

Cambridge 25

By email to:

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Cambridge Past, Present & Future

Wandlebury Country Park

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Response to Cambridge 25 Employment Park Junction 25 of A14

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxtton Watermill.

Cambridge Past, Present & Future recognises the site's allocation in the draft Greater Cambridge Local Plan. Our concerns centre on restricting the scale of logistics to avoid a national distribution hub, securing sustainable 'last-mile' delivery mandates, and mitigating the urbanising impact on the sensitive Fen-edge landscape and the heritage settings of Oakington, Longstanton, and Lolworth.

1. Principle of Development and Policy Alignment

Cambridge Past, Present and Future (CPPF) recognises that this site is currently allocated within the draft Greater Cambridge Local Plan. Regarding Draft Policy S/SHF, we acknowledge that this prominent countryside site is being released specifically to address the regional shortfall in industrial and warehousing space.

However, we emphasise that the justification for this release is based on local and sub-regional need. It is therefore essential that the site's use is restricted to sub-regional logistics, preventing it from evolving into a national distribution hub which would bring inappropriate pressure to the local network.

2. Sustainable Logistics and Local Impact

We welcome the developer's justification of the site based on the success of the Cambridge ecosystem and the resulting demand for business space. To ensure this development truly serves the "local need" identified in your consultation materials, CPPF advocates for the following:

- **Binding Legal Agreements:** Use-class restrictions and operational requirements should be secured via Section 106 or similar agreements.
- **Last-Mile Connectivity:** To mitigate the environmental impact on the Greater Cambridge area, the development should specify and support "last-mile" transport modes, such as electric courier fleets and cycle logistics.

3. Landscape Character and Visual Impact

The landscape northwest of Cambridge is defined by its flat, open character and expansive "Fen-edge" skies. While the A14 corridor has undergone significant infrastructure changes over the last 20 years, Cambridge 25 represents a substantial, stand-alone commercial expansion into the open countryside.

To protect this character, we request the following as part of the formal planning application:

- **Comprehensive LVIA:** The Landscape and Visual Impact Assessment must include a Zone of Theoretical Visibility (ZTV) plan. This is vital to accurately assess long-distance views, particularly from the higher ground of the Western Claylands and Madingley Hill.
- **Heritage Protection:** Specific attention must be paid to the visual impact on the conservation areas of Oakington and Longstanton, as well as the heritage assets within Lolworth.
- **Structural Green Infrastructure:** To soften the urbanising effect on the A14 corridor, the site layout must provide generous space for structural planting around the perimeter and—crucially—between building blocks. We recommend the use of large-scale, indigenous tree species (such as Lime or London Plane) to break up the massing of the warehouses and help integrate the cluster into the wider landscape over time.

4. Conclusion

While we acknowledge the economic drivers for Cambridge 25, its prominent location demands the highest standard of mitigation which respects the unique, open character of the Fen-edge landscape.

These comments are based on the public consultation materials and the Scoping Report (Ref: 25/03511/SCOP).

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer