

Boxworth Parish Planning Meeting Draft Local Plan Consultation

Agenda

1. What is the plan?
2. How does it affect us?
3. What are we doing?
4. What can you do?

Draft Local Plan

1 December 2025

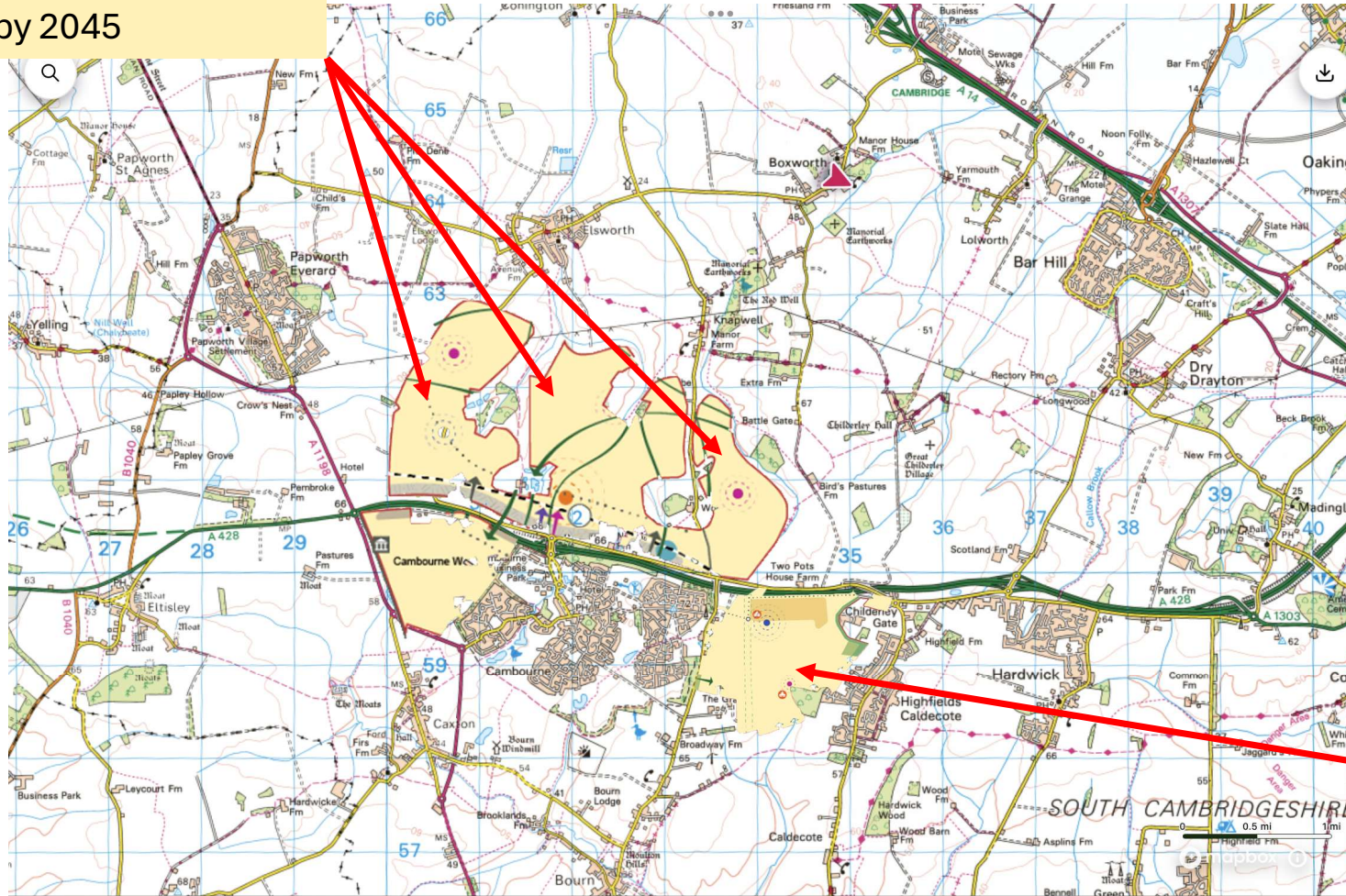
Residents, businesses, and community groups are being urged to share their views on how Greater Cambridge should grow in the next 20 years, as a key eight-week Local Plan consultation begins.

The Local Plan, which will cover both Cambridge and South Cambridgeshire, sets out where new homes and workplaces could be built to meet the area's growing economic and housing needs - alongside the utilities, services, green spaces, and community facilities to support them. Once adopted, it will become the official development plan for the area - guiding decisions on planning applications.

<https://www.scambs.gov.uk/news/have-your-say-on-the-future-of-greater-cambridge-consultation-on-draft-local-plan-opens>

Local Housing Developments

Cambourne North – north of A428
13,000 homes by 2045



Bourne Airfield
3,500 homes

Cambourne North

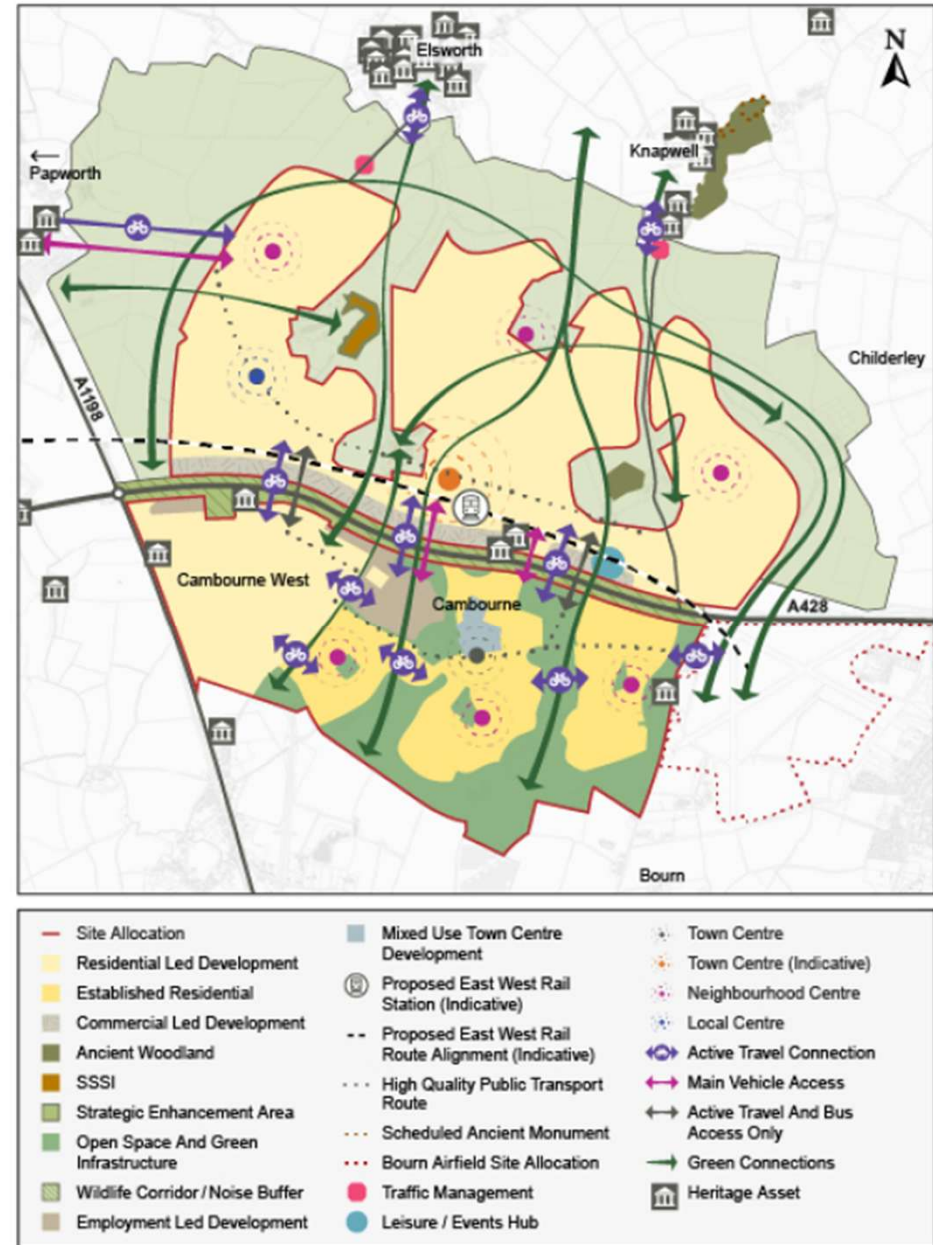
Over the next 20 years an expansion of approximately 13,000 homes, 108,000 square metres gross internal area (GIA) of employment floorspace, with a range of supporting services and facilities including retail, community, cultural, faith, leisure, education and sports and open space uses. The built area of the expansion will be contained within the Site Allocation boundary identified on the Policies Map.

- 3000 new homes in the next 10 years.
- Dependent upon East West Rail development and new station and
- Sufficient fresh and foul water
- Flood Risk Management

Issues:

- Comprehensive Transport Plan
- Proximity to established villages
- Boundary Treatments
- Others?

<https://consultations.greatercambridgeplanning.org/draft-greater-cambridge-local-plan-consultation/site-allocations/new-settlements/policy-scbn>



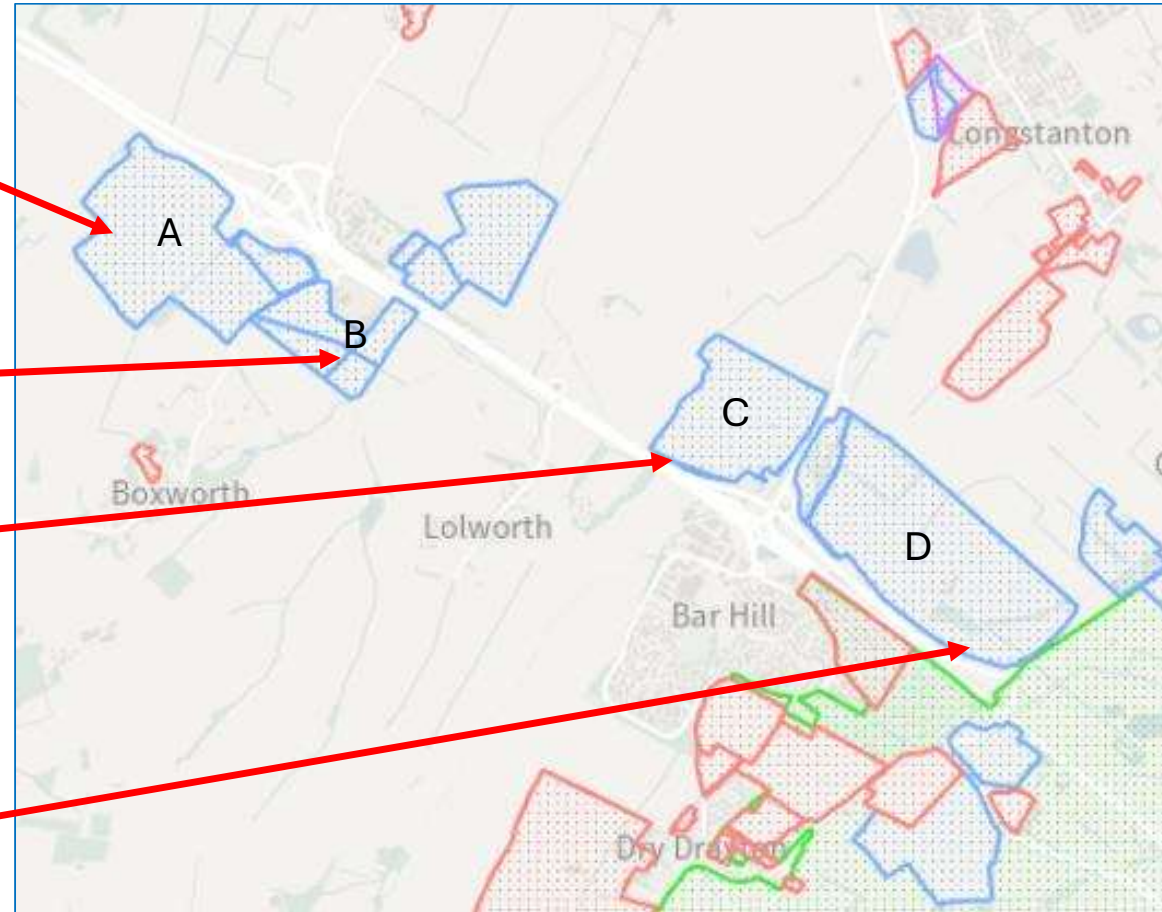
A14 Logistics Sites

A Newlands – Brickyard Farm

B Jaynic – South of Boxworth Services

C Tritax - Noon Folly Farm

D C25 – Slate Hall Farm



Jaynic Site

- Site area of 24.58 hectares
- Capacity for approximately 90,000 square metres gross internal area of Class B2 (General Industrial) or Class B8 (Storage or Distribution), with around 2.25 hectares focused on lorry parking to provide around 150 spaces.
- The site should provide a range of primarily small to medium-scale units and lorry parking with associated facilities. Any storage and distribution floorspace should meet local needs.



<https://consultations.greatercambridgeplanning.org/draft-greater-cambridge-local-plan-consultation/site-allocations/rest-rural-area/policy-srra-2>

Village Meeting 11 Dec 25

Newlands Site

- This site proposed is 220 Acres to the northwest of Boxworth Road.
- 130,000sqm of Logistics and employment space.
- 'Big boxes', 24m high. This represents 6/7 floors of commercial buildings or offices.
- HGVs: 525 movements per weekday Cambridge Services estimate total movements on their site at 750 a day.
- LGVs/vans: approx 1,275 movements per weekday
- Cars approx. 2,540 movements per weekday
- This equates to a total weekday vehicle movement of approximately 4,340.



Newlands from Manor Lane Jct. with High Street



4. Current Activities

- Consultation on the Local Plan runs from 1 Dec 2025 to 26 Jan 2026. There will be a second consultation in summer 2026.
- A small group is working up a case to object to any Newlands planning application.
- A group of local parishes and councils have met and agreed to provide a common submission in response to the Local Plan, specifically regarding the A14 logistic sites. Our response will cover:
 - Traffic and parking for HGVs.
 - Environmental impacts (esp. flooding).
 - Visual impacts.
 - Highlight developments should meet local needs.
- A second group of parishes including ourselves, Elsworth and Knapwell are in discussion with Greater Cambs Planning regarding the Cambourne North development.

5. Open Discussion & Questions

6. Next Steps

Some developments affecting Boxworth are inevitable and if done correctly will benefit the local community providing much needed housing and employment for future generations. Such developments must also meet the needs of existing communities and not inflict unacceptable harm.

- Employment must be targeted at local needs, not national or regional facilities
- Infrastructure such as roads, flood management and transport must be considered in the round.
- New employment areas should not be accessed off local roads.
- Buildings need to fit the environment and not dominate. We don't want or need 'big boxes'.

6. Next Steps

- All of the links to the Local Plan consultation and logistics developments will be circulated after this meeting.
- As many people as possible are encouraged to submit responses to the Local Plan consultation.
- If required we can provide suggested themes for the responses so we can have maximum impact on the planners.
- We will hold sessions at the village hall on Thursday 8 Jan to assist anyone with their response to the consultation.

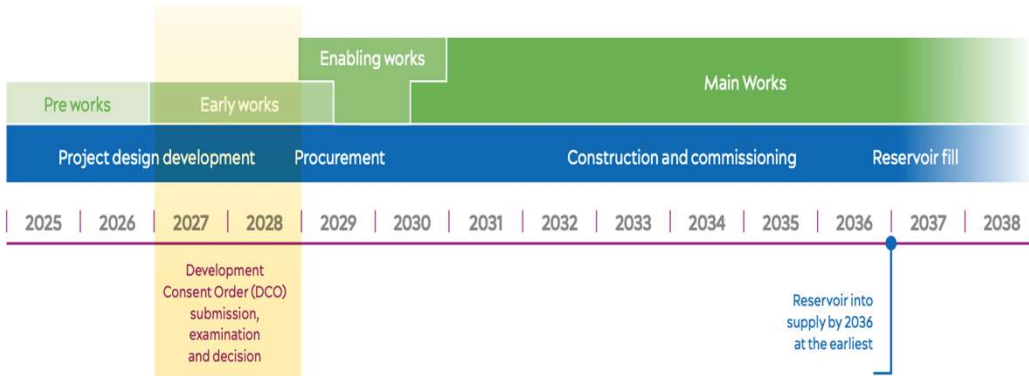
3 c. Fen Reservoir Pipeline

Anglian Water and Cambridge Water are progressing plans for a new reservoir in the Fens that would help meet the region's future water supply needs.

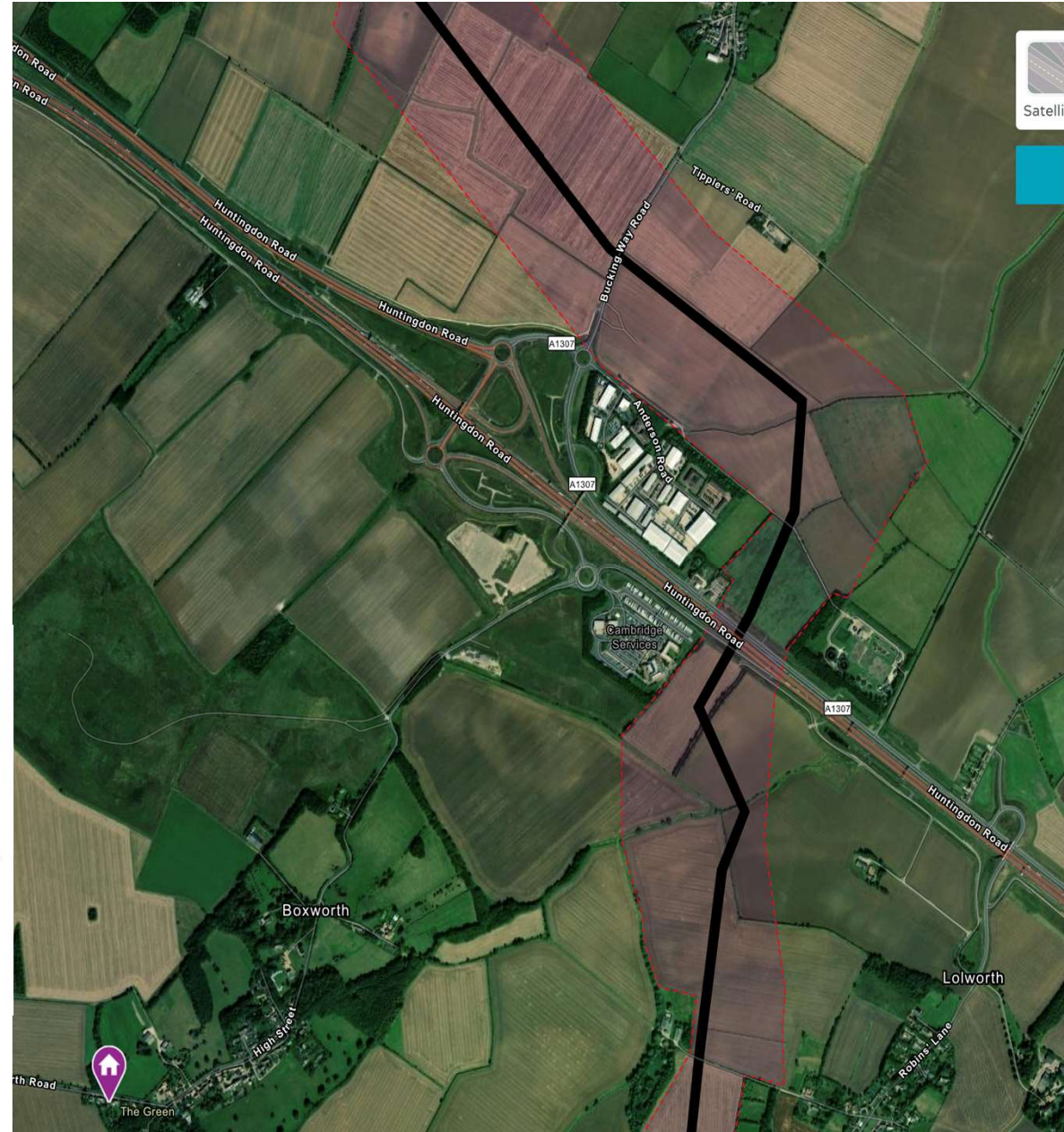
The new reservoir is at the heart of a whole new water supply project and will secure a reliable water supply for generations to come.

Our vision goes beyond just securing a new water supply. We want to create a place where water, people and nature come together.

This is an opportunity to create a place for local communities to value and use and that's why you have an important role to play.



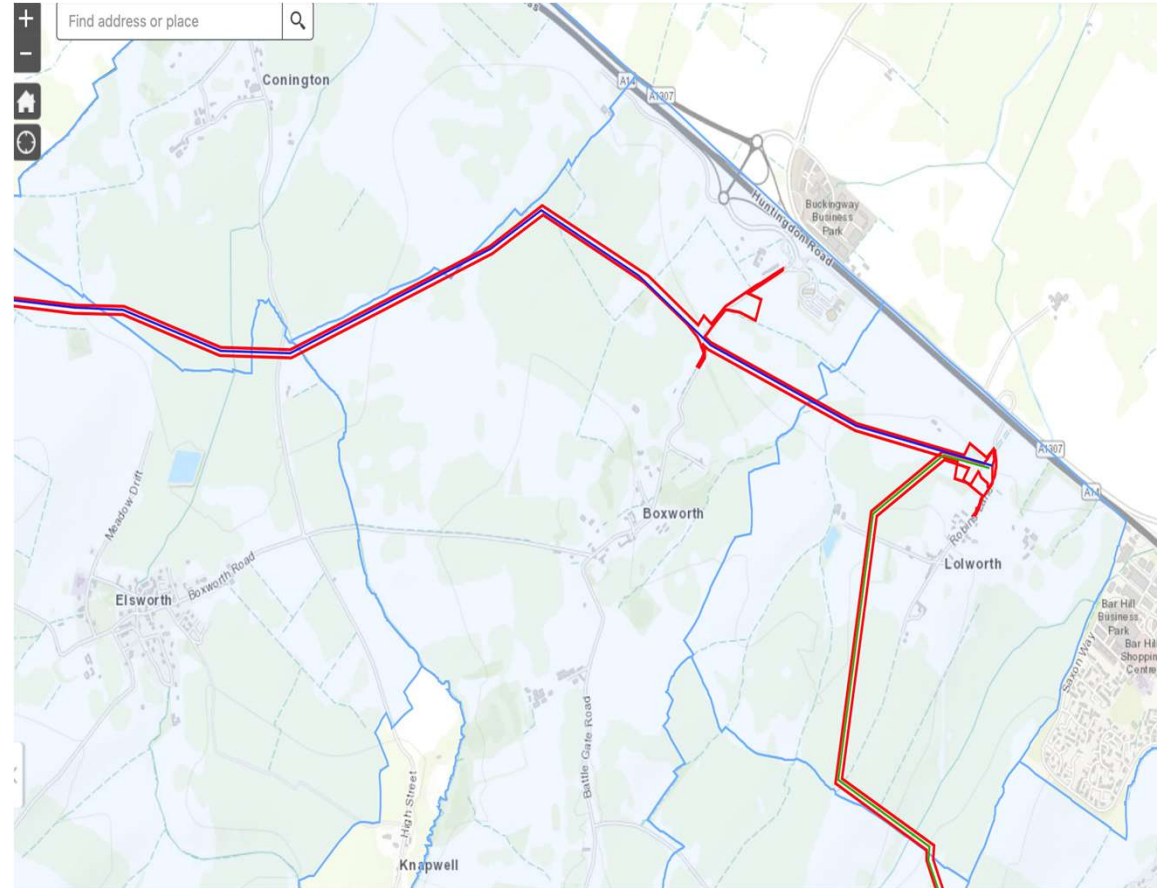
<https://fensreservoir.co.uk> Dec 25



3 c. Grafham Water Pipeline

In order to meet the immediate critical need for water into Cambridge, Anglian Water are working in partnership with Cambridge Water. Delivering the first section of the project between Grafham and Cambridge (The Grafham to Cambridge Pipeline Scheme). This will include a spur pipeline in to Cambridge to supply water into the Madingley service reservoir.

Latest date Anglian Water is 2030 for the pipeline to reach Rede in Suffolk. Cambridge leg will be sooner.



<https://www.anglianwater.co.uk/corporate/strategies-and-plans/new-water-pipelines/grafham-to-cambridge-pipeline>

2. Weighing up reasonable alternatives

No.	Site	Promoted industrial/warehousing employment space (m2)	Strategic location factors	Other factors
3	Land North of A14, J25, Bar Hill (Noon Folly Farm)	250,000	J25 Bar Hill: closest to Cambridge, Northstowe, with active travel/bus connections J25 Bar Hill	<ul style="list-style-type: none"> Flood risk: dry island flood risk across access Landscape: significant negative effects
4	Land at Junction 25 of A14, Bar Hill (Slate Hall Farm)	232,000		<ul style="list-style-type: none"> Close to Bar Hill with active travel route; 15 min cycle to Northstowe via dedicated active travel route Landscape: Amber rating
1	Brickyard Farm, Boxworth	150,000	A14 services: further from Cambridge; distances to Cambridge and Northstowe potentially prohibitive to substantial active travel	<ul style="list-style-type: none"> Close to A14 services Small proportion of site on land used as A14 compound
2	Land to the south of the A14 Services, Boxworth	90,000		<ul style="list-style-type: none"> Adjacent to A14 services Lorry parking proposed Significant proportion of site on land used as A14 compound

2. Draft allocations

Land north of A1307, Bar Hill (Slate Hall Farm)

- Approx. 220,000 square metres (GIA) of commercial uses
- flexible range of small- to medium-scale units that can support a wide range of businesses and that can be adapted to accommodate changing business requirements within the following use classes

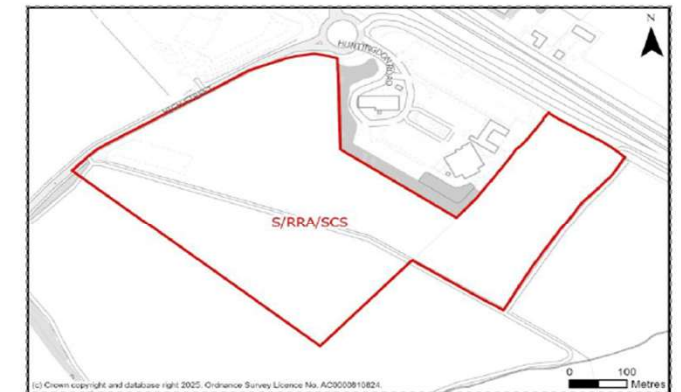
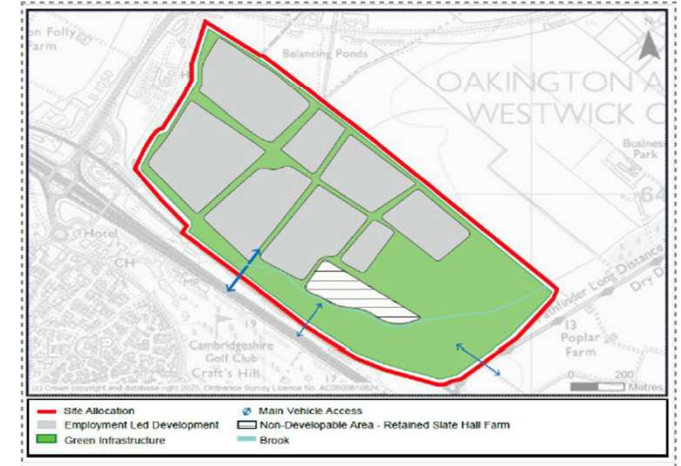
S/RRA/SCS Land to the south of Cambridge Services, A14

- Approx. 90,000 square metres gross internal area of Class B2 (General Industrial) or Class B8 (Storage or Distribution), with around 2.25 hectares focused on lorry parking to provide around 150 spaces.
- The site should provide a range of primarily small to medium-scale units and lorry parking with associated facilities.

Need to ensure mitigation of a range of issues including but not limited to landscape, archaeology.

S/RRA/BBP Land at Buckinghamway Business Park, Swavesey

Approximately 10,000 square metres



3 b. Bourn Airfield

Bourn Airfield New Village will be a well-connected, rural centre of up to 3,500 homes, with a distinct character that respects its countryside setting. The settlement will be set around a vibrant village centre, providing key services, facilities and employment spaces to support the local community, including retail, leisure, education and community facilities.

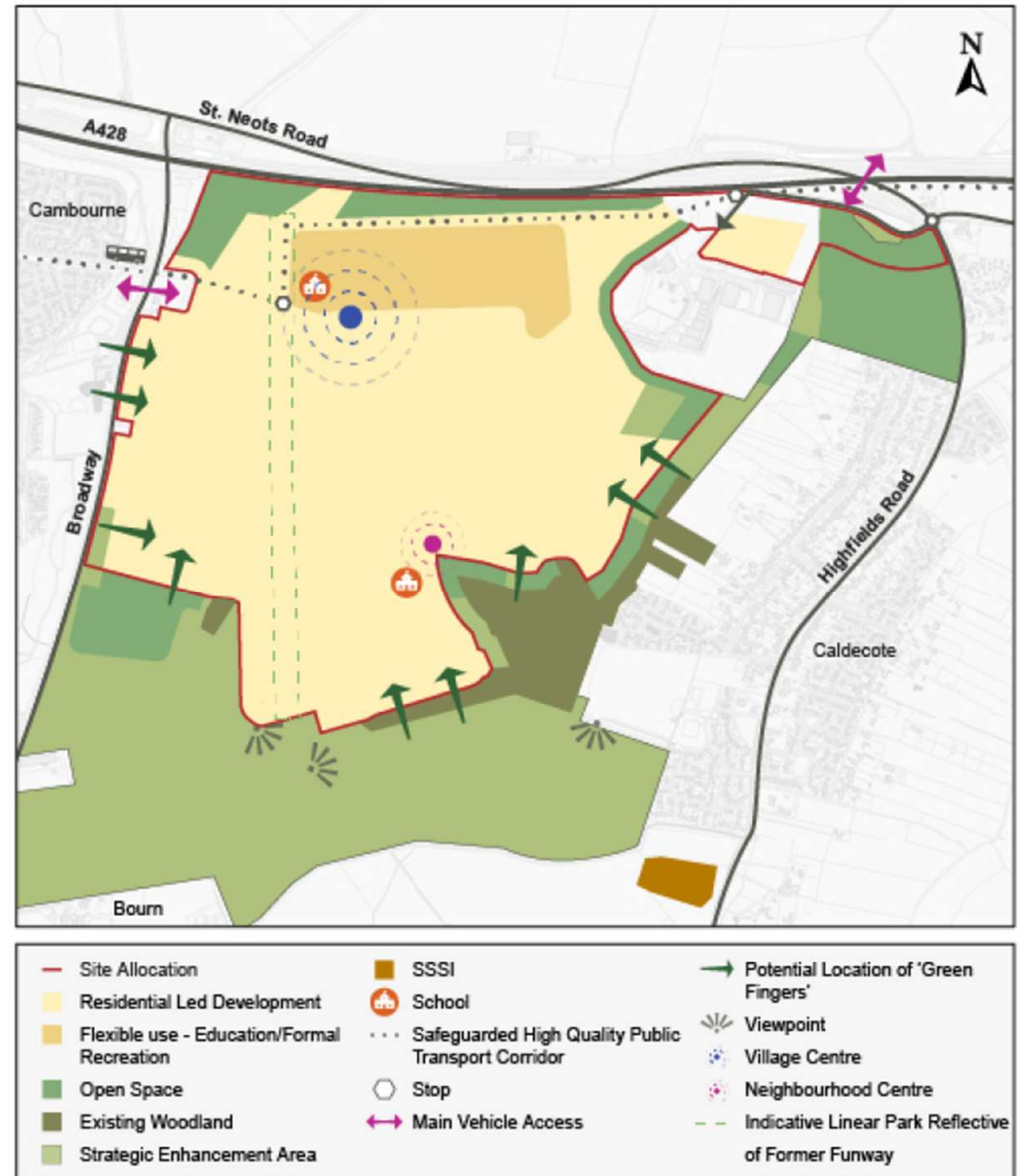
- 3,500 new homes over the plan period and beyond
- Outline planning July 2024
- Dependent upon sufficient fresh and foul water

Issues:

- Comprehensive Transport Plan

<https://consultations.greatercambridgeplanning.org/draft-greater-cambridge-local-plan-consultation/site-allocations/new-settlements/existing-new-2>

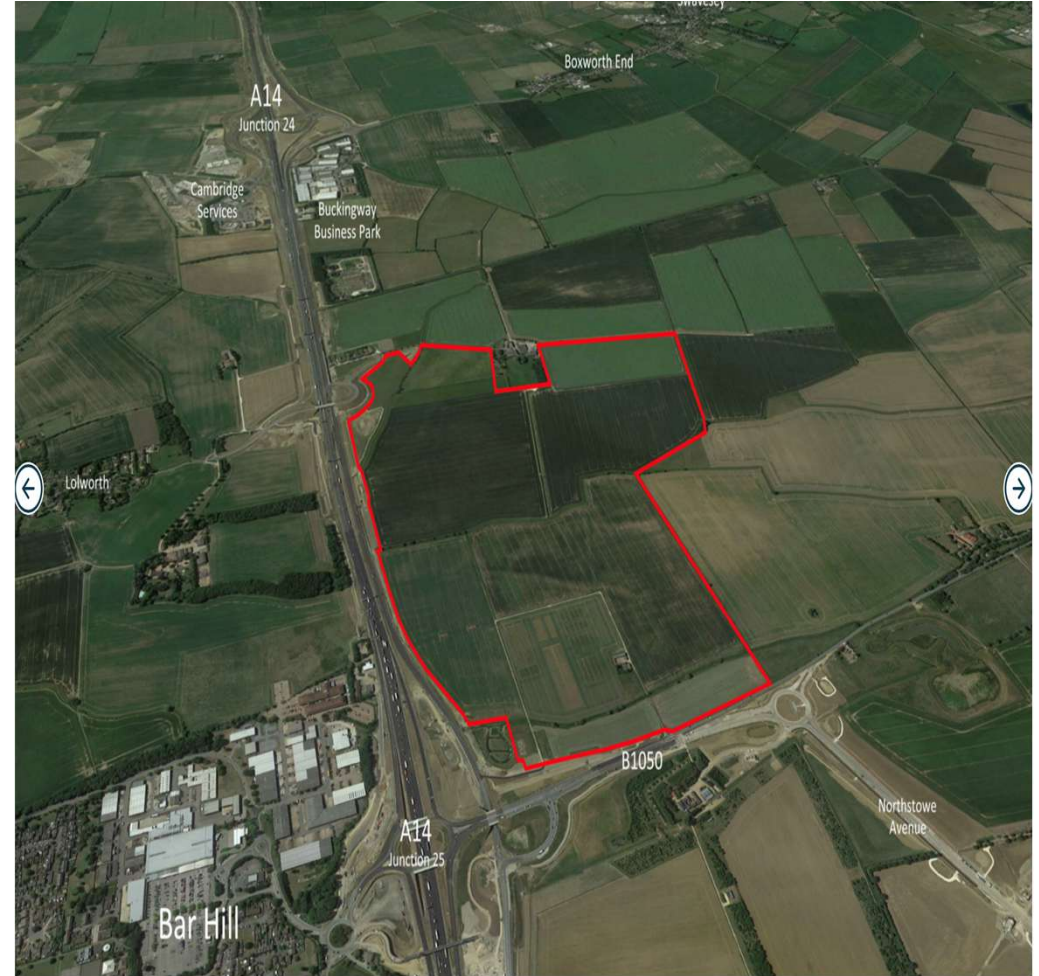
Village Meeting 11 Dec 25



3 d. Tritax, Noon Folly

Tritax Big Box is bringing forward proposals for Tritax Park Cambridge

- A logistics and advanced manufacturing park north of Bar Hill, close to the A14 (Junction 25).
- The development will help businesses deliver online orders quickly and affordably, strengthen both local and national supply chains and create jobs and investment opportunities across Greater Cambridgeshire.



3 d. C25, Slate Hall Farm Site

Land North of A1307, Bar Hill (Slate Hall Farm) (site area of 113.3 hectares) is allocated for a major new employment site, as shown on the Policies Map and indicative Spatial Framework. It has capacity for approximately 220,000 metres square (GIA) of commercial uses providing a flexible range of small- to medium-scale units that can support a wide range of businesses and that can be adapted to accommodate changing business requirements within the following uses classes:

- a. Class B2 (General Industrial);
- b. Class B8 (Storage or Distribution) serving local needs; and
- c. Supporting amenities to meet the needs of staff.

<https://consultations.greatercambridgeplanning.org/draft-greater-cambridge-local-plan-consultation/site-allocations/rest-rural-area/policy-sshf-land>

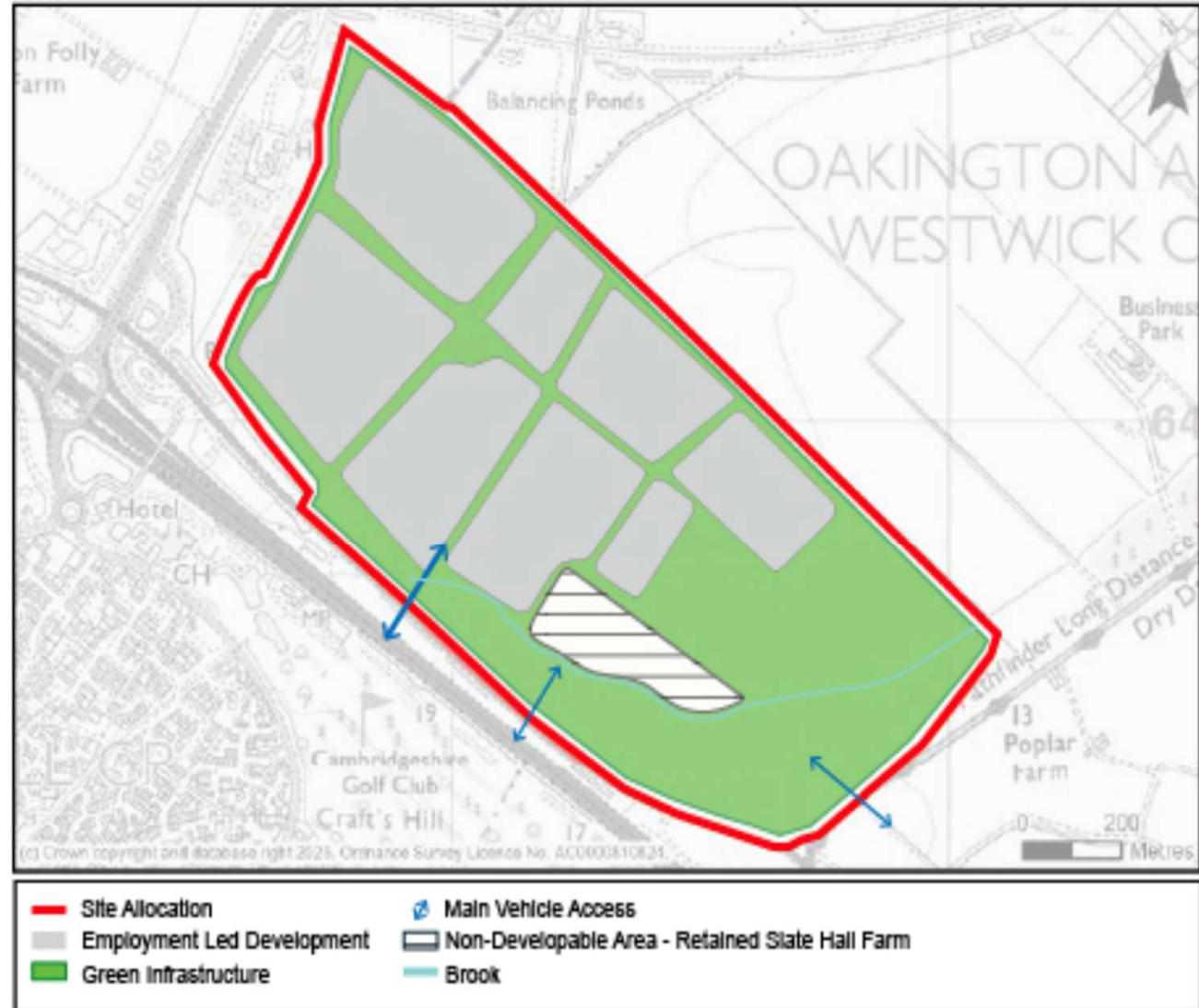


Figure 107: Spatial Framework for Policy S/SHF: Land north of A1307, Bar Hill (Slate Hall Farm)