# CAMBRIDGE 25

A DEVELOPMENT BY SALHIA

# Public Consultation: 8–22 September 2025

## Proposals for a high-quality new employment park on land next to Junction 25 of the A14

**Cambridge is growing, creating both opportunities and important decisions to make about how best to manage and get the benefits of growth.**

We're proposing to create a new employment park, immediately to the east of Junction 25 of the A14 and beside the A1307, between Bar Hill and Northstowe.

The development will offer modern premises for a range of businesses to occupy, providing jobs in a sustainable and accessible location and close to homes. It will also include a nature park alongside a high-quality community and amenity hub space.

This leaflet introduces our proposals and has information about how you can feed in your views.

### WHAT'S PROPOSED AND WHY?

These proposals are for a purpose-planned and high-quality employment park with **nature at the heart of the design approach.**

We're bringing these proposals forward to **meet the demand and need** for more business space in the Greater Cambridge region – in particular more **industrial and logistics space to support the expansion and retention of existing companies operating in and around the city as well as attracting new businesses to invest.**

Together with Cambridge City Council, South Cambridgeshire District Council is preparing a new 'Greater Cambridge Local Plan' to map and manage growth in the region. The Cambridge 25 site offers **an ideally-located solution to meet the identified employment floorspace need in Greater Cambridge.**

### HIGH QUALITY DESIGN

Our architects are **designing to high standards** and to create an **exemplar employment park** which will be an asset to the area.

Alongside environmentally sustainable new buildings, we're taking our design cues from the landscape, **making the most of and enhancing existing woodland and the Oakington Brook** as part of a planned nature park.

We're also creating wildlife corridors and maximising the **footpaths and cycleways** across the site.

### JOBS NEAR HOMES

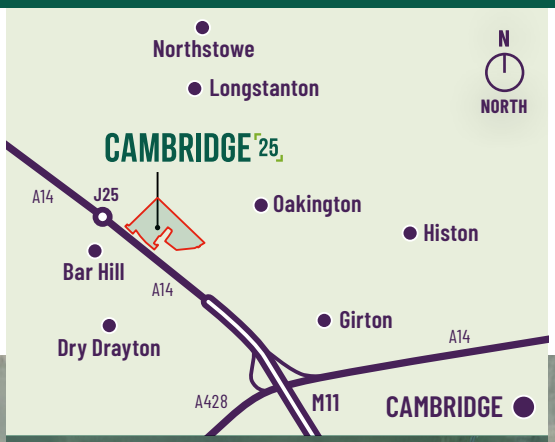
This location is **the nearest suitable site to Cambridge that's not in the Green Belt**. It's also **close to the existing settlements** of Longstanton, Oakington and Bar Hill and the new and expanding town of Northstowe.

The Cambridge 25 site is ideally placed to **encourage active travel via the existing foot and cycle paths** which connect the site to local villages and into the city.

It has **excellent connectivity** to the strategic road network (ie A14, M11).

## We're preparing an Outline Planning Application to submit later this year.

This indicative site plan shows where new buildings could go and where we're intending to plant new trees and create improved landscaping together with the nature park.




## FIND OUT MORE AND HAVE YOUR SAY

**To inform our planning application, we're inviting comments on our proposals between 8 to 22 September 2025.**

To find out more and to submit feedback:

- **COME TO OUR PUBLIC EXHIBITIONS:**
  - Friday 12 September in Bar Hill at the Village Hall
    The Spinney, Bar Hill, Cambridge CB23 8SU
    between 12pm-6.30pm
  - Saturday 13 September in Northstowe at The Cabin Community Centre
    Pathfinder Way, Northstowe, Cambridge CB24 1FD
    between 2.30pm-6.30pm
- **VISIT OUR WEBSITE:** www.cambridge25.com

All feedback provided during the consultation will be considered by our design team before we finalise our proposals and submit our planning application.

## CONTACT US

If you have any questions about the proposals or would like to speak to a member of our team, please contact us:

**consultation@cambridge25.com**

**020 7323 3544**
(between 9am and 5.30pm, Monday to Friday)

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