LOGISTICS IN GREATER CAMBRIDGE

# NEWLANDS PARK
## CAMBRIDGE

OPPORTUNITY DOCUMENT

SEPTEMBER 2026





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* The image on the front cover is a UMC Architects CGI of the proposed scheme

newlands developments

# EXECUTIVE SUMMARY

Newlands Developments continue to engage positively with Greater Cambridge Partnership's (GCP's) Emerging Local Plan (ELP), which anticipates approximately 73,300 new jobs over the Plan Period (2024-2045) and identifies the A14 as a strategic growth corridor.

Newlands promoted Newlands Park Cambridge ('the Site') through GCP's Call for Sites in 2019 and subsequently made detailed representations to the First Proposals consultation in December 2021 and Draft Greater Cambridge Local Plan in January 2026. We are now making Representations to the Proposed Submission (Regulation 19) version of the Greater Cambridge Local Plan and have an agreed Planning Performance Agreement (PPA) with Greater Cambridge Shared Planning (GCSP).

This Opportunity Document reinforces the suitability and deliverability of the Site for allocation in the ELP and sets out:

- Newlands' track record and experience;
- The strong needs case for Industrial & Logistics (I&L)
- The strategic opportunity presented by the Site's development
- How the Project Mission Statement is manifested within the proposal
- The Value Proposition
- The Next Steps

Newlands are submitting an outline planning application in Q3 2026 and will continue to promote the Site through the ELP process. They will also continue to work positively and collaboratively with local stakeholders to ensure the delivery of a best-in-class development.

# KEY POINTS

Logistics is increasingly recognised as critical national infrastructure in planning policy, supporting housing growth and key sectors (e.g Life Sciences, R&D and agri-tech).

Currently, there are no strategic-scale employment sites available in Greater Cambridge, to capture significant demand.

The Site will complement significant housing growth and infrastructure upgrades along the A14 Corridor.

Technical work, undertaken to date confirms there are no constraints that would preclude development of the Site.

Newlands is dedicated to delivering high-quality, innovative developments with a focus on environmental responsibility.

Future I&L at the site will bring substantial economic, social, and environmental benefits.

Significant green and blue infrastructure provision, allowing for the creation of a new Country Park that can be used by the wider community.



# WHO ARE NEWLANDS?

Newlands Developments are a specialist industrial and logistics developer. The company was established in 2018 by three shareholding directors of Roxhill developments, following the sale of part of the business to SEGRO PLC.

The team of 19, based in Kenilworth, comprises professionals covering development, planning, construction, and finance.

Newlands take a long-term land interest ensuring stewardship and legacy. They have a wealth of experience in delivering sustainable, high-quality employment sites across the country.

Newlands have a strong commitment to Environmental Responsibility and generating Social Value embedded within its Corporate ESG (Environment, Social and Governance) Strategy.

## NEWLANDS KEY CUSTOMERS

ASDA, amazon, Coloplast, DECATHLON, DACHSER Intelligent Logistics, DHL, DPD, Dr. Martens, DSV, H&M, Hermes, HOWDENS, KUEHNE+NAGEL, LIDL, Nestlé Good Food, Good Life, NIKE, TESCO, Travis Perkins, URBN, XPOLogistics

## Our experience

Newlands have a proven track record in delivering sustainable, high quality, functional and adaptable buildings that are attractive to the market. We pride ourselves in exceeding expectations and have successfully developed facilities within the wider Oxford Cambridge Arc geography as highlighted below (red dot indicates Newlands Park Cambridge's location) and opposite.






# NEWLANDS' DELIVERY



**01** CASE STUDY
## PETERBOROUGH GATEWAY
JUNCTION 17, A1(M)

**4,000** FTE JOBS
**£119** MILLION IN GVA PER ANNUM
NEW BUS SERVICE PROVIDED



**02** CASE STUDY
## NEWLANDS PARK THRAPSTON
JUNCTION 13, A14

**2,700** FTE JOBS
**£111** MILLION IN GVA PER ANNUM
NEW BUS SERVICE PROVIDED



**03** CASE STUDY
## WARTH PARK
RAUNDS, A45

**2,000** FTE JOBS
**£75** MILLION IN GVA PER ANNUM
COUNTRY PARK DELIVERED



**04** CASE STUDY
## BRACKMILLS GATEWAY
NORTHAMPTON, A45

**1,145** FTE JOBS
**£33.5** MILLION IN GVA PER ANNUM
BREEAM OUTSTANDING



**05** CASE STUDY
## NEWPORT PAGNELL
MILTON KEYNES, M1

**1,000** FTE JOBS
**£50** MILLION IN GVA PER ANNUM
BREEAM EXCELLENT



**06** CASE STUDY
## NEWLANDS PARK HUNTINGDON
HUNTINGDON, A141

**2,500** FTE JOBS
**£120** MILLION IN GVA PER ANNUM
NEW BUS SERVICE PROVIDED

# WHO ARE NEWLANDS?

## Newlands' Approach to Development

Newlands recognise that, as large-scale developers, we have a responsibility to exceed expectations in respect of environmental, social and economic imperatives. That is why we have formulated our 'We Go Beyond Framework' that sits at the very heart of our ESG and Sustainability Strategy (March 2023).

The We Go Beyond Framework ensures we are focussed upon delivering pioneering and sustainable developments: embedding principles aligned with set UN Sustainable Development Goals.

## Our 'We Go Beyond' Framework

### ENVIRONMENT

Through our Base Build Specification we design low carbon, energy efficient spaces using innovative solutions and responsible procurement. We also focus on fabric first principles: reducing energy demand and improving energy efficiency to cover whole building performance. This reduces carbon emissions throughout our project's lifecycle, such that we contribute to and influence the transition to Net Zero.

We seek to exceed policy requirements through transparency and disclosure. We collaborate with the Better Building Partnership (BBP) to outline our trajectory of achieving Net Zero Carbon and align with the UKGBC Advancing Net Zero Programme.

We take a positive approach to Biodiversity Net Gain and seek to exceed planning policy on-site where we can.

### SOCIAL

We are a sponsor of Generation Logistics: a Government-backed initiative to find and engage the next generation of logistics talent.

Generating significant social value is hugely important to us as a business. We continue to work with our Social Value Partner, Fusion21, to deliver construction and end-user phase Employment and Skills Plans (ESPs) on all our projects. These are tailored to the specific needs of the local communities they serve and involve collaboration with local partners, including further education providers. In addition, we provide long-term support for grass root, charitable and other community organisations and initiatives.

We develop and incorporate Wellbeing Principles within all our developments through set expectations: creating spaces with employees in mind, to deliver social return on investment and align with occupier ESG requirements.

### GOVERNANCE

We ensure strict compliance with any applicable local legislation in relation to ESG and Sustainability.

We seek to achieve sustainable growth and performance through clear, responsible and ethical corporate governance, including an open dialogue with all stakeholders.

## PROJECT MISSION STATEMENT

To deliver a highly sustainable, Net Zero Carbon Logistics development, nestled within an attractive socio-ecological setting, that promotes social inclusion and enables a productive business community to thrive.



### Delivering Greener Logistics

Making a substantial investment in a green logistics cluster that serves as critical infrastructure to support Greater Cambridge's growth aspirations, including as an enabler for its burgeoning life sciences sector. The underlying ethos is to be landscape-led, with attractive green and blue infrastructure, as well as sustainable connections to the wider area.



### Environmental Responsibility

We will deliver a Net Zero Carbon Logistics development that incorporates cutting-edge green technologies; minimises energy and water consumption; and promotes sustainable travel/modal shift connecting significant housing growth with a diverse range of employment opportunities.



### Social Inclusivity & Embeddedness

We intend to combat social exclusion by breaking down barriers to employment and promote social mobility within the workplace through the training and upskilling of local people. We will also ensure our development is truly embedded within the communities it serves through community initiatives.

# THE NEED FOR INDUSTRIAL & LOGISTICS

## National Market Context

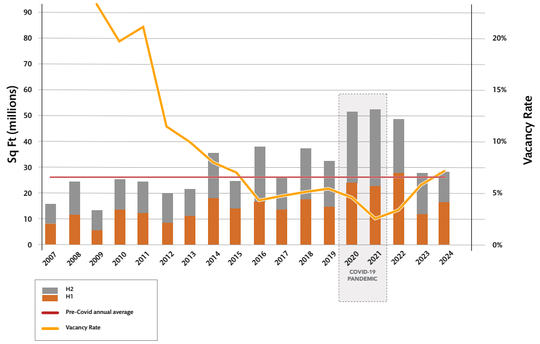
GCP's employment evidence acknowledges that there have been significant shifts in the economy driven, principally, by the increase in online retail. Whilst the growth in e-commerce has been underway for many years in the UK, COVID-19 and Brexit accelerated demand for I&L space. Consequently, there was record breaking take-up of over 50 million ft² in 2021; representing a 29% increase on 2020 levels which, in itself, was a record-breaking year for the sector (see adjacent graph). Whilst 2022-2024 were not record-breaking years, they were still above the pre-COVID annual average.

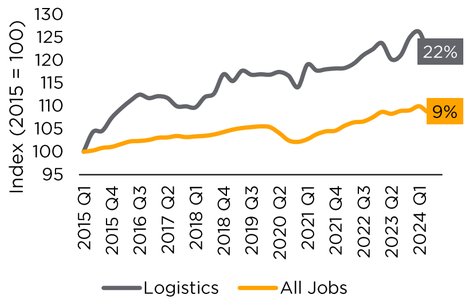
The graph opposite demonstrates that, over the last 10 years, job growth in logistics has been two times faster than that of the wider economy.

Logistics is also a fundamental enabler of growth. Life sciences, Defence, Advanced Manufacturing, Agri-tech and Energy and Clean-tech are all identified as priority sectors in the Cambridgeshire and Peterborough Combined Authority (CPCA) Local Growth Plan, with all requiring supply chain support as part of their operations. Indeed, research by Savills found that the key sectors contained in the Government's Industrial Strategy, purchased £250 billion worth of inputs from the I&L sector, which is the equivalent of 22% of their overall inputs.

I&L growth is not, however, limited to these sectors and the diagram on the opposite page shows demand for large units has also been driven by new activities and sectors that have emerged in recent years and look set to become major components of the future economy. This puts an added emphasis on providing an adequate supply of employment land. Savills have also reported that recent announcements around increased defence spending will generate an additional 137,000 to 285,000m² of floorspace by 2027.

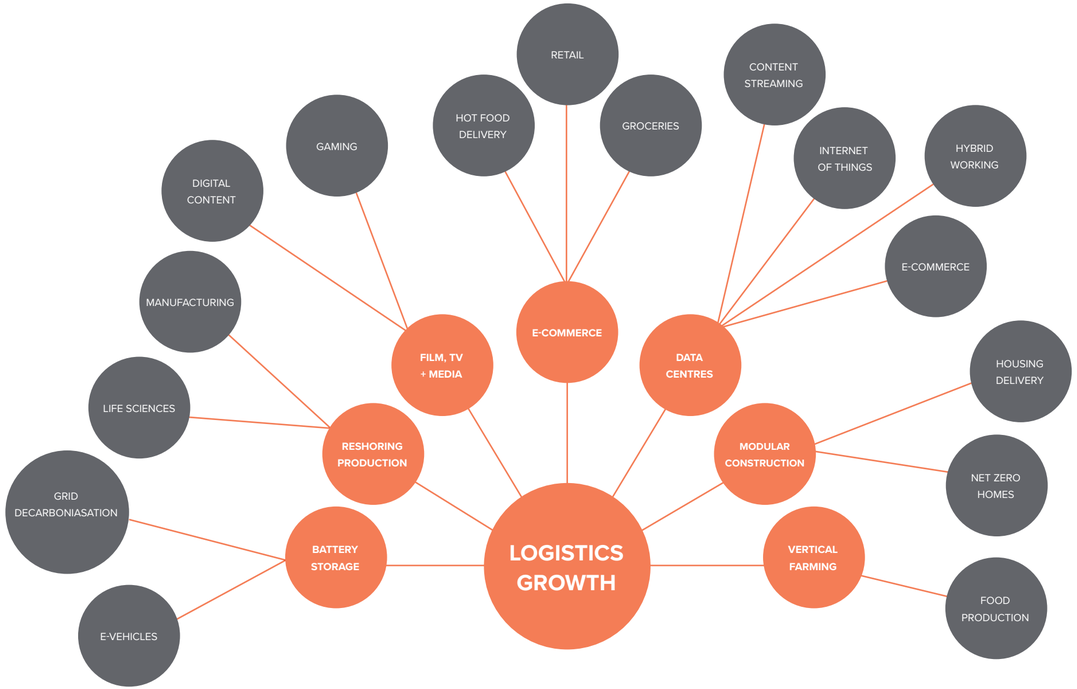
Another reason for increasing warehouse demand is occupiers seeking new premises for environmental and sustainability reasons. This is driven by their own corporate agendas (such as 'ESG' or 'CSR') to reduce carbon emissions and take active steps towards net zero carbon and/or to accord with changing policy requirements around building performance and standards. This includes Minimum Energy Efficiency Standards (MEES). The Government is proposing that all non-domestic rented properties achieve a minimum EPC rating of B by 2030. However, analysis undertaken by Savills suggests that approximately 73% of I&L stock would fall below this rating, therefore making it legally unlettable if left unaddressed.




Source: Savills and ONS (2025)

## Drivers of Logistics Demand



# THE NEED FOR INDUSTRIAL & LOGISTICS

National planning policy is increasingly recognising the significant value of the logistics sector to the economy and its role as critical national infrastructure as shown below.

**National Planning Practice Guidance (July 2019)**

*"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)."*
*(Paragraph: 031 Reference ID: 2a-031-2019072)*

**Written Ministerial Statement (July 2024)**

*"With respect to commercial development, the Government is determined to do more to support those sectors which will be the engine of the UK's economy in the years ahead. We will therefore change policy to make it easier to build growth-supporting infrastructure such as laboratories, gigafactories, data centres, electricity grid connections and the networks that support freight and logistics."*

**National Planning Policy Framework (December 2024)**

*"Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for 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..."*
*(Paragraph 87)*

**UK's Modern Industrial Strategy (November 2025)**

*"The freight and logistics sector makes a vital contribution to the UK economy and the competitiveness of the IS-8, ensuring that the right goods are in the right place at the right time... Working closely with industry, we will deliver a new plan for freight and logistics later this year so that the sector can continue to play its part in growing the economy.*
*(Page 88)*



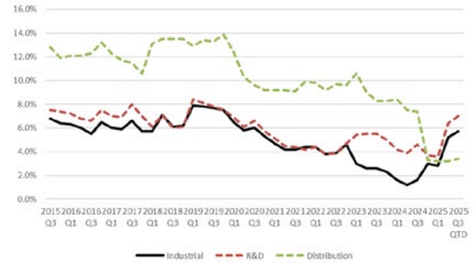
# THE NEED FOR INDUSTRIAL & LOGISTICS

## A Supply Constrained Market

NPPF Paragraph 32 calls for market signals to be taken into account in policy-making, whilst the PPG states that the scale of need across relevant geographical areas should be informed by an analysis of market signals when planning for logistics. What the analysis of market signals tells us is that, despite the eastwards expansion of the 'Golden Triangle of Logistics', the sector's potential is being inhibited by a lack of I&L land supply across Greater Cambridge.

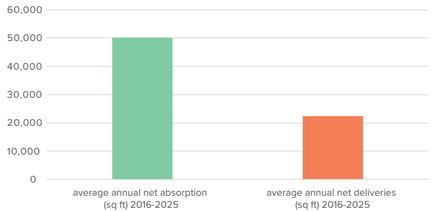
An I&L market is considered to be supply constrained when floorspace availability is below the 8% equilibrium benchmark. This is the level where supply and demand are broadly in balance. In the distribution market, since 2019 the vacancy rate has fluctuated towards a downwards trend with a dramatic decrease from the latter half of 2024 hitting 3.4% in Q3 2025. The hostile policy approach to strategic logistics in Greater Cambridge has resulted in a low supply that suppresses demand as not all occupiers can find space to meet their needs.

### Greater Cambridge Vacancy Rates



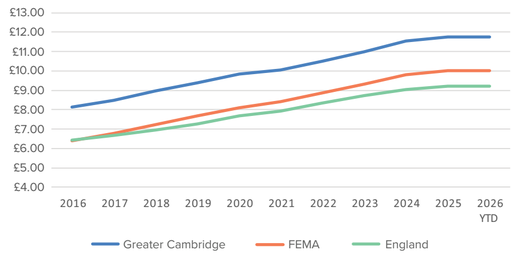

The supply constrained nature of the mid box plus market is further corroborated by examining average levels of net absorption (demand) against average levels of net deliveries (supply) over the period 2016-2026 ytd. Demand has exceeded supply for I&L units by 124% in the Greater Cambridge. The historic supply/demand imbalance points to a highly constrained market.

### Demand V Supply




When demand outstrips supply, rental growth is typically higher, as occupiers compete for limited available stock. Inflation-adjusted average market rents for mid box plus units have been rising year on year at an average rate of 3.73% in Greater Cambridge which is higher than the UK average of £8.56 p.s.f. [3.66%]

### Inflation-adjusted average market rent



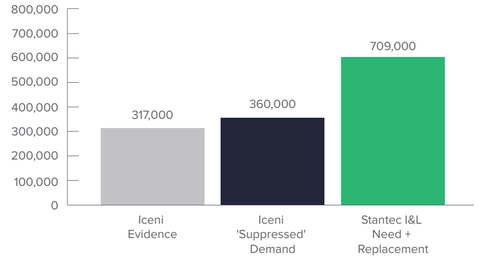

## Greater Cambridge Need

The evidence base produced to underpin GCP's ELP includes the Greater Cambridge Warehouse & Industrial Space Needs (March 2025) and the Greater Cambridge Employment & Housing Needs Update (September 2025) produced by Iceni. This concludes there is a 'local' need for 317,000m2 of B2/B8 to 2045.

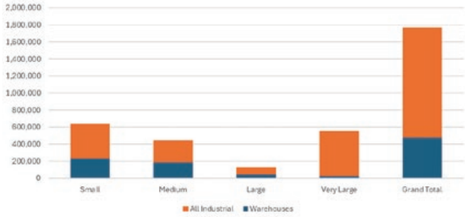
Newlands instructed Stantec to critically analyse the evidence base and it is our collective view that 'strategic' need must be added to this figure. Stantec's Newlands Park Cambridge Economic Need & Benefits Statement concludes that a figure of 709,000m2 for B2 & B8 uses should be used for plan making over the specified plan period.

This significant shortfall warrants the allocation of further sites for I&L uses. Indeed, the graph opposite shows that only a small percentage of Greater Cambridge's Storage and Distribution units are over 100,000ft2 and it is these larger units that are driving growth in the economy.

### I&L Need (Square Metres) (2024-2045)



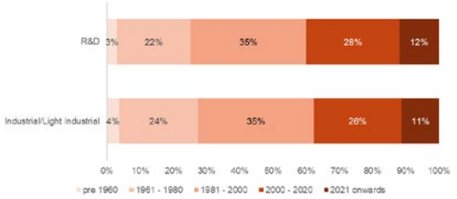

### Industrial and Warehouse Inventory (2025)




**Source:** VOA, 2025

In Greater Cambridge, 38% of industrial/ light industrial premises are within their economic life, meaning 62% is at the end of its economic life. With regards to obsolete stock, 4% of industrial/ light industrial stock was constructed pre 1960 and 24% was constructed pre-1980. This emphasises the need for the modern, state-of-the-art facilities that can be tailored to contemporary storage and distribution needs, such as high ceilings, advanced access systems, and larger floorplates. It also highlights the forthcoming issues around MEES that Greater Cambridge will need to address.

### Industrial premises by age




**Source:** CoStar and Stantec Analysis

# A STRATEGIC OPPORTUNITY

## Site Location & Context

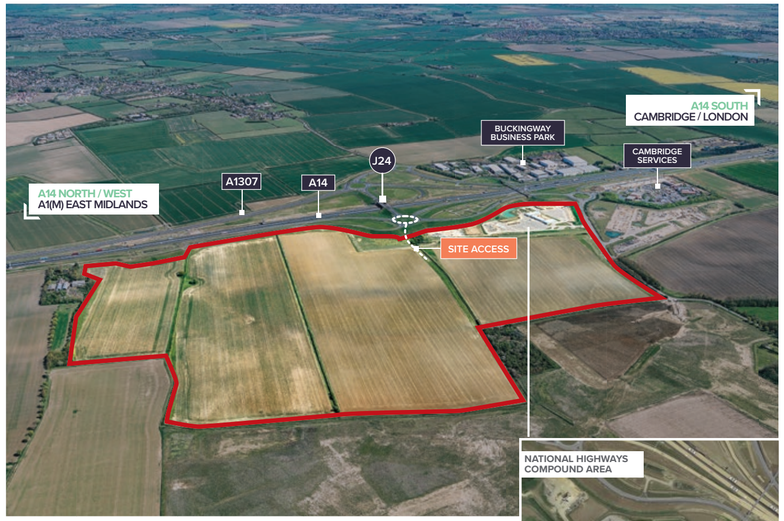
Newlands are promoting Land at Brickyard Farm, Boxworth ('the Site) (to be known as 'Newlands Park Cambridge') through the emerging Greater Cambridge Local Plan to provide much-needed employment land. It comprises a 85.2 Ha, non-Green Belt site adjacent to the A14 Swavesey Junction (J24) which is primarily in agricultural use.

The north-eastern part of the site is occupied by the A14 construction compound.

The Site is located approximately 12km equidistant to Cambridge to the southeast and Huntingdon to the northwest. It is also approximately 7 kilometres from Northstowe New Town, which is currently under construction and accessed via the A14.

The A14 is a vital road transport corridor between the East Midlands and East Anglia. According to National Highways, the A14 carries around 85,000 vehicles per day; 26% of this is HGV traffic (against the national average of 10%).

In December 2019, Newlands put the subject site forward as part of the Call for Sites consultation and in December 2021 made representations to the First Proposals consultation. More recently, Newlands made Representations to the Draft Local Plan (Regulation 18) and an updated Call for Sites submission in March 2025 and have recently engaged with Greater Cambridge Officers via a series of workshops under the PPA.







## A Strong Economic Geography

Newlands Park Cambridge is situated in the northern part of the Oxford-Cambridge Arc's geography and falls within the UK Innovation Corridor. This represents a highly strategic location with a strong economic geography that is attractive to the logistics market. The A14 is a nationally significant freight route that connects the ports in East Anglia with the Midlands and rest of England.

A new Oxford-Cambridge Pan-Regional Partnership was announced by Government in January 2023 and this, alongside backing for the new East-West rail link between Oxford and Cambridge, demonstrate the Government's aspiration to create a flourishing, world-leading innovation growth corridor.

To achieve this objective, life sciences, offices, R&D and advanced manufacturing will all require supply chain support. To this end, Newlands Park Cambridge displays all the hallmarks of an attractive logistics site (see below graphic) and can assist in realising these ambitions.

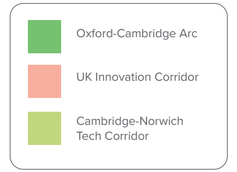
Whilst there are significant occupier requirements for larger units within Greater Cambridge that wish to capitalise on the strategic advantages of the A14, they are unfulfilled due to a lack of suitable employment sites.

## Key locational attributes for logistics




Source: Savills

## Site's location within the Oxford Cambridge Arc & UK Innovation Corridor







## Site Location within the Oxford to Cambridge Arc



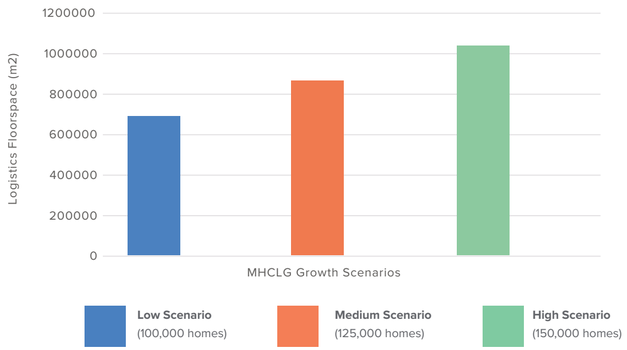
# A STRATEGIC OPPORTUNITY

Recent analysis undertaken by Savills confirms that for every home in the UK, 6.9m2 of logistics space is required. Newlands Park Cambridge has a number of large proposed housing allocations (2,000 dwellings+) within a suitable commuting distance. The draft allocations in Greater Cambridge and Huntingdon shown adjacent total 52,000 new dwellings. Through a process of extrapolation, these homes alone would generate a need of 359,500m2 of logistics floorspace based on Savills' ratio.

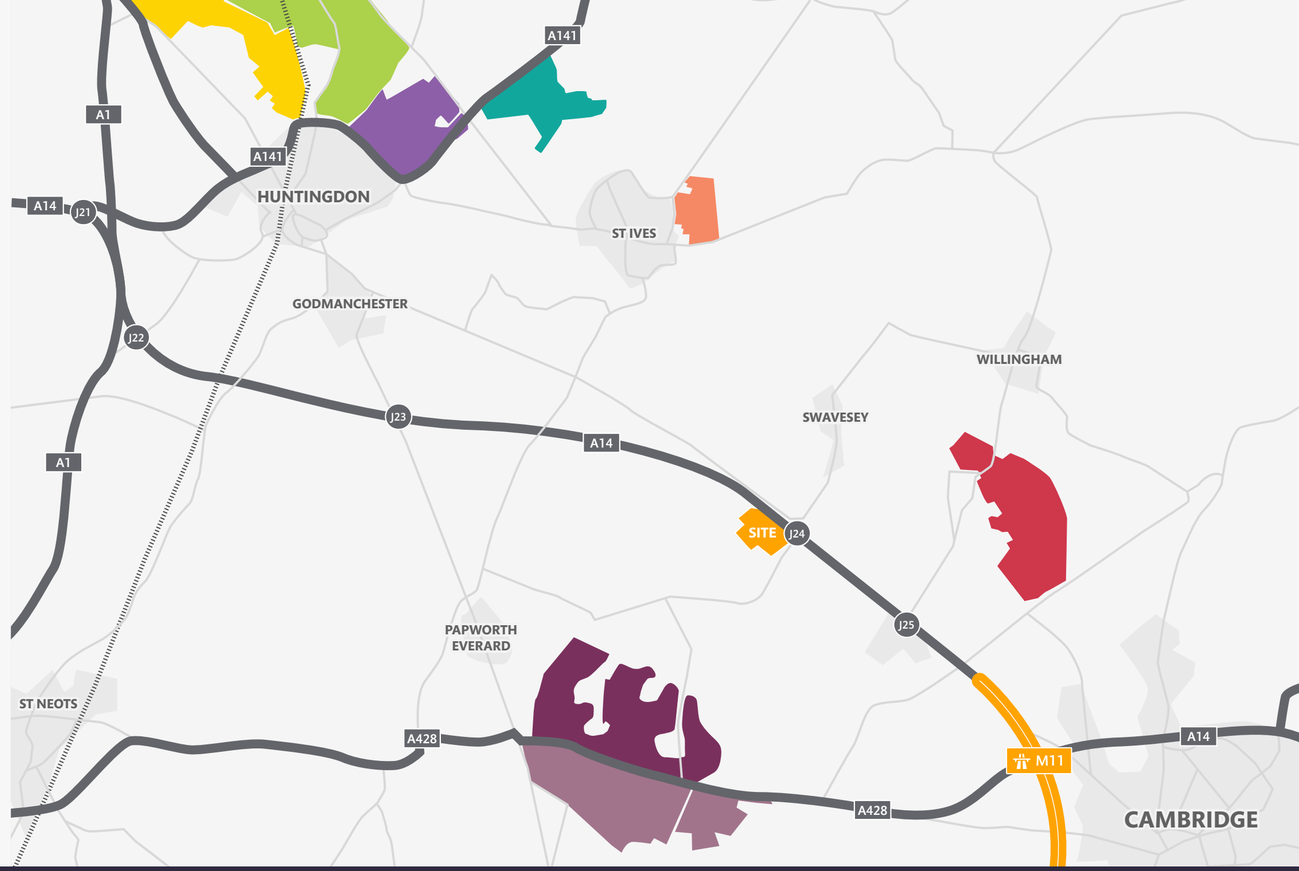
If we apply this homes to logistics floorspace ratio to MHCLG's Greater Cambridge Growth scenarios, published on 4th November 2025, this would amount to 690,000m2 under the 'Low Scenario' (100,000 homes); 862,000m2 under the 'Medium Scenario' (125,000 homes) and 1,035,000m2 under the 'High Scenario' (150,000 homes).

Savills also confirm that new homes only account for 49% of logistics demand, so approximately half of future logistics demand is unrelated to new housing. This includes business-to-business activity, broader freight movements, and increased demand from existing households, which are spending more online and expecting faster parcel deliveries.

**MHCLG Greater Cambridge Growth Scenarios: Housing-related Logistics Need**




- Alconbury Weald (6,500 homes)
- Sapley Garden Village (7,000 homes)
- Wyton Airfield (4,000 homes)
- Lodge Farm (4,900 homes)
- The Lattenburys (3,800 homes)
- Northstowe (10,180 homes)
- Cambourne North (13,000 homes)
- Cambourne (2,720 homes)



# DELIVERING GREENER LOGISTICS

Newlands take a landscape-led approach to the masterpanning of their sites: something that is predicated on a good understanding of the associated constraints and opportunities. The approach taken is based around a series of key components described below.

Structural bunding will serve as a key component in the environmental and safety strategy for visual screening and flood management. Structural planting plays a key role in shaping the landscape character. It provides a cohesive green framework across the Site, supporting both ecological value and visual integration of development into the wider setting.

Green Corridors form a vital part of the landscape and ecological strategy for Newlands Park Cambridge, helping to create a connected, resilient, and accessible environment that benefits both people and nature.

Open spaces help deliver a connected, high-quality green infrastructure network. They provide a balance between larger, strategic landscape corridors and smaller amenity spaces to serve a range of purposes — from ecological enhancement to recreation and social interaction.

Sustainable Drainage Systems (SuDS) form a core part of Newlands Park Cambridge's design, delivering effective surface water management, flood risk reduction/ betterment, biodiversity enhancement, and public amenity benefits.



Structural Bunding



Structural Planting



Green Corridors



Open spaces



SuDs



# DELIVERING GREENER LOGISTICS





# ENVIRONMENTAL RESPONSIBILITY

Newlands are committed to analysing our carbon footprint throughout our business operations and integrating plans to minimise our impact and reduce our emissions by a minimum 5% year on year, in line with the NZC decarbonization pathway. We monitor our performance on a quarterly basis to ensure we continue to act as a responsible business.

## Creating Healthy, Sustainable Places

Sustainability, Health and Wellbeing are a key focus in how we design and build our places. We pioneer low carbon, energy efficient solutions that are innovative, future-proofed and incorporate wellbeing principles delivered with the end user in mind.  Our developments embody the below UN Sustainable Development Goals:




**UN SDG 11:** Through the development of Low carbon and sustainable buildings and places that are inclusive, safe, and resilient.




**UN SDG 12:** By creating low carbon and sustainable buildings with loop materials to minimise residual waste.




**UN SDG 13:** By developing low carbon buildings and using materials that produce fewer emissions and help to combat climate change and advance Net Zero.





## Newlands' Base Build Specification

As part of their ESG Strategy, Newlands have committed to include the below embodied sustainability measures into their base build design. For the avoidance of doubt, these are the minimum standards that will be incorporated into Newlands projects and a number of these measures will be exceeded if development is to come forward at this site.




Minimum BREEAM 'Excellent' Rating



Minimum EPC Rating 'A'




Carbon Net Zero in Operation, in line with UKGBC Net Zero Carbon Buildings Framework



Embodied carbon target <400kg$CO_2$/m$^2$



At least 10% Biodiversity Net Gain achieved



PV Ready Roofs (The development commits to 10% PV coverage on all buildings).



12% roof lights for natural light



95% of our waste diverted from landfill during construction



Smart metering



EV charging spaces and infrastructure for the future




Designed and constructed in line with WELL Building Standards principles



Unlocking Local opportunities, including employment and skills plans and supply chain prospects



Dedicated cycle and pedestrian routes across the site to connect public transport infrastructure



Enhanced recreation areas that can be used by the wider community.

# ENVIRONMENTAL RESPONSIBILITY

## Sustainable and Active Travel

Newlands Park Cambridge will provide significant opportunities for active travel. Walking, wheeling, and cycling play a vital role in shaping healthier, greener, and more inclusive communities. The strategy for embedding active travel into the project will ensure it becomes a natural and attractive choice for people of all ages and abilities who work on Site or live nearby. This strategy is shown opposite, which indicates the wider pedestrian and cycle connectivity surround Newlands Park Cambridge – showing existing, proposed and committed infrastructure.

To support sustainable travel to and from Newlands Park Cambridge, discussions have been held with both local bus operators and the CPCA, the future bus franchising authority for the region. A Section 106 (s106) contribution will be secured to fund an extended service for five years after which the service is expected to become commercially viable.

Newlands Park Cambridge will deliver improved pedestrian connectivity through attractive enhanced and extended footways. These will link to the existing footway network and, opportunities are available to plug current funding gaps via a contribution that could seek a new link to Boxworth Village.

Provision of new cycle connections throughout the Site linking to the wider network will be complemented by the on-site transport hub, including potential facilities for bike parking and repair/electric bikes.








**Key**

- Primary Vehicular Access Route (Existing) - Highway Access from A14
- Secondary Access Route (Existing) - Emergency Access Only
- Highway Connectivity
- Main Movement Corridor
- Secondary Movement Corridor
- Potential Car Park Access
- Potential Service Yard Access
- Potential Bus Interchange Access
- Potential Shared Use Path
- Proposed Cycle Way
- Proposed Footpath
- Existing Footpath
- Cambridge County Council proposed community path

# A SOCIAL VALUE LEGACY

### Employment, Skills & Training

Traditionally, the I&L sector has been seen as a source of low skilled, low-value employment which, whilst important, provides few progression opportunities for workers. However, advances in operational approaches and the fast adoption of new technologies have dramatically changed the career opportunities available. Furthermore, there has also been a shift towards co-location of warehousing and office space: bringing sales, management and marketing roles to distribution parks.

The scheme would support a wide variety of skilled and high paying jobs, in addition to opportunities for career progression, which are essential for inclusive growth. Importantly, given 2 in 3 logistics managers do not have a university degree, it will support the needs of all members of the community: promoting social mobility in the area. Indeed, logistics jobs pay on average £4,900 per annum more than the average for all other sectors.

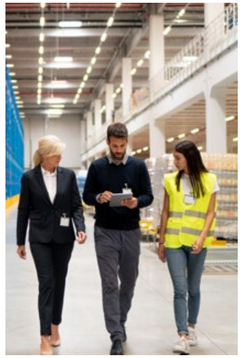
Newlands are committed to working with local partners to ensure the proposed development is embedded in the communities it serves and extends opportunities to hard-to-reach groups. It recognises the important role that logistics can play in providing support and upskilling for those entering the labour market. To that end, Newlands are already engaging in initial discussions with education institutions and other organisations around how it can develop Employment and Skills Plans (ESPs) relating to both the construction and operational phases of development. This could include apprenticeships, work experience placements, site visits, student presentations, CV and interview advice, and attendance at local jobs fairs.

This opportunity will be available to all, but the significant housing growth nearby provides immediate opportunities for local people.




**Source:** Generation Logistics: Job Families















# A SOCIAL VALUE LEGACY

## Our Partnership Approach

Local communities will be at the heart of the Newlands Park Cambridge development. As large-scale developers, Newlands recognise their responsibility to generate social value throughout the lifecycle of their schemes. Newlands is committed to having a positive impact in the local area and leaving a lasting legacy for local communities.

Newlands Park Cambridge will assist the Council in addressing local socio-economic challenges and opportunities. They have partnered up with Fusion21 as part of their ambitious approach to implementing ESG principles across their business operations and developments. Fusion21 are a national social enterprise delivering social value in partnership with public sector organisations, developers and contractors. Their award winning 'Embedding Social Value in new Developments' initiative is designed to place local communities at the heart of regeneration and development opportunities. To date, Fusion21 has created over 10,000 employment opportunities and generated over £155m in social impact.

Through their partnership with Fusion21, Newlands will support the Council and local partners to tackle issues associated with social exclusion, access to good quality employment opportunities and support for unemployed residents or those on low incomes looking to develop and move into higher paid occupations linked to construction and development. As such, the Newlands Park Cambridge will be underpinned by strong social value credentials.



jobcentreplus · Groundwork · evolve Apprentices · Clarion Housing · CHS Group (housing, care, and community services in Cambridgeshire) · MTVH · Orwell (Together we make a difference)

Cambridgeshire Chambers of Commerce · CMT Construction and Management Training · Social Enterprise East of England · origin housing · Hundred Houses 100 Society · GB Social Housing · Sanctuary · Willingham Youth Centre

**Case Study:**
**Brackmills Gateway, Northampton**

Newlands worked in partnership with Fusion 21 on a site called 'Brackmills Gateway' that forms part of the Brackmills Industrial Estate in Northamptonshire. This involved the demolition of the redundant Howdens building and the Site's redevelopment to provide 3 modern I&L buildings, totaling approximately 80,000sqm.

The Brackmills Gateway scheme achieved 350/257 Social Value Weeks with widespread positive outcomes across Northamptonshire: including Local Employment (recruitment specifically for residents within NN1-NN7), Local Supply Chain spend (supporting the local economy), and Local Educational support (Graduate programs – career fairs/talks). This is all part of Newlands Developments' commitment to ensuring added value outcomes are delivered on their developments and requirements are incorporated within their Development and Contractual arrangements.

The highlighted outcomes have been secured as a direct result of Newlands Developments' response to West Northamptonshire Council's requirement to provide opportunities to its residents and businesses through the planning system.



**55**

Northampton residents were employed on this development (Postcodes NN1-NN7).

45 of these individuals were full time employed with a further 10 residents working on the development for one week or less.

**47**

West Northamptonshire residents were also employed during the construction phase of this development (Postcodes NN8-NN18).

**23**

companies have been utilised within a 20-mile radius of the site.

**12**

Training courses were provided to staff whilst working on this site.

**6**

Further education opportunities were delivered to Northamptonshire young people.

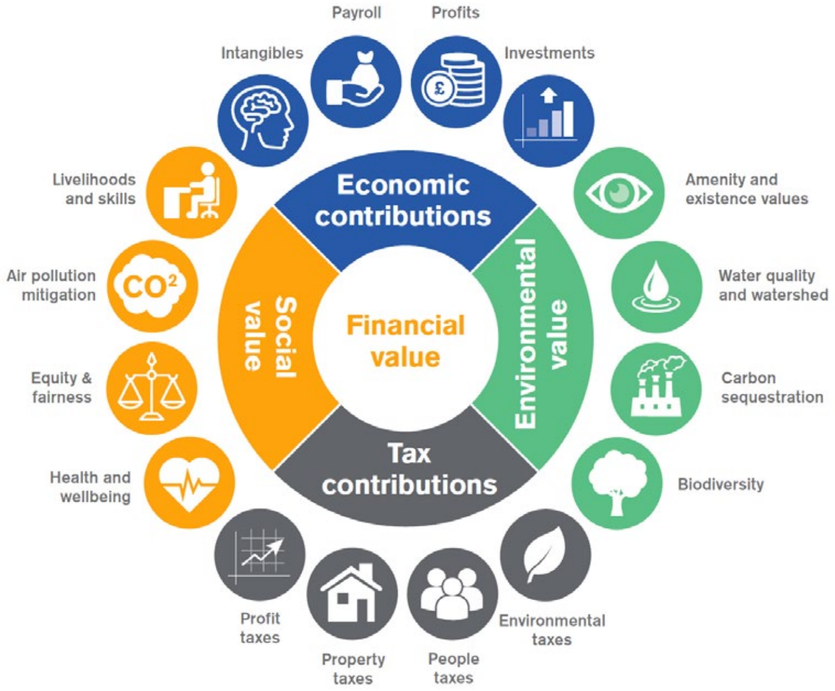
# THE VALUE PROPOSITION

Newlands Park Cambridge will deliver a plethora of economic, social and environmental benefits to Greater Cambridge: making it an important component in supporting it's ambitious growth aspirations.

The provision of best-in-class floorspace will assist in addressing an immediate need for logistics along the A14 Corridor. It will increase productivity, and generate jobs (including during construction) and business rates. There are also indirect impacts as, for every 10 jobs created in I&L, another 10 are created across the wider supply chain.

As such, the site, can be a catalyst for economic growth and investment. As set out in the preceding section, Newlands Park Cambridge's social value credentials will create career pathways for a broad section of the population due to the varied positions available. These require different skill sets to those working in Life Sciences and R&D making the development inherently inclusive and driving social mobility.

Newlands Park Cambridge has environmental responsibility at its core. It will be constructed in a manner that reduces its carbon footprint and incorporate renewables. It will deliver generous amounts of green and blue infrastructure, community infrastructure, ecological enhancements, flooding betterment, and sustainable travel opportunities.




## Economic

- Estimated 2,060 FTE jobs created
- £5.6 million Business Rates per annum
- 1.6 million sq ft of employment floorspace
- Supply Chain Benefits

## Social

- A gateway to jobs for young people
- Occupational variety for social inclusion
- New Amenity & Community Hub
- Health and wellbeing benefits

## Environmental

- Significant Green Infrastructure and SuDS
- Minimum BREEAM 'Excellent'
- Promoting Sustainable Transport Options including Cycle and Pedestrian Improvements
- Biodiversity Net Gain exceeding 10%
- Cutting edge Green Technologies

# DELIVERY

Newlands are committed to quick delivery of Newlands Park Cambridge to meet the immediate need for logistics in Greater Cambridge. They will be submitting an Outline Planning Application in Q3 2026 following prolonged engagement with GCSP officers under the agreed PPA. This was undertaken through a series of topic-based workshops.

The early delivery of Newlands Park Cambridge will enable immediate needs to be addressed in the short term whilst the ELP is still being prepared, with the latest Local Development Scheme showing Submission to the Secretary of State in December 2026 and adoption anticipated in 2028. As you will see from the timeline opposite, it is Newlands' intention to commence development swifty if the Outline Planning Application is determined positively in Q4 2027.

They will seek to make a Reserved Matters Application quickly thereafter with a view to commencing site works in 2028. The development will be guided by a detailed Phasing Plan and a Design Code, both of which will be approved under the Outline Application.

Projecting forward, this will mean Newlands can start delivering all of the benefits described in the previous section in the short term to address the evidenced immediate demand for I&L.




# PROJECT TIMELINE

**January 2026**
Greater Cambridge

**January-February 2026**
Public Exhibitions (Round 2)

**September 2026**
Proposed Submission (Regulation 19) Consultation

**October 2026**
Outline Planning Application submission

**December 2026**
Submission of Draft Local Plan to SoS

**Q4 2027**
Outline Planning Application Determination

**Q4 2027**
Reserved Matters Submission

**2028**
Greater Cambridge Local Plan Adoption

**Q3 2028**
Work Begins on Site

newlands
developments