



UNIVERSITY OF
CAMBRIDGE

Estates Division

Greater Cambridge Local Plan – Call for Sites

Land to the South of the A14 Services, CB23 4WU

7th March 2025

1. Introduction

1.1 The University of Cambridge is the owner of the southern part of land to the South of the A14 Services that is being promoted for development for Class B2 General Industrial Use and Class B8 Storage and Distribution. The University is working in collaboration with the owner and promoter of the northern part of the land.

2. Proposed Site Allocation

2.1 The Greater Cambridge Local Plan First Proposals consultation document (2021) identified a proposed site allocation reference S/RRA/SAS, with the following details:

- Site area of 18.2 hectares.
- Suitable for the following uses: Class B2 (General Industrial) or Class B8 (Storage or Distribution) providing a range of small and medium sized units.
- Warehousing and distribution should focus on meeting sub regional needs, therefore the site should provide a mix of small to medium sized units.
- Site meeting evidenced outstanding demand for warehousing and distribution units located close to the strategic road network.
- Development should accommodate the following constraints:
 - Site boundaries to provide landscape buffers of a minimum of 25m wide of native tree and understorey planting. Existing balancing ponds in the area to be re-profiled and used for drainage and biodiversity enhancement. Adequate space to be reserved within the site for large species tree planting and an amount of native understorey planting focused around the ponds. Existing watercourses to be utilised and enhanced with further native planting within the drainage proposals.
 - The density of development to reflect the density and pattern of non-residential development in the nearby village of Boxworth.
 - The preservation of the rural countryside character with the development integrated with local patterns of tree planting and hedgerows, hedges to be retained

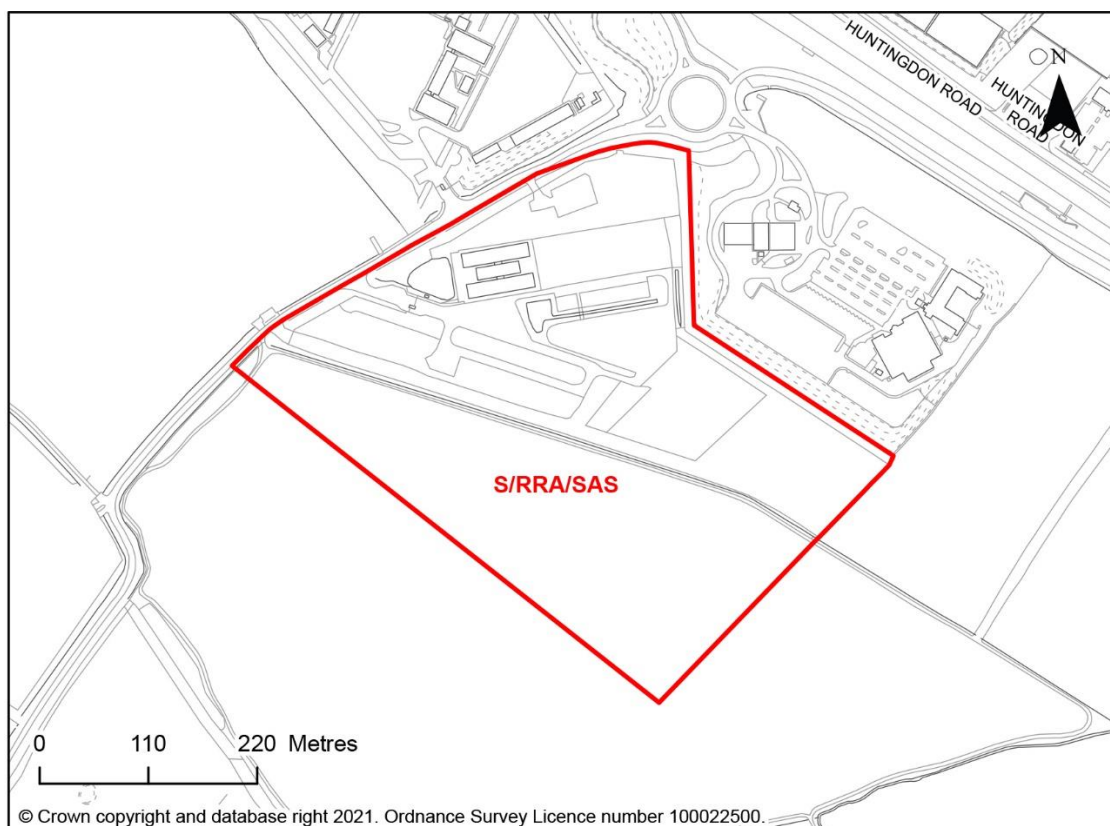


Figure 48: Map showing proposed new allocation S/RRA/SAS

2.2 It is understood that an extension is proposed to the northern part of the site, to the south-east. For its own land, the University proposes to replicate the area shown in the First Proposals consultation – the land to the south-east of the University's land is predominantly in flood Zone 3 and at this stage it is considered unlikely that it would form part of a net developable area; if evidence emerges through the design process and a detailed flood risk assessment that the additional land could be developed, an extension to the allocation area would be proposed through consultation on the draft Local Plan.

2.3 For any subsequent planning application, it may be appropriate to include additional land to the south-east for sustainable drainage purposes and/or for biodiversity net gain purposes.

3. Conclusion

3.1 The University will continue to collaborate with the owner and promoter of the northern part of the land in order to promote the site through the planning process and to bring forward a comprehensive development proposal.