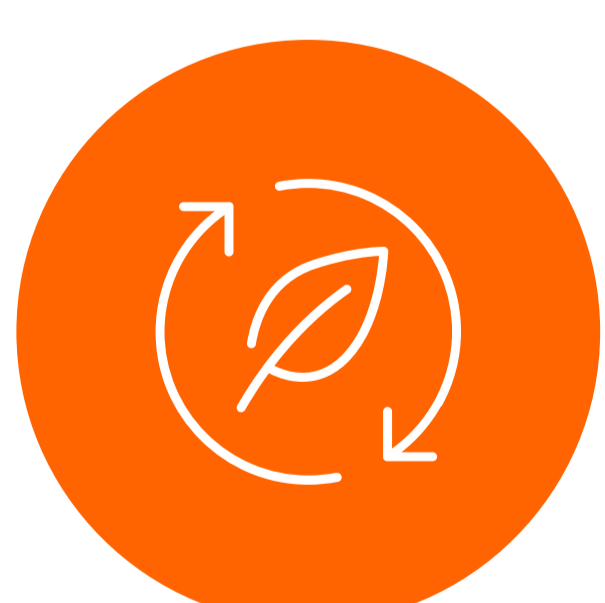
A confirmed operator, supporting a range of local jobs including warehouse operatives, drivers, and management roles.



A new community building and sports facility for use by local residents.



Improvements to local cycle and pedestrian routes.



Tree canopy cover will be increased from 1.8% of the site to over 25%. The scheme is also targeting a minimum 20%+ Biodiversity Net Gain, alongside achieving a BREEAM Outstanding rating.

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NEXT STEPS



Thank you for attending today's community update event.

Before you leave today, we would value your feedback on the updated plans you have seen.

You can share your thoughts in one of the following ways:

- Complete a feedback form here today
- Take a form home and return it using the Freepost address provided – no stamp required
- Submit your feedback online by visiting www.tritaxbigbox.co.uk/our-spaces/cambridge

Please let us have your feedback by the 26th of May 2026

We are aiming to submit a detailed Planning Application by summer 2026. Once submitted, the local Council will check and validate the application, after which it will undertake a statutory public consultation.

During this consultation, the Council will seek feedback from statutory bodies such as the Environment Agency and National Highways, as well as local residents and organisations. As part of its statutory consultation, the Council will consider all comments received throughout the determination process.

THE DETAILED PLANNING APPLICATION WILL INCLUDE:



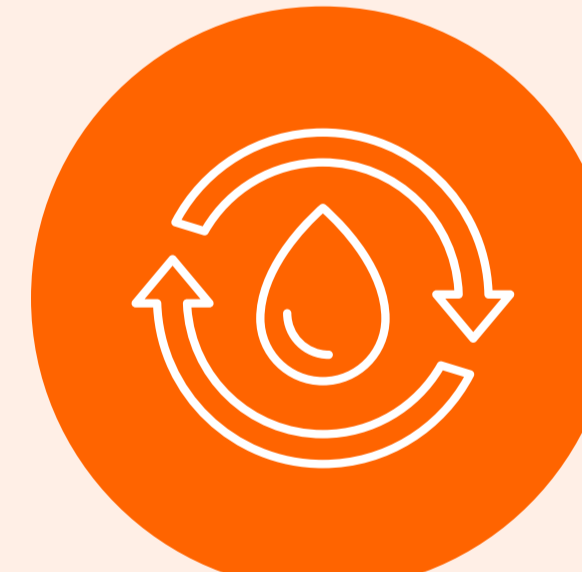
Planning Statement
Explains the proposal and how it complies with local and national planning policy



Environmental Statement
Assesses environmental effects such as noise, air quality, ecology and landscape



Design & Access Statement
Sets out the detailed design approach for the site



Flood Risk Assessment & Drainage Strategy
Reviews flood risk and how surface water will be managed



Transport Assessment
Assesses traffic impacts and highway capacity



Landscape & Visual Impact Assessment
Considers how the development will look in the surrounding area



Framework Travel Plan
Outlines measures to encourage sustainable travel



Ecology Reports
Assess impacts on wildlife and habitats and propose mitigation measures

All these reports will be available once the application is submitted.

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DPD



We are proud to have secured the backing of a nationally recognised parcel delivery operator, highlighting the strength of this development.

Their commitment to green, sustainable delivery solutions reinforces the scheme's alignment with modern, responsible logistics.

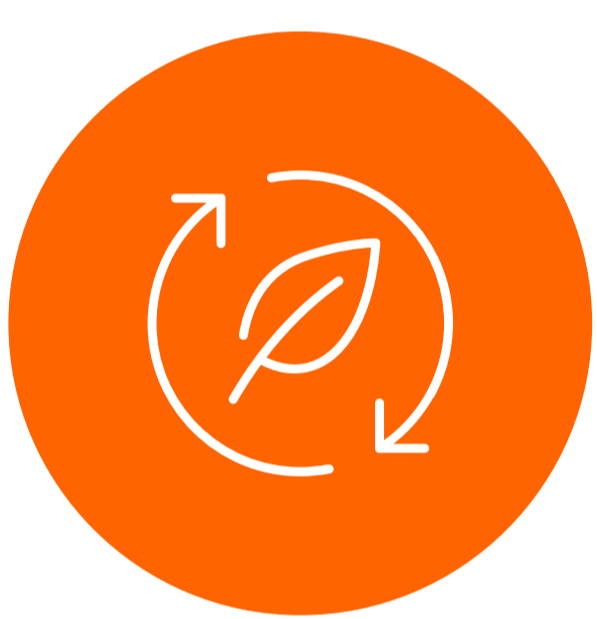
WHAT THIS MEANS



The first unit on the site will be occupied by DPD as a parcel distribution facility serving Greater Cambridgeshire.



DPD has been transitioning its final-mile delivery fleet to electric vehicles since 2018, supporting its ambition to achieve Net Zero by 2040.



In 2025, DPD delivered more than 85 million parcels using 4,000 electric vehicles.



DPD currently operates across Greater Cambridgeshire but does not have an existing depot within the county.



Establishing a local depot will reduce travel distances and journey times for vehicles currently operating from further afield, improving sustainability.



DPD's commitment to occupy the site provides confidence that the development will be delivered, subject to planning approval.



Early creation of local jobs, apprenticeships and skills opportunities.

You can read more about DPD's sustainable initiatives via this QR code >



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