

BOXWORTH PARISH / CLLR SANDFORD MEETING

# BOXWORTH GATEWAY A14 | J24

16TH JUNE 2025



# NEWLANDS: WHO WE ARE

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 18, based in Rugby, 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



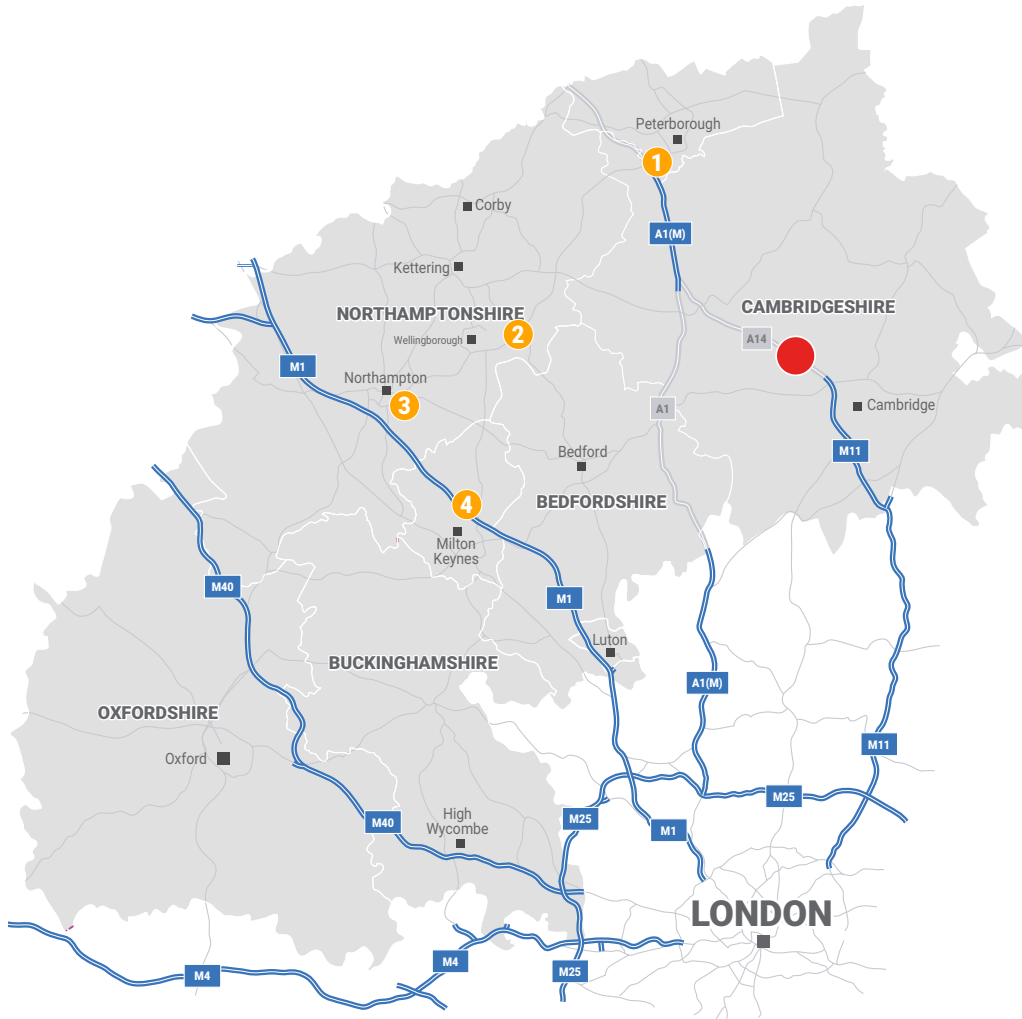
Travis Perkins



URBAN OUTLETTERS INC.



# RECENT EXPERIENCE



**01**  
**PETERBOROUGH GATEWAY**  
JUNCTION 17, A1(M)



**02**  
**WARTH PARK**  
RAUNDS, A45

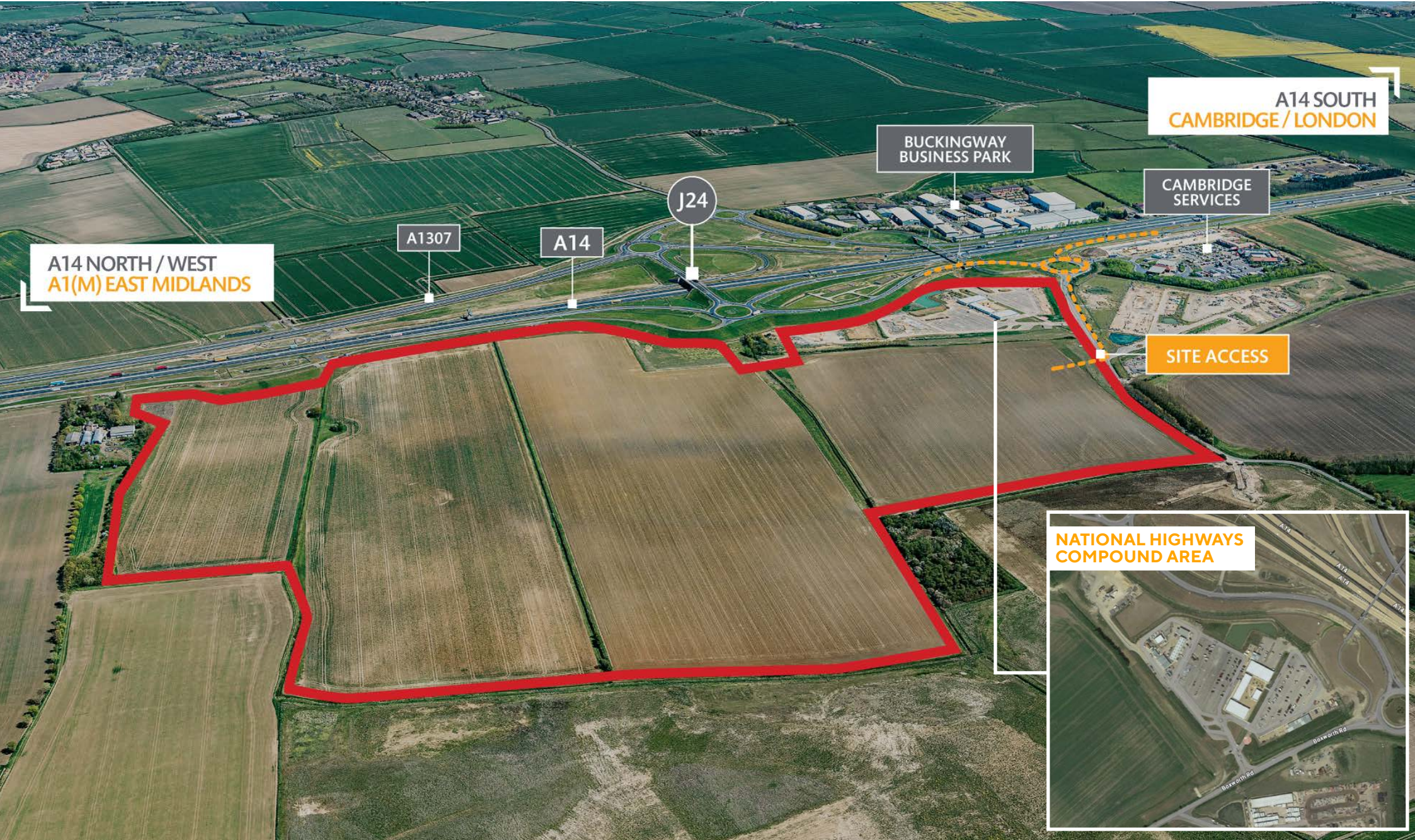


**03**  
**BRACKMILLS GATEWAY**  
NORTHAMPTON, A45



**04**  
**NEWPORT PAGNELL**  
MILTON KEYNES, M1

# THE PROPOSED SITE



# DRIVERS OF DEMAND

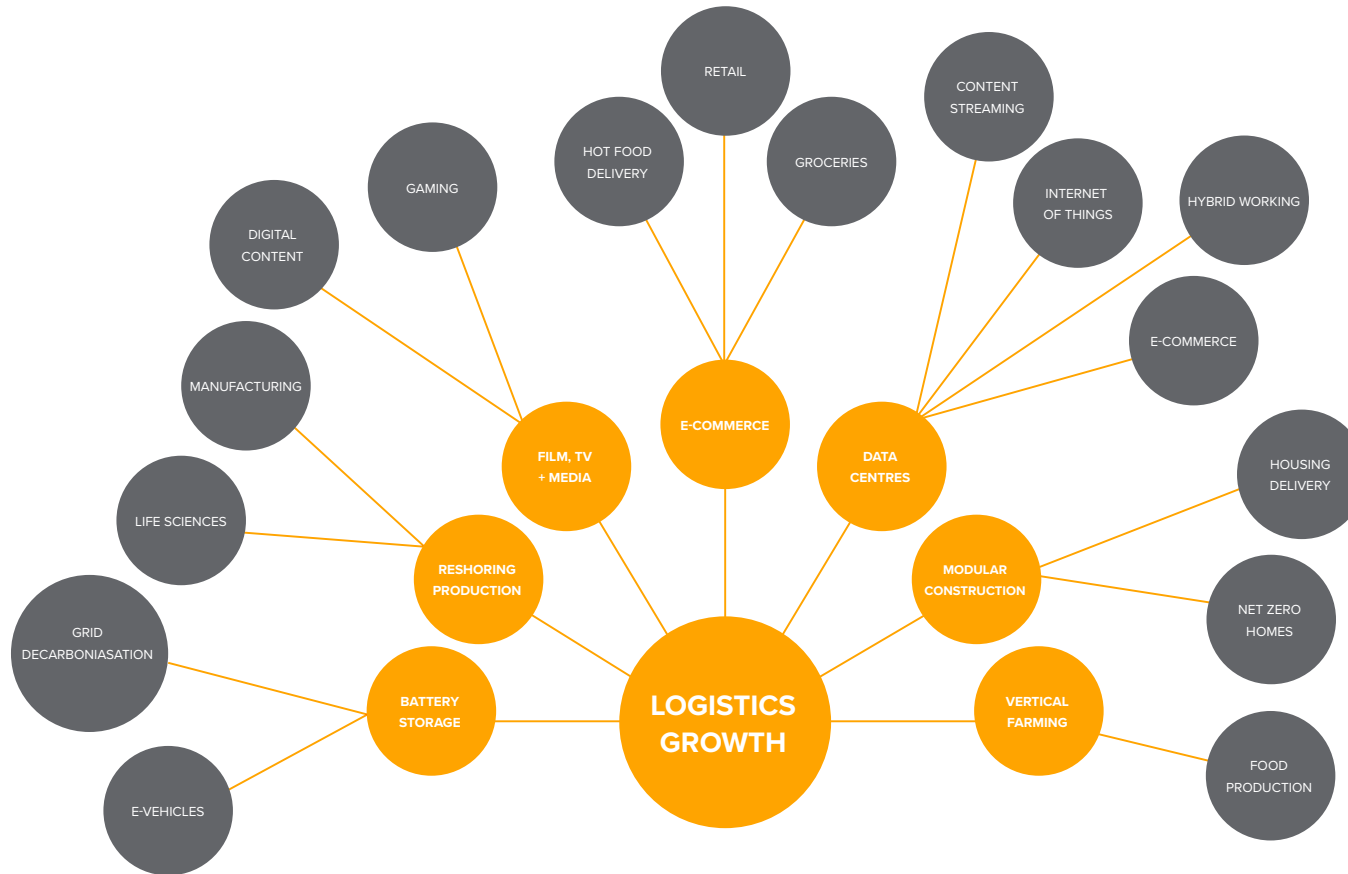
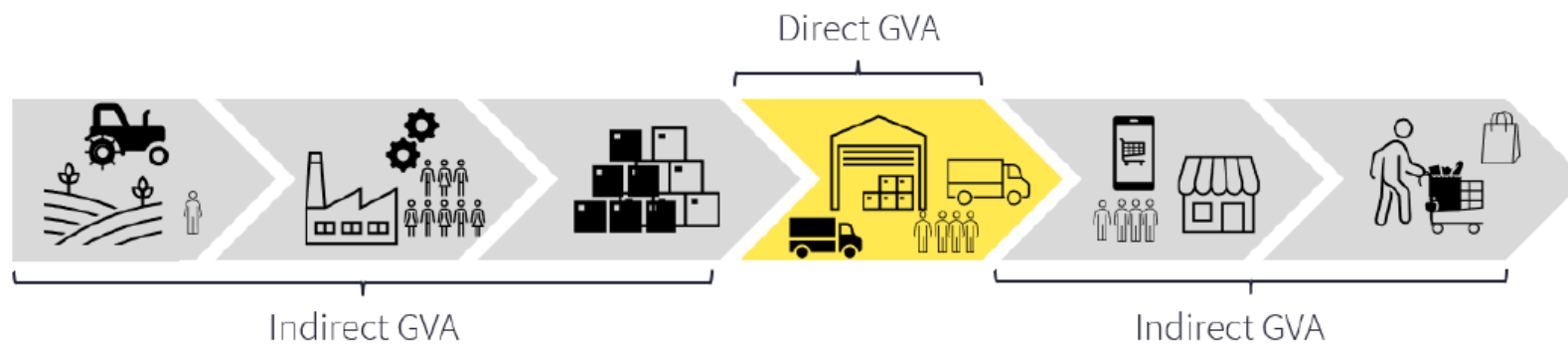
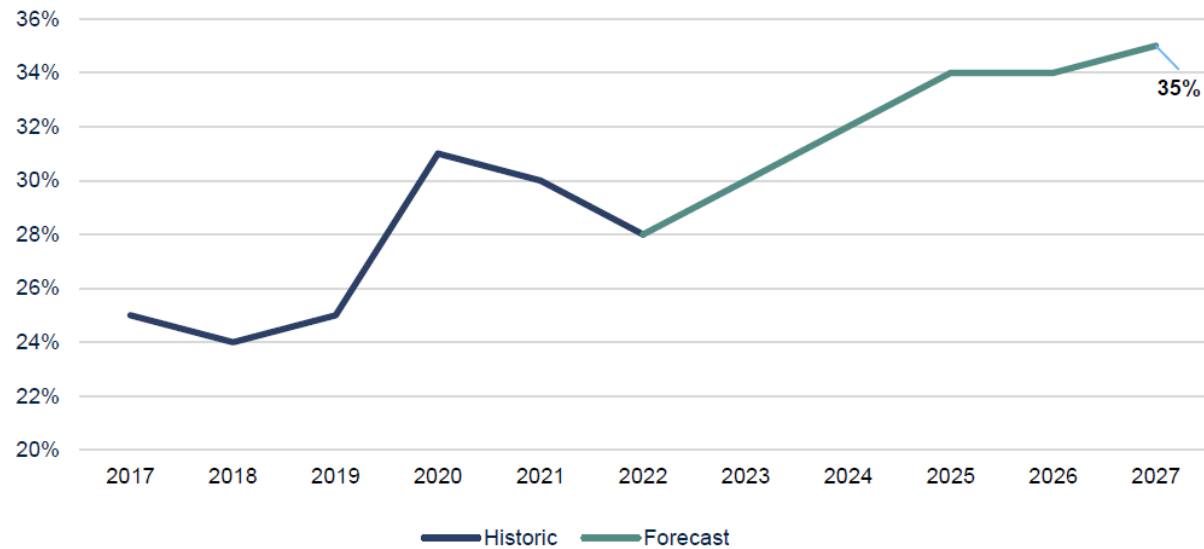


Figure 4.14 Indirect GVA and Logistics Operations



# DRIVERS OF DEMAND

Figure 4.3 Internet Sales as a % of Retail Sales (2007-2027)



Source: Statista 2023, Savills 2023

*“Lifestyles are changing, from shopping habits to ways of working, technology is advancing, and supply chains and trading relationships are evolving. As a result, demand for logistics facilities is shifting regarding the locations, types and sizes needed.*

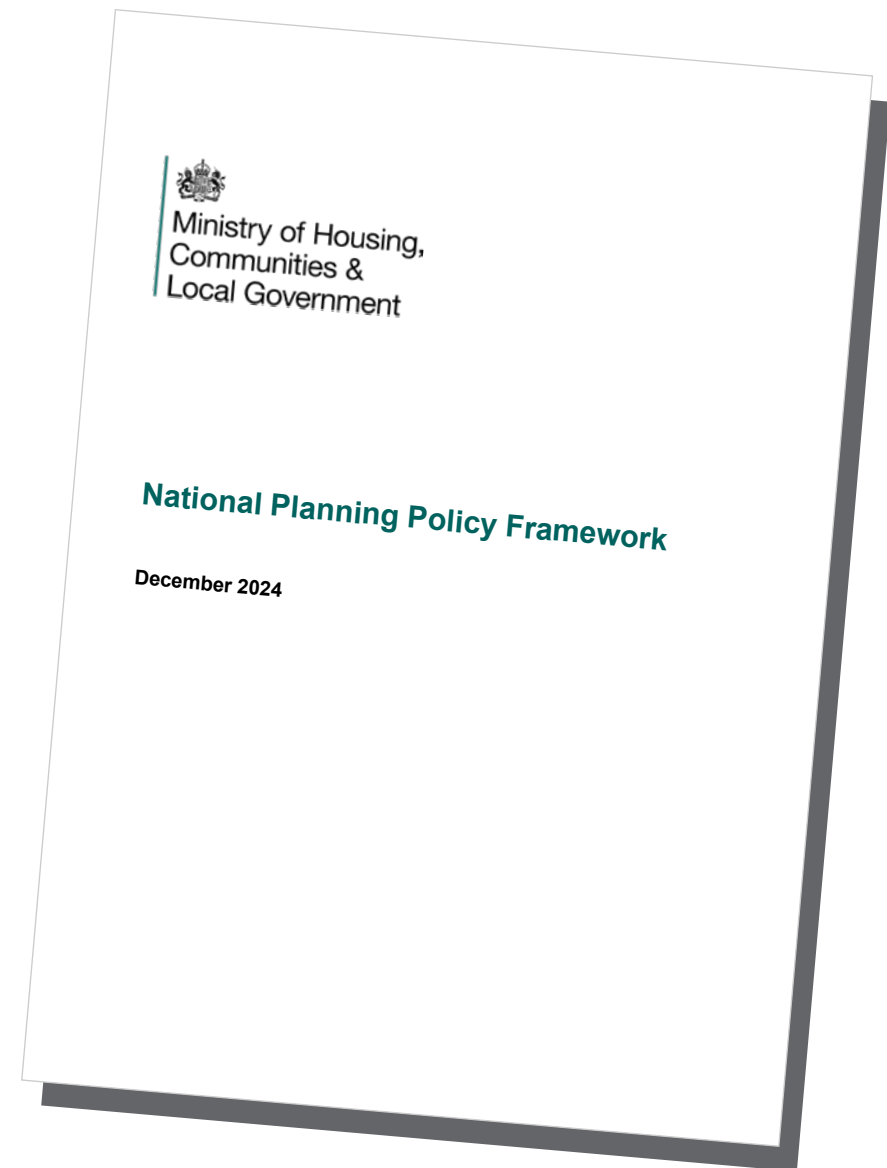
***For each dwelling in the UK, there is 109 ft<sup>2</sup> of occupied industrial and logistics space”***



Source: Knight Frank 'Future Gazing 2024

# STRENGTHENED NATIONAL SUPPORT

- Standard Methodology and NPPF adoption pushes housing numbers up.
- *“Planning policies should pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics”.* (NPPF, Para. 86)
- *“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;”* (NPPF, Para. 87)
- Stronger emphasis on meeting housing, commercial and other needs in full (NPPF, Para. 146)



# GREATER CAMBRIDGE NEED



**317,000m<sup>2</sup>**

of local industrial and logistics need  
across Greater Cambridge to 2040



**Vacancy <5%**

so has been historically low across Greater  
Cambridge for a prolonged period



**A14**

seen as a key Corridor for  
accommodating these uses



Market agents confirm  
**13.3 million ft<sup>2</sup>**

of unsatisfied demand for units  
>100,000ft<sup>2</sup> in regional market



**0 available**

Units in Greater Cambridge of  
greater than 100,000 sq. ft.



Significant

**Investment and  
growth potential**

can be harnessed through providing  
land to accommodate these uses.

# OUR PROPOSAL

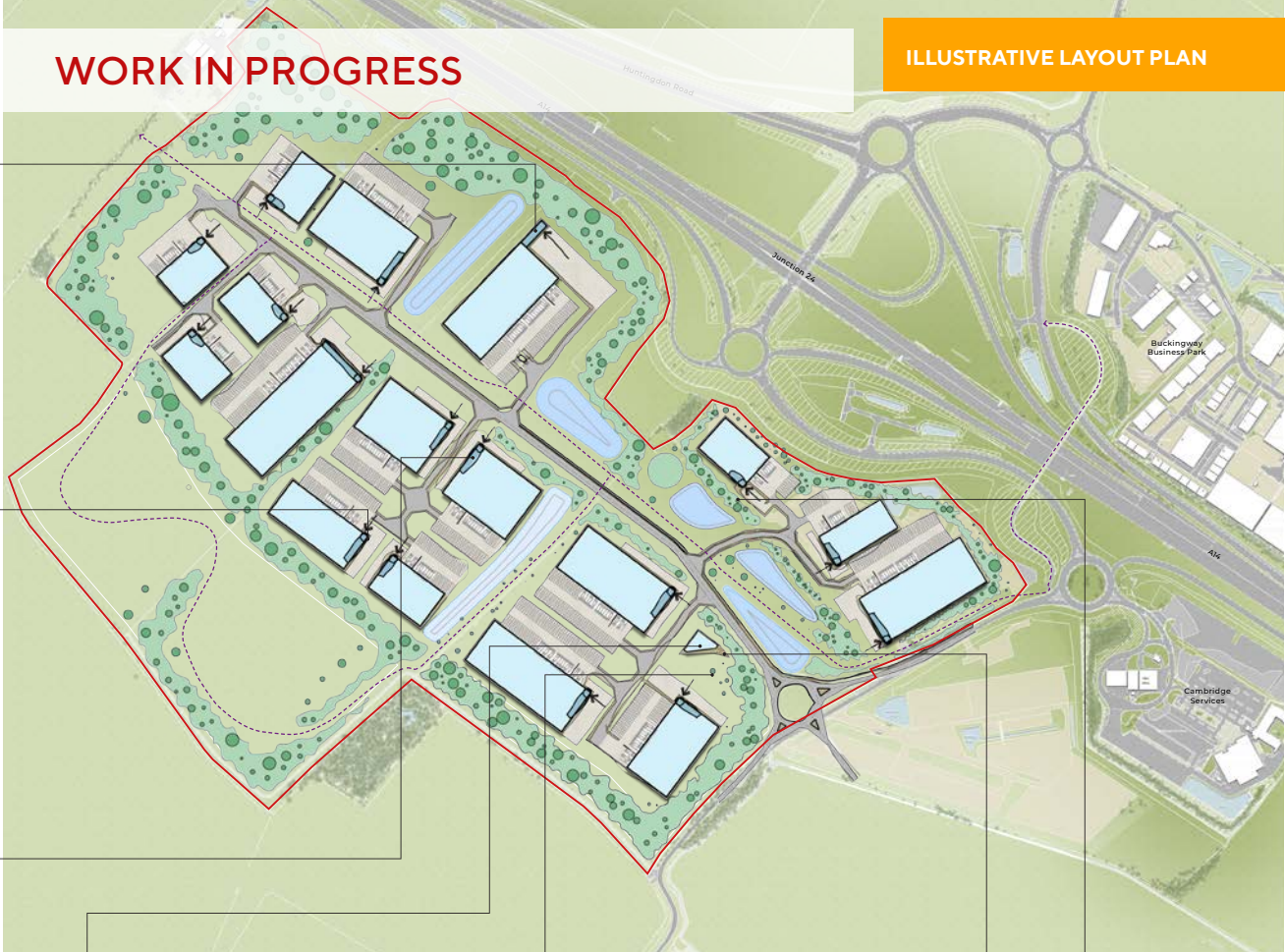
GATEWAY FRONTAGE



BUILDING FRONTAGE



OFFICE FRONTAGE



EMPLOYEE AMENITY HUB



PROVISION FOR E-TRANSPORT



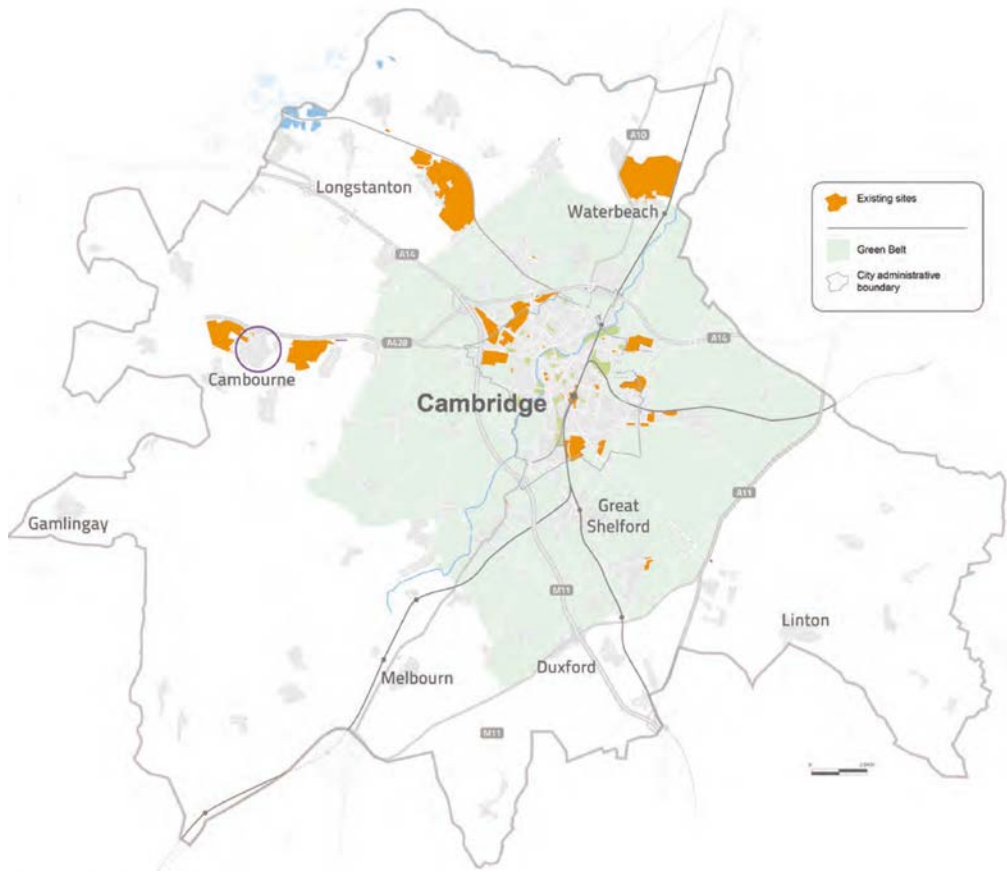
CAFÉ



GREEN OUTDOOR SPACE



# STRATEGIC LOCATION



One of few locations on Strategic Road Network outside of Cambridge Green Belt



Those that do work in warehousing and live in Greater Cambridgeshire have to travel further than the average UK warehouse employee.



We have identified specific areas within Greater Cambridgeshire, with higher volumes of target demographic groups, to focus recruitment efforts for warehousing staff and inform the sustainable transport strategy and targeted social value strategy.



Major future housing being brought forward as part of the Greater Cambridge Local Plan could provide at least a 7% increase in the supply of labour from Cambridge and South Cambridgeshire.



Over 37,000 people currently work in declining sectors that could provide an additional pool of workers to target.



We have identified a pool of c. 2,000 workers, that lie within the labour catchment, that currently work within the warehousing sector and would have a shorter commute, were they to work at Newlands Park.

# SUSTAINABLE & ACTIVE TRAVEL



Provision will be made for dedicated shuttle buses to residential areas, with links to Huntingdon, Cambourne, Longstanton Park & Ride and Milton Park & Ride.



Shuttle buses would stop at specific locations within the site serve providing direct access to public transport, rapid transit services from the Busway via the stop at Longstanton P&R and in the future Cambourne to Cambridge via the stop at Cambourne.



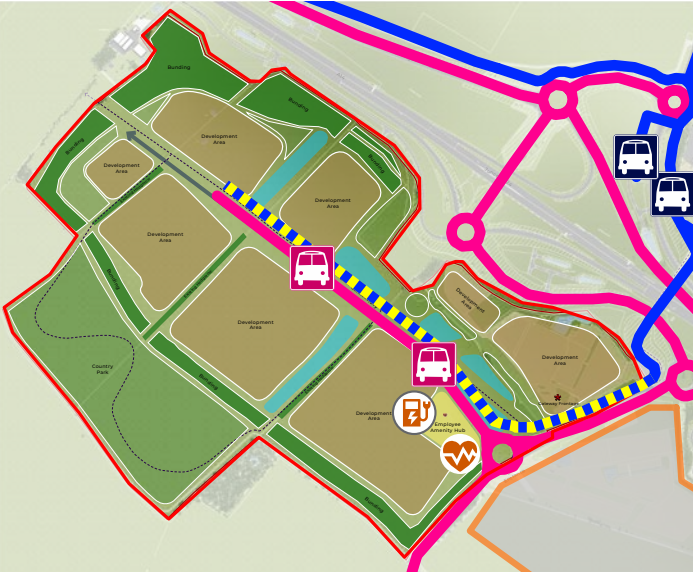
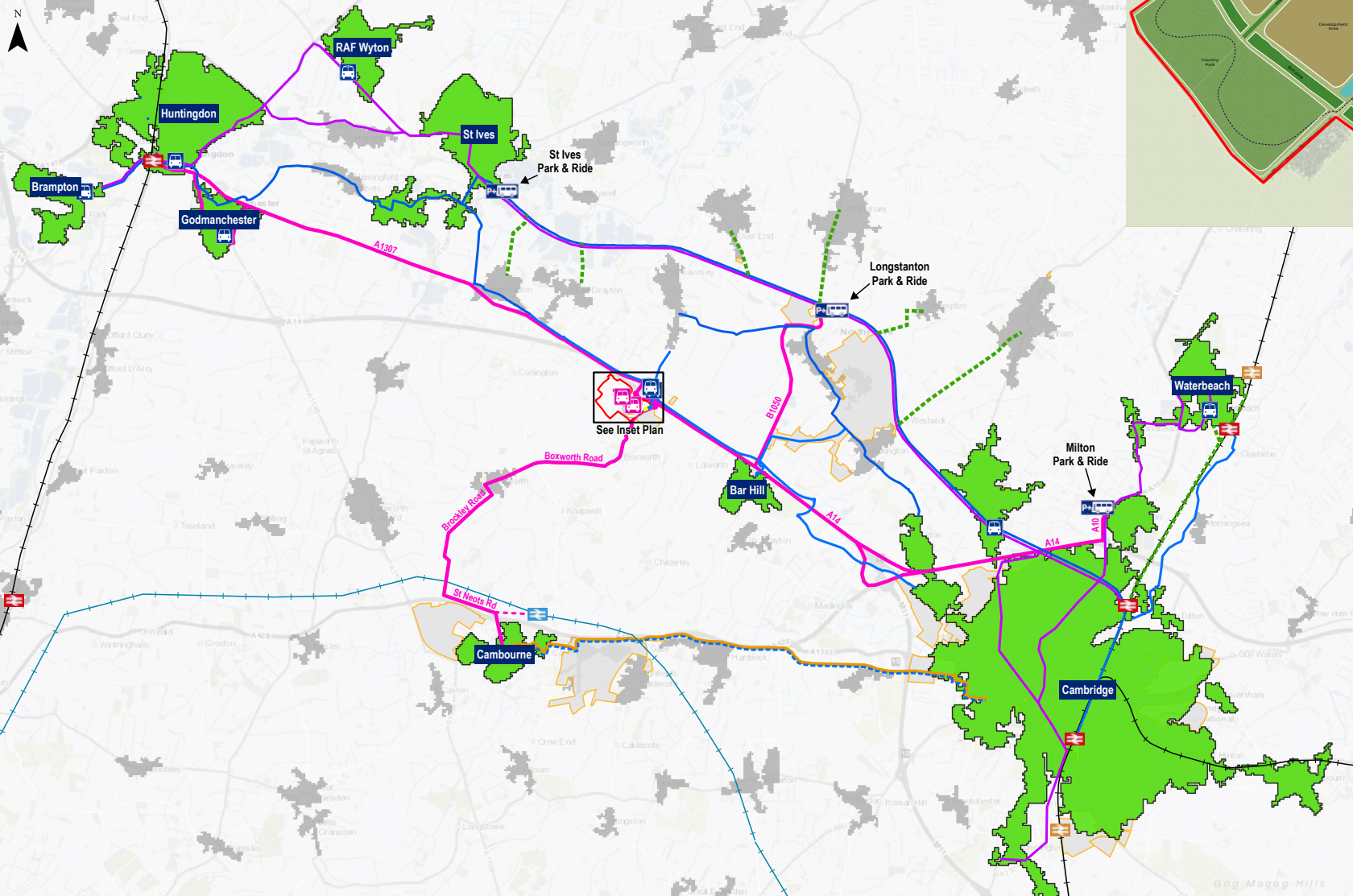
To enhance access by bicycle, it is proposed to extend dedicated cycle/footpaths into and throughout the site, that link directly onto existing facilities at the A14 Cambridge Services roundabout.



Within the Amenity Hub, Newlands would include bike-repair facilities, and investigate opportunities for e-bicycle/ scooter hire with potential for docking stations within the site and off-site at public transport connections.



# SUSTAINABLE & ACTIVE TRAVEL



Key	
	Site Location
	High Priority Built-Up Area
	Other Existing Built-Up Area
	GCLP First Proposals & Existing Allocated Sites
Rail	
	Existing Rail Station
	Proposed Rail Station
	Potential East West Rail (EWR) Station
	Existing Railway Line
	Potential East West Rail Line (TBC)
Bus	
	Existing Bus Stop
	Existing Park & Ride
	Existing Bus Route
	Proposed Cambourne to Cambridge
Walking & Cycling	
	Existing Walking & Cycling Route
	Proposed* Walking & Cycling Route
	Proposed* Greenway <small>*being delivered by the Greater Cambridge Partnership</small>
Proposed Sustainable Travel Measures	
	e-Bicycle/Scooter Provision
	Bicycle Surgery at Amenity Hub
	Proposed Walking & Cycling Link
	Proposed Shuttle Bus Stop
	Shuttle Bus Route to High Priority Area(s)
	Shuttle Bus Route Future Extension for EWR

# ACCESS AND HIGHWAYS

## Well-Connected and Accessible Site

The site lies just south of Junction 24 on the A14 (Swavesey Interchange), providing direct access to Buckingham Business Park and Cambridge Services. The A14 is a key national freight route, linking the Midlands to the Port of Felixstowe - making this an ideal location for logistics and business.

## Built on Strong Infrastructure

The Swavesey Interchange was recently upgraded as part of a £1.5 billion improvement scheme, creating a modern and efficient road network. A new roundabout is proposed to provide direct access from Boxworth Road, making full use of this investment.

## Designed for Sustainable Travel

Boxworth Gateway will include high-quality walking and cycling routes, connecting to the wider network and a new country park. The development links directly to Northstowe via a traffic-free cycleway and a new bridge over the A14, with further connections to the National Cycle Network and Cambridge.

## Encouraging Greener Journeys

To support sustainable commuting, the site will offer secure cycle parking, showers, and promote e-bike use - ideal for the area's flat landscape. A new shuttle bus service is also proposed, linking the site to Longstanton Park & Ride and Northstowe, with onward connections to Cambridge and Huntingdon via the guided busway.



# GREEN INFRASTRUCTURE & ON-SITE AMENITY

LANDSCAPE BUNDING






ACTIVE TRAVEL INFRASTRUCTURE



**WORK IN PROGRESS**



-  Café / Amenity Centre / Food Options
-  Gym & Fitness Centre
-  Creche

FOOTPATHS



SUDS



LANDSCAPED ACCESS ROUTES



EXTERNAL LANDSCAPING AND SEATING



HABITAT CREATION

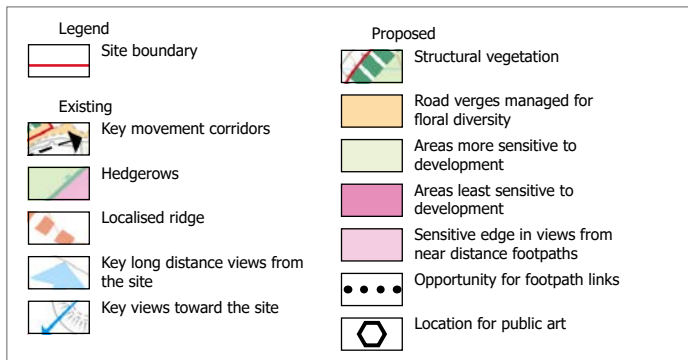
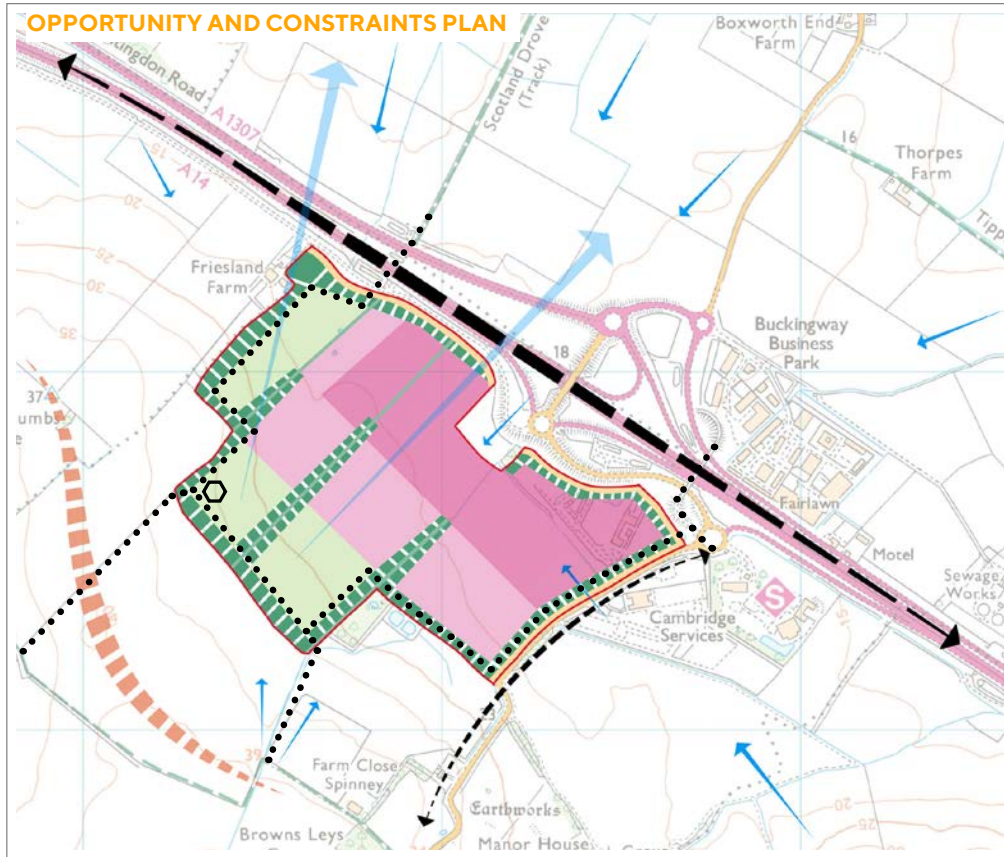


# GREEN INFRASTRUCTURE & ON-SITE AMENITY



NEWLANDS DEVELOPMENT'S WARTH PARK SCHEME

# LANDSCAPE-LED APPROACH



Location of initial LVIA viewpoints discussed at previous Officer Meetings

# LANDSCAPE-LED APPROACH



EXISTING VIEW 37



PROPOSED VIEW 37



# LANDSCAPE-LED APPROACH



EXISTING VIEW 83



PROPOSED VIEW 83



# LANDSCAPE-LED APPROACH



EXISTING VIEW 103



PROPOSED VIEW 103

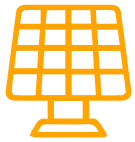


# ENVIRONMENTAL RESPONSIBILITY



## Boxworth Energy

The development will demonstrate exemplar sustainability credentials, achieving a minimum of BREEAM 'Excellent', Net Zero Embodied Carbon and Operational Net Zero.



## Buildings

All the buildings onsite will have Photovoltaic (PV) panels installed to provide 100% operational Net Zero (Regulated Energy) to ensure they are self sufficient from day 1.



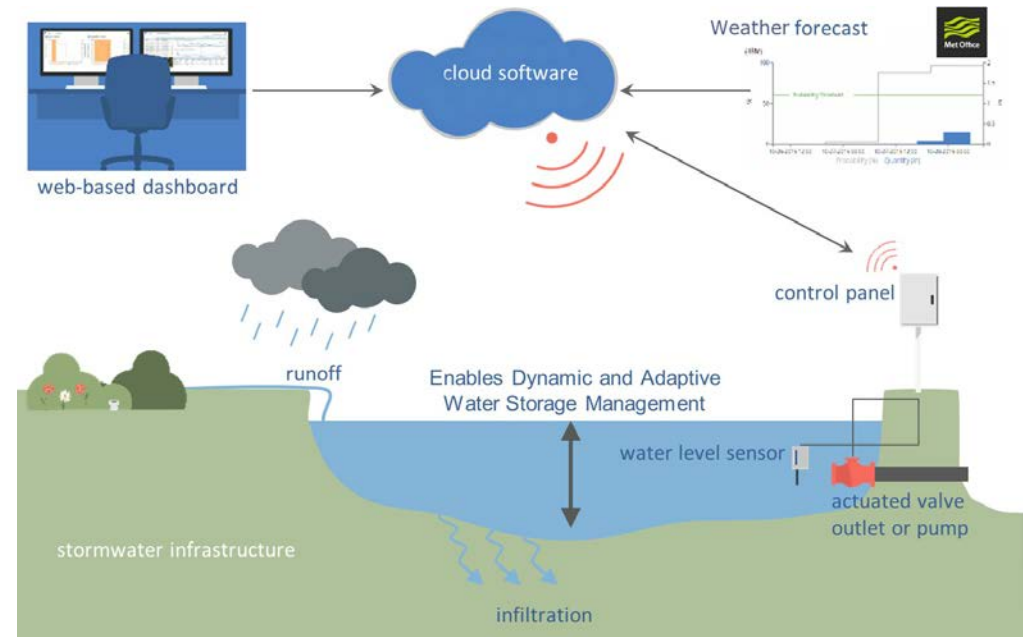
## Travel

A minimum of 30% Active and a further 30% Passive Electric Vehicle Charging points with an active travel hub which will enable charging of electric bikes and electric scooters.

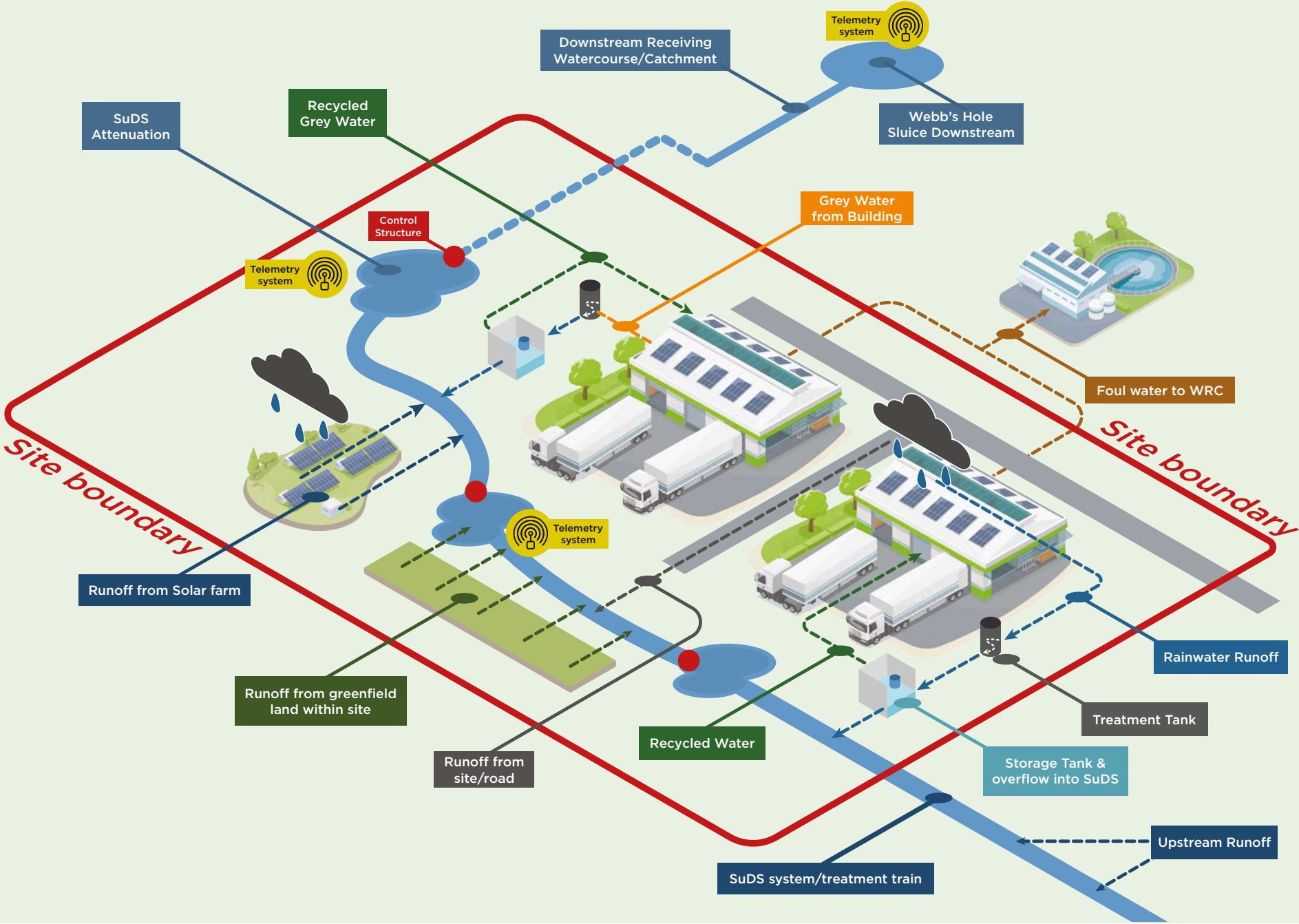


## Ecology

Newlands are committed to delivering significant ecological value at the site and would look to deliver a minimum 25% BNG.



# SUSTAINABLE WATER STRATEGY



# SOCIAL VALUE

- Targeted engagement with HDC Economic Development Team & HDC's Work Well Programme
- A Strong Partnership Approach
- Social Value Workshop to address specific local issues
- Commitment to Employment and Skills Plans as part of the planning application
- Wider partner discussions:



Cambridgeshire  
Chambers of  
Commerce



# KEY BENEFITS

## Economic



Support for over 1,900 FTE jobs per annum



£5.2 million Business Rates per annum



1.5 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



Minimum 25% Biodiversity Net Gain



Cutting edge Green Technologies

# NEXT STEPS

**July 2025** - Public consultation

**September 2025** - Application submitted to South Cambridgeshire District Council

**Late 2025** - South Cambridgeshire District Council holds their statutory consultation

**2026** - Targeted determination of the application



# QUESTIONS