WELCOME

CAMBRIDGE RETAIL PARK



CAMBRIDGE RETAIL PARK TODAY

Hello, and thank you for joining us at our drop-in event on the future plans for Cambridge Retail Park.

Today, you will have the opportunity to explore our investment roadmap for the retail park and learn more about what is ahead – including an overview of our key investment initiatives, plans for the first of two multi-storey car parks, and early concepts for the replacement of the former SCS building, where we are standing today.

Our ongoing investment in Cambridge Retail Park is focused on securing its long-term success. We aim to create a vibrant, sustainable destination by offering large format retail, leisure facilities and a variety of restaurants and cafés – giving visitors compelling reasons to return time and again.



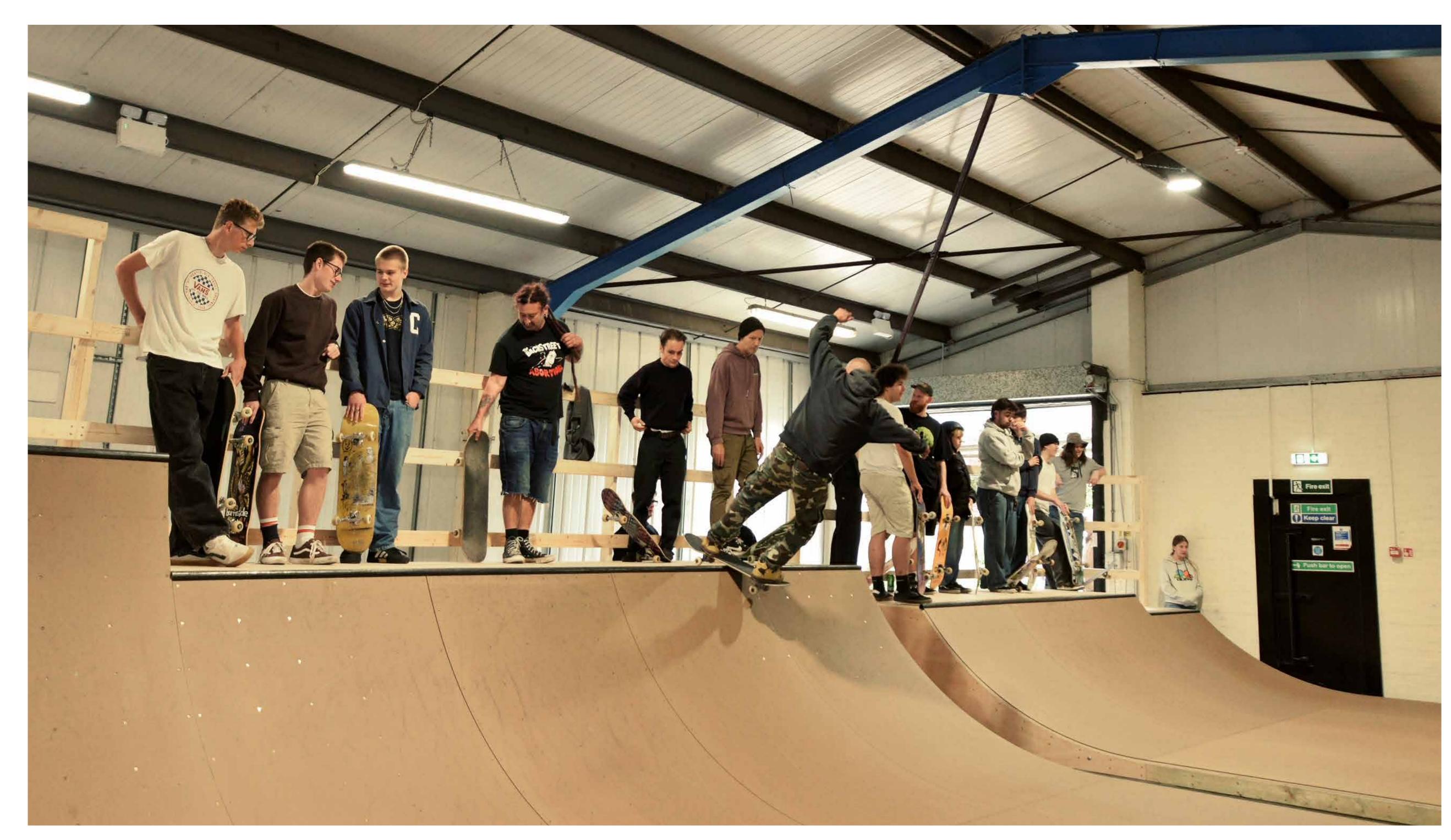
The design team are here today to answer any questions you might have.

We would like you to fill in our feedback form, either by scanning the QR code below or picking up a hard copy.

Give Feedback



ABOUT US



Cam Skate skatepark at The Warehouse on Coldham's Lane. Picture: Charlie Foulkes

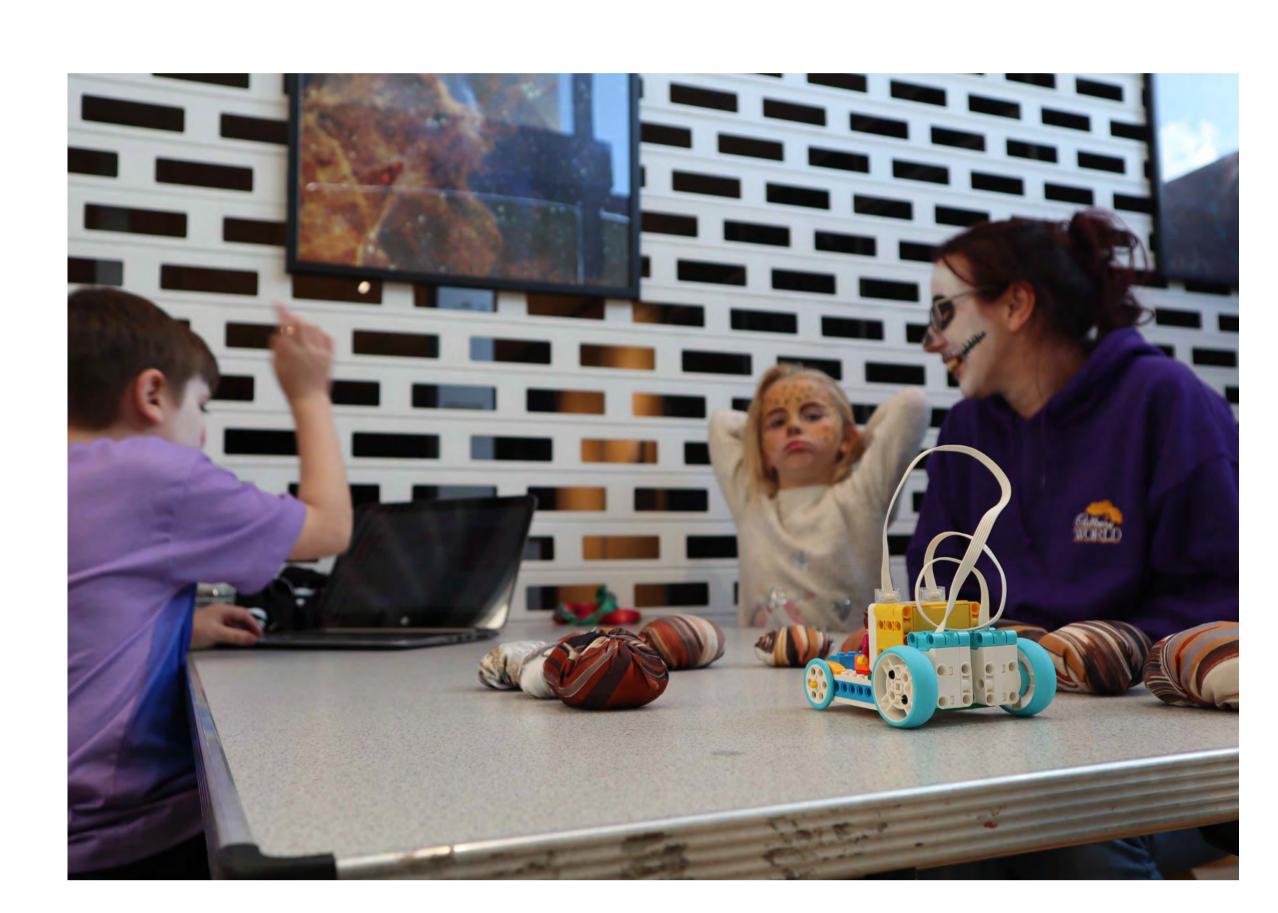
Railpen are responsible for the safekeeping, investment, and administration of several pension schemes that support over half a million people connected to the railway industry.



Abbey People volunteering



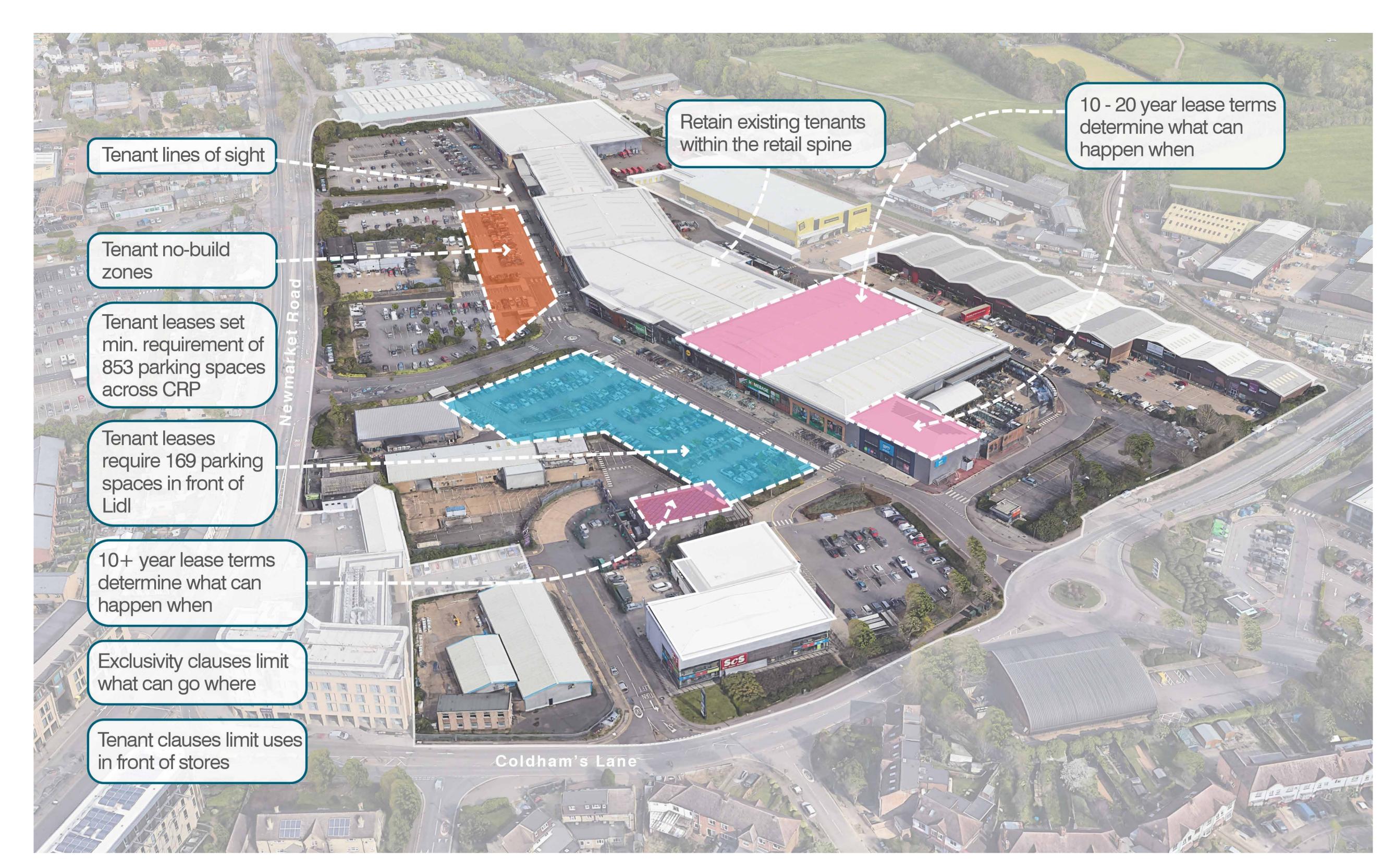
Abbey People, Santa Party 2024



Cambridge Science Centre Code the Future, Cambridge Retail Park

As a pension fund, we focus on delivering long-term social value and, unlike many developers, we do not face the same pressure to generate short-term profits for shareholders or outside investors.

UNDERSTANDING CAMBRIDGE RETAIL PARK



HIGH LEVEL CONSTRAINTS

Cambridge Retail Park plays an important role in the city's retail offering, attracting visitors from across the city and beyond.

As an operational site with existing leases and valued for its accessibility, enhancing Cambridge Retail Park presents challenges, including:

- Coordinating with existing tenants and lease agreements.
- Car-dominated environment and poor pedestrian and cycle connections.
- Low-quality landscaping.
- Proximity to residential areas.
- Tenant leases requiring an amount of parking spaces, including surface level parking.
- Vacant units and limited variety affecting the visitor experience.
- Buildings which don't contribute much to the urban environment and have low sustainability credentials.

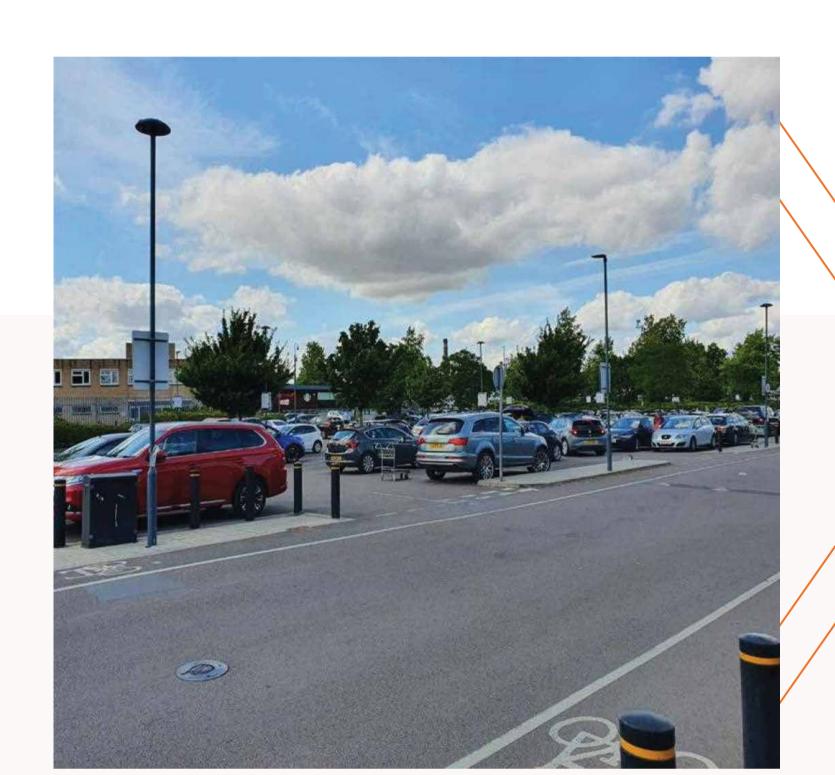


OPPORTUNITY AREAS FOR CAMBRIDGE RETAIL PARK

As we look ahead, several opportunities exist to enhance Cambridge Retail Park. These opportunity areas will support both the retail park's success and its long-term sustainability.



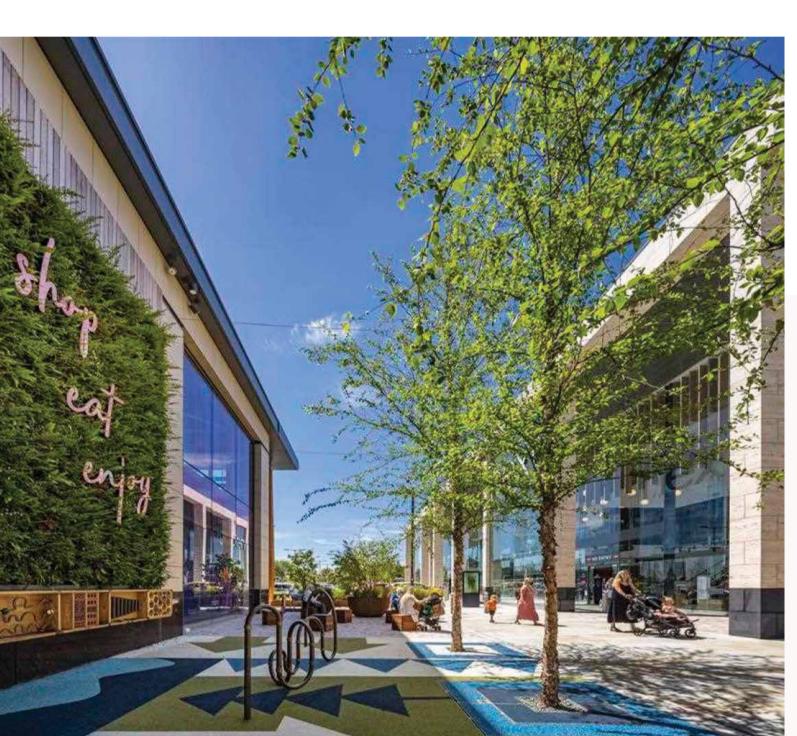
OPPORTUNITY AREAS ON CAMBRIDGE RETAIL PARK



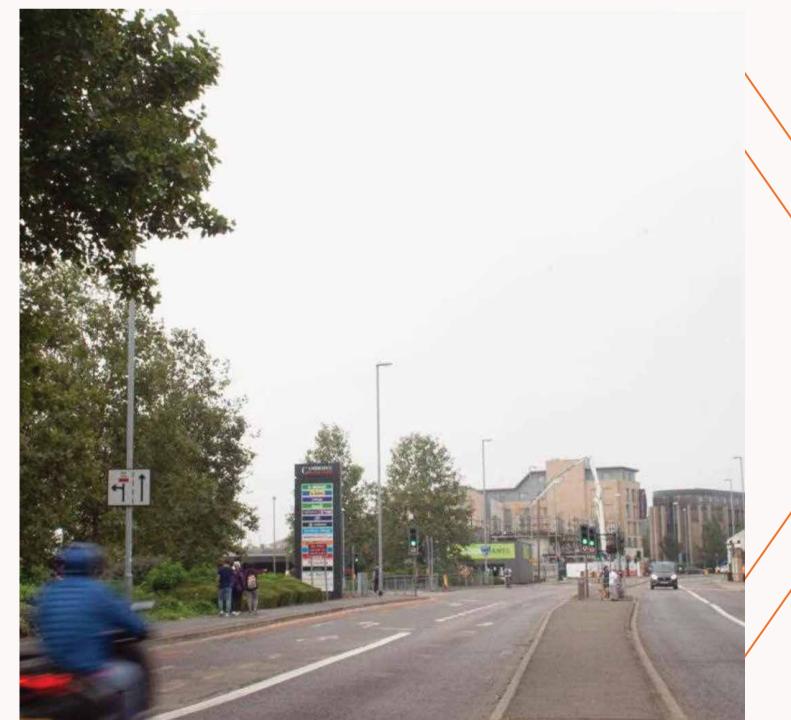
ACTIVATING UNDER-UTILISED SPACE



VARIETY OF SEATING



IMPROVED PEDESTRIANISED ROUTES



ENHANCING A SAFE & CONNECTED PUBLIC REALM



IMPROVED CYCLE CONNECTIONS



SEGREGATED AND SAFE ROUTES



CHANGING THE MIX



SMALLER RETAIL



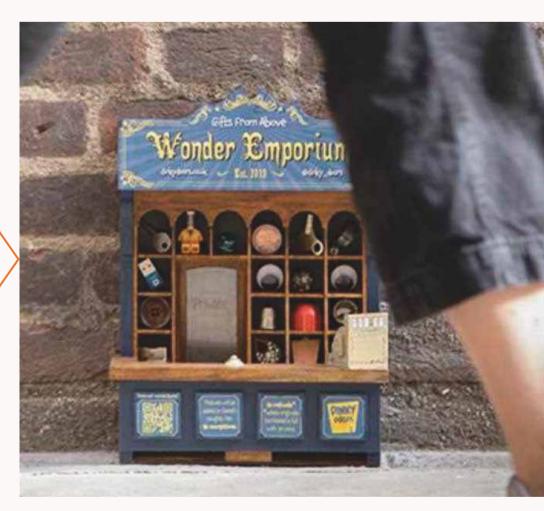
F&B



LEISURE



CULTURE & ART







VARYING SCALES OF ARTWORK





EXPERIENCE IN NATURE ENHANCED BIODIVERSITY INCREASED TREE PLANTING



GREENING THE SITE



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KEY MOVE 1: CAR PARKING

We are committed to improving accessibility for cyclists and pedestrians, but we recognise that car parking remains a key expectation for both customers and tenants.

To meet this need more efficiently, we propose relocating surface-level parking into two multi-storey car parks – one at the north and one at the south of the site.

This approach will unlock valuable space for new retail, leisure facilities and a variety of restaurants and cafés, alongside new green spaces and enhanced pedestrian and cycle connections.

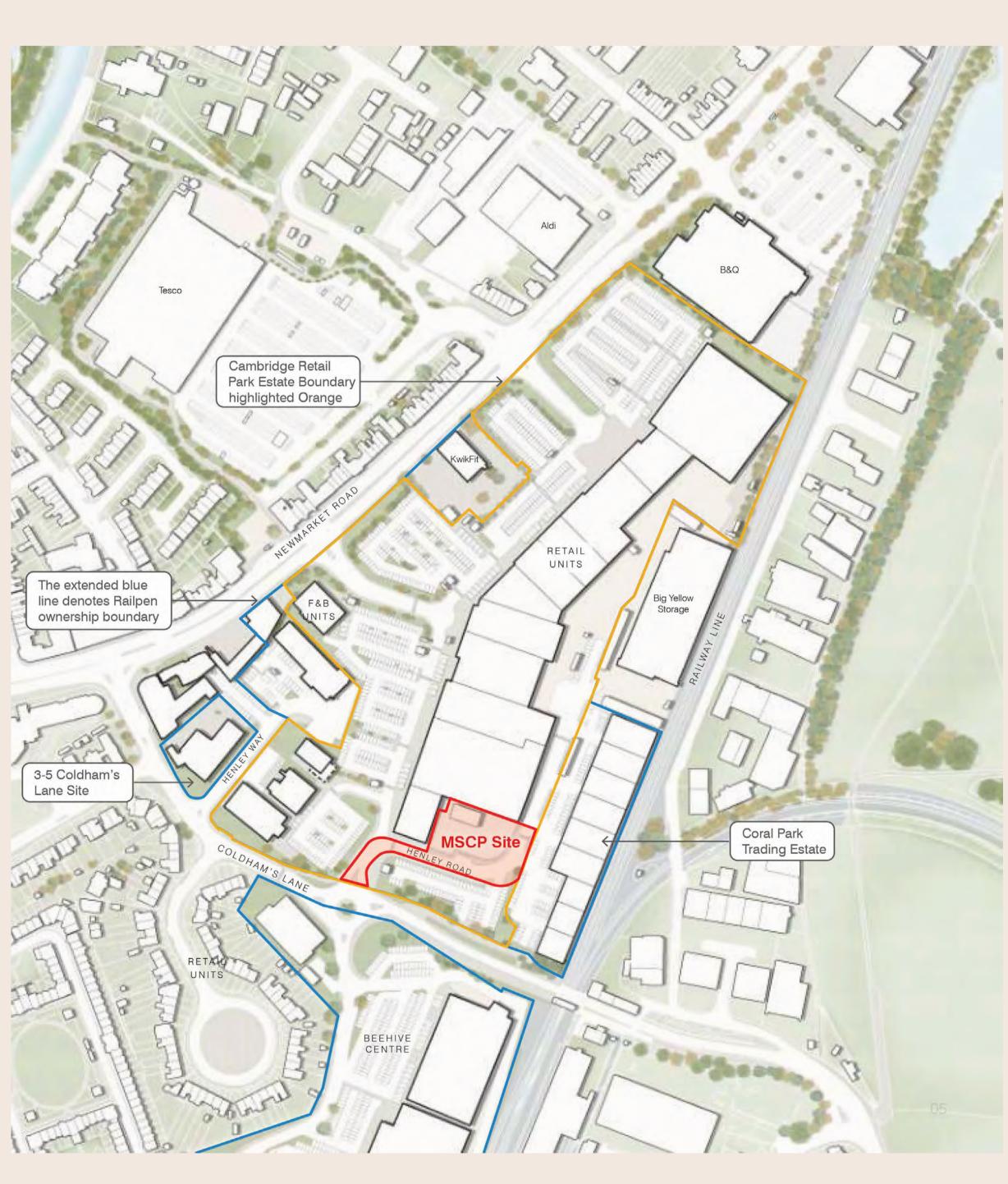
Car parking on site will fluctuate in location and number as development on the park progresses, but a Car Park Management Plan will be used to ensure we meet the needs of tenants and customers throughout.

Car parking will remain free.

SOUTHERN MULTI-STOREY CAR PARK



INDICATIVE VIEW FROM HENLEY ROAD CAR PARK



SITE LOCATION PLAN

The plan to the left shows the first multi-storey car park proposed for the southern end of Cambridge Retail Park, located next to the Gym and replacing the goods yard previously serving the vacant Homebase unit.

Positioned within the retail park and 50m from Coldham's Lane, the car park is designed to accommodate 312 vehicles across six levels, with access from Henley Road.

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KEY MOVE 2: CYCLE AND PEDESTRIAN CONNECTIVITY

Currently, pedestrian and cycle connectivity through Cambridge Retail Park is limited, with the site largely dominated by vehicles and surface parking.

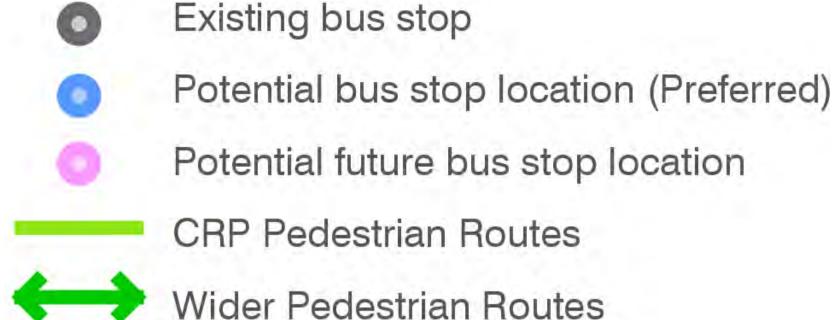
As shown in the plans to the right, the two new multistorey car parks allow us to change the look and feel of the existing spine road, making space for a dedicated pedestrian and cycle route.

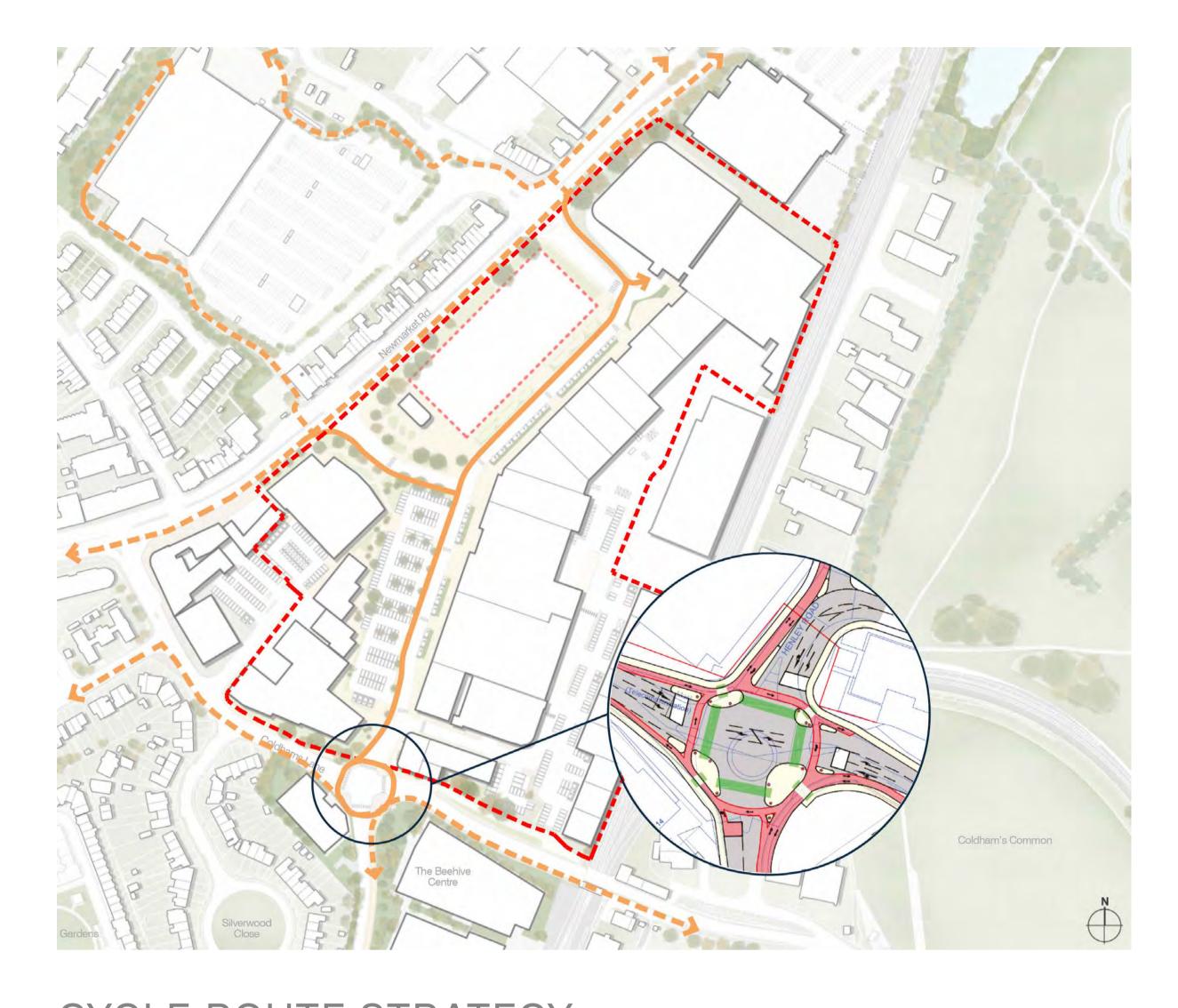
The preferred route – highlighted in orange – provides a direct, safe connection through the site, avoiding busy areas in front of shops and linking to the Beehive Centre, Riverside and the Chisholm Trail.

Cycle provision will increase by 332 spaces to a total of 594, with more convenient locations.



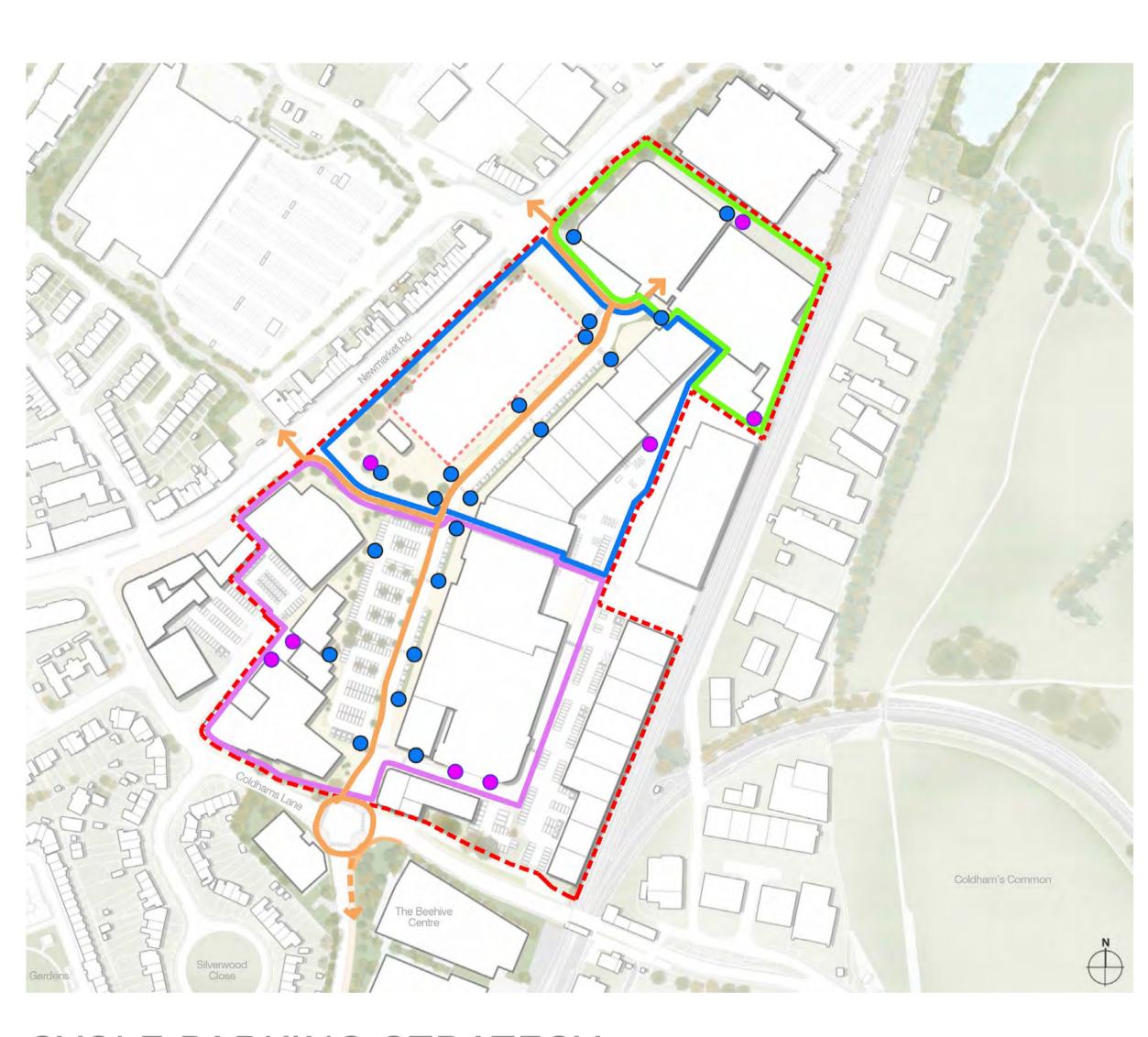
WALKING CONNECTIONS STRATEGY





CRP Cycle Route

Wider Network Routes



CYCLE PARKING STRATEGY



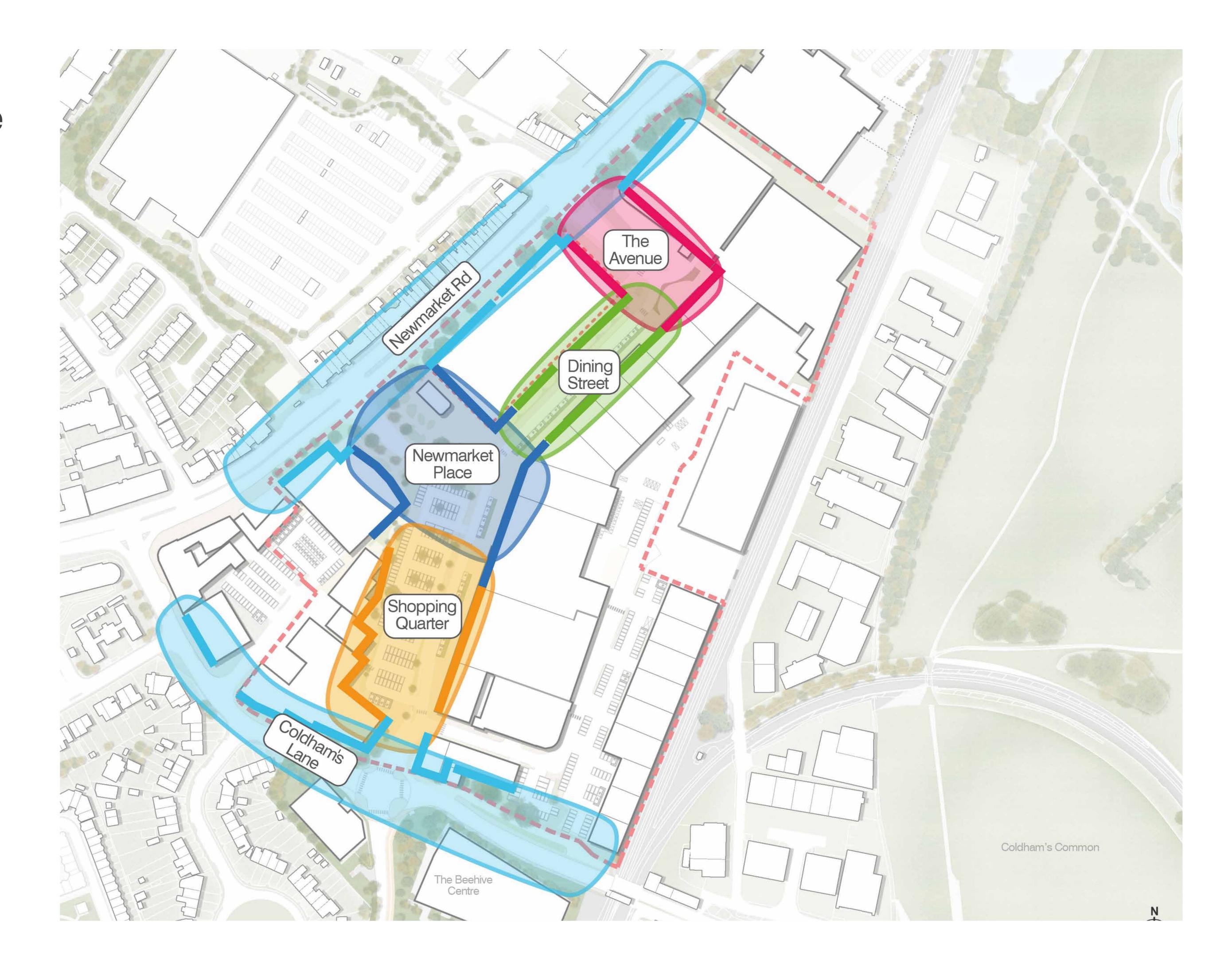
More frequent pedestrian crossings will also improve connectivity and access to bus stops along Newmarket Road.

KEY MOVE 3: IMPROVING THE CUSTOMER EXPERIENCE

Cambridge Retail Park lacks a clear identity. Through our investment, we aim to establish a more cohesive and distinctive sense of place, while diversifying the offer to encourage longer visits and support an evening economy.

To help achieve this transformation, we will introduce six new character areas across the park – reimagining it from a cardominated space into a vibrant, welcoming destination that feels fully integrated with the wider city.

- Coldham's Lane: the southern approach and gateway to CRP.
- Shopping Quarter: a retail focused space incorporating a minimum amount of legally required surface car parking.
- Newmarket Place: the gravitational centre of CRP with the opportunity for a new public square.
- Dining Street: a highly activated new street with a focus on cafés and restaurants uses.
- The Avenue: the primary site entrance from the north, defined by new buildings and landscaping.
- Newmarket Road: the approach to CRP from the north and west and the visible primary frontage for CRP in the city.

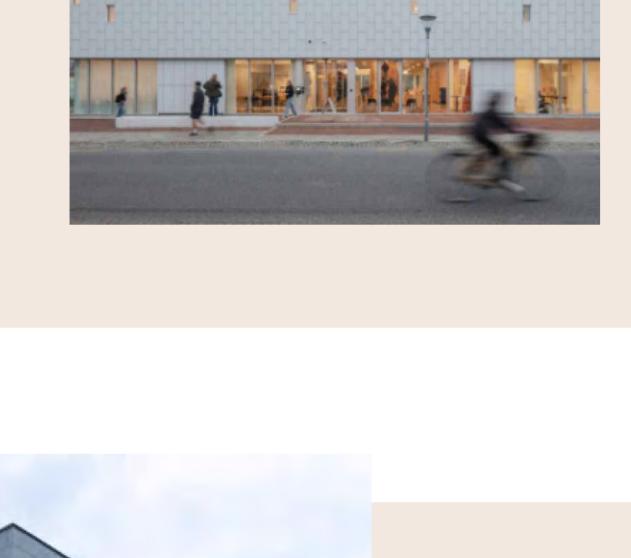






Coldham's Lane

New development on the north side of Coldham's Lane will introduce a diversity of building types, creating a new street frontage that enhances the entrance way into the park.



Shopping Quarter

The Shopping Quarter, at the southern end of the park, is served by the southern multistorey car park and provides space for new retail tenants while meeting surface parking requirements. New retail and food and beverage buildings will enclose the parking and activate the public realm.



Dining Street

The Dining Street will be formed by the construction of new buildings on the emerging Newmarket Road development plots. These will create a mix of cafés, restaurants and leisure facilities.



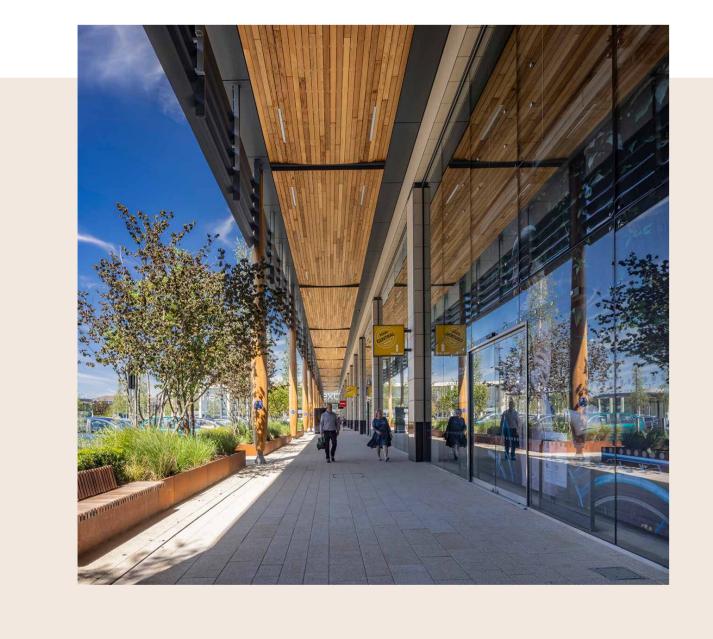


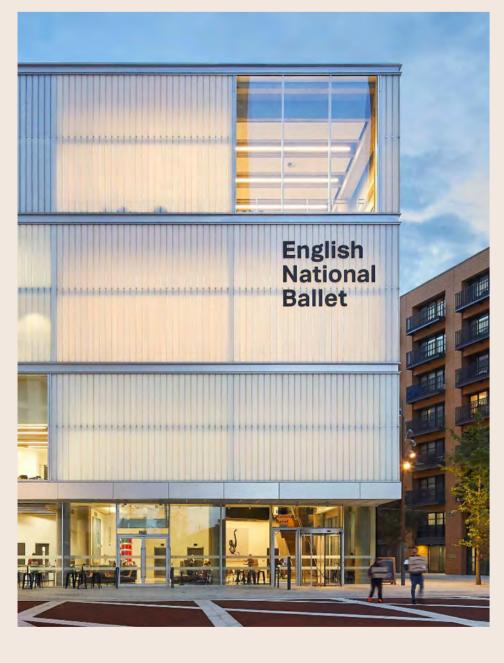
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The Avenue

The Avenue is a key entry and gateway space to the north of the site. The edges of The Avenue will be defined by the building frontages of the new northern multi storey car park and the emerging Newmarket Road development plots.

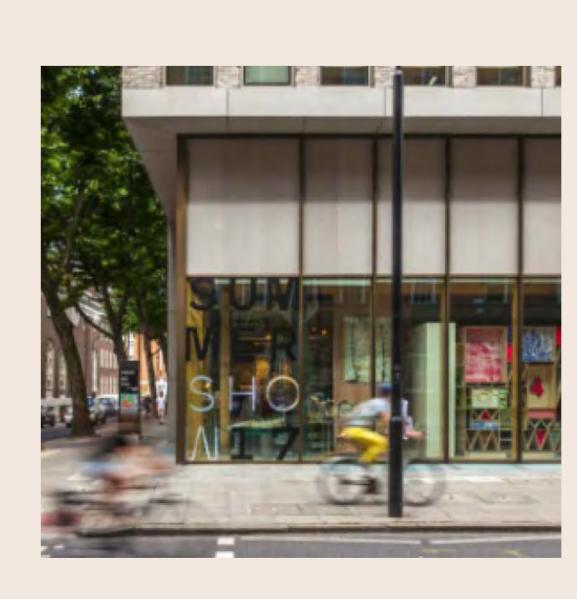




Newmarket Place

Newmarket Place, at the centre of the site, bridges between the retail spine and the new buildings along Newmarket Road. A mix of uses, including retail, cafés, restaurants, leisure, and offices (via the approved 230 Newmarket Road development), will activate the area.





Newmarket Road

As one of the key arterial approach roads into the city centre, Newmarket Road is also the primary 'shop window' for the park in the city. The focus of our investment will be on repairing and enhancing the streetscape character of Newmarket Road.

KEY MOVE 4: GREENING THE PARK

Currently, landscape features, green spaces, habitat areas and seating are limited.

As outlined in the plan below, our approach will enhance biodiversity and expand green space for both people and nature – an uncommon feature in traditional retail park forecourts.

We will also dedicate space to public art and will launch a collaborative programme with local communities and stakeholders to co-create a public art strategy.



THE FORMER SCS SITE



INDICATIVE VIEW FROM COLDHAM'S LANE ROUNDABOUT

Vacant since 2023, designs are progressing for a new building to replace the vacant SCS unit and the adjoining unit, previously occupied by a former Turkish restaurant.

The former SCS site serves as a key gateway to Cambridge Retail Park but is currently dominated by surface parking and contributes little to the park or the Coldham's Lane frontage – aside from its mature trees.

While in design development, the floorplan and indicative view shown here illustrate two mezzanine-enabled, single storey large-format retail units for retailers relocating from the Beehive Centre, alongside three smaller restaurant / café units.

The proposal retains Nando's, enhances the Coldham's Lane streetscape and preserves the mature trees.

The material palette draws inspiration from the site's industrial heritage.



SITE LOCATION PLAN

IMPROVING THE TRANSPORT STRATEGY

Our investment in Cambridge Retail Park is guided by a comprehensive transport strategy that balances the need for car parking to support larger retail units with minimising wider road network impact and promoting sustainable travel.

As the bar charts to the right show, the site currently sees a high proportion of car arrivals – typical of its existing uses – but there is also a strong foundation of walking and cycling trips to build on.

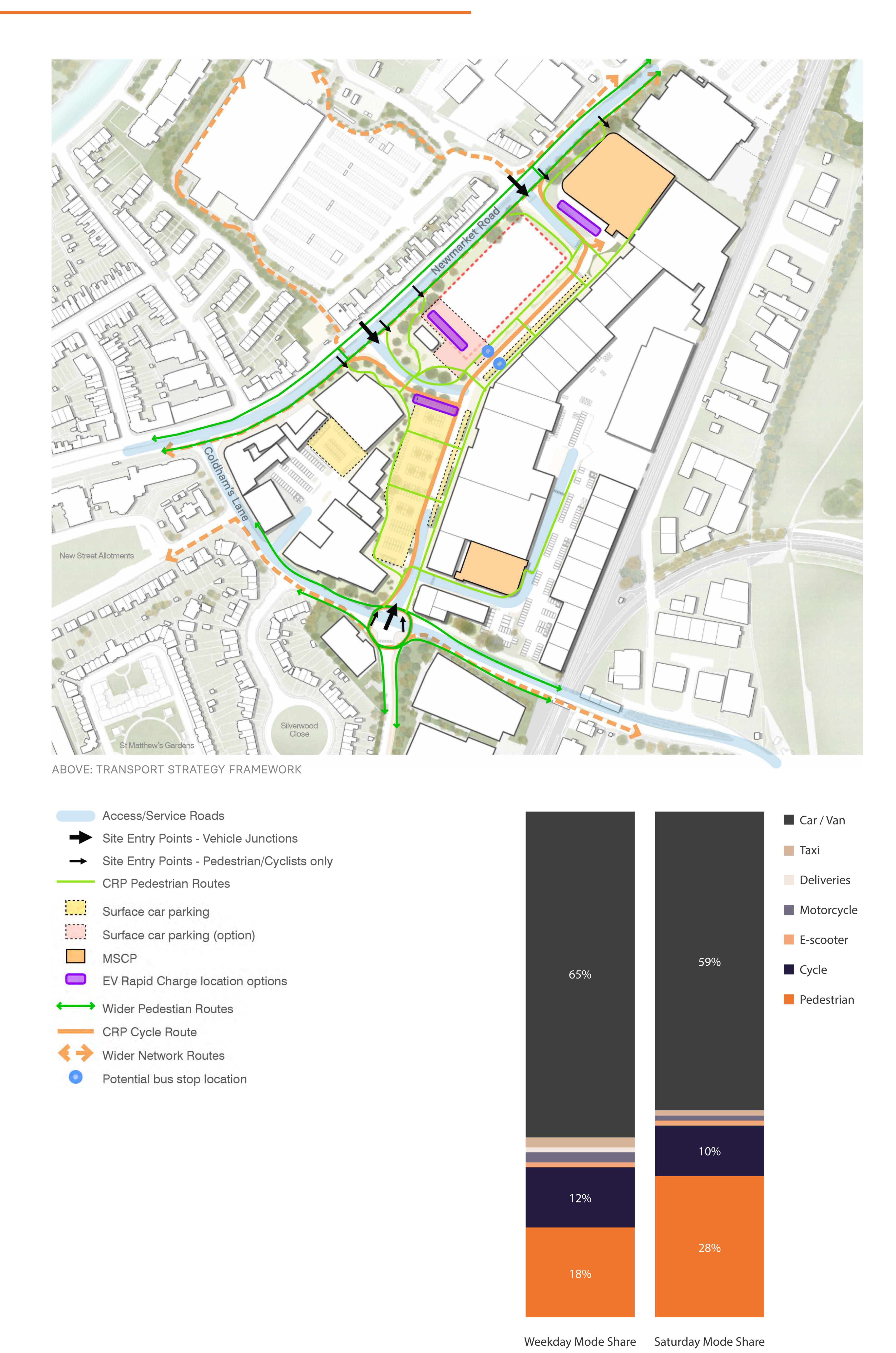
Looking ahead, we aim to attract more local visitors on foot, by bike and by bus. This will be supported by improved pedestrian and cycle connections, alongside enhancements to bus services, including the addition of a bus stop within the park.

With the wider bus improvements proposed by the Beehive Centre, we believe we can reduce car arrivals from 65% to 55% on weekdays, and from 59% to 49% on weekends.

Changing the car-dominated nature of the park will take time. However, we anticipate that the significantly lower number of car trips forecast for the redeveloped Beehive Centre, alongside improved public transport and enhanced walking and cycling connections, will result in a 20–30% reduction in overall vehicle movements between the existing and future Beehive Centre and Cambridge Retail Park.

Parking will remain free, but we plan to gradually reduce the parking to floorspace ratio, which will complement measures to encourage more sustainable travel.

This reduction will be managed through a Car Park Management Plan and Travel Plan to monitor and manage transport change and impacts over time including any overspill parking.



ABOVE: EXISTING TRAVEL BEHAVIOUR

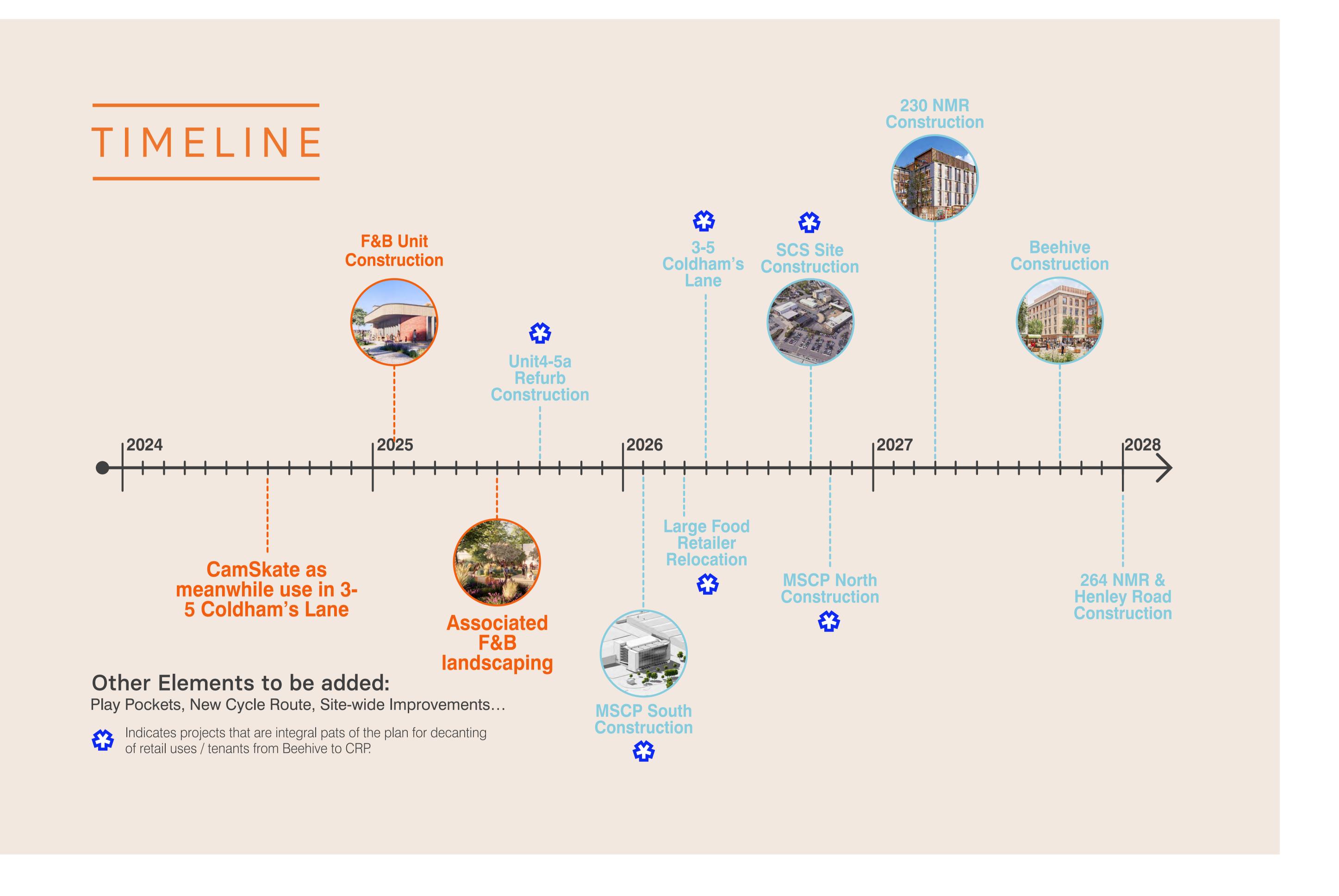
(SOURCE: CRP SURVEYS, NOV 2022

DELIVERING THE VISION

The plan and timeline below outline our phased approach to the ongoing investment in Cambridge Retail Park, which is focused on securing its long-term success.

Our goal is to create a vibrant, sustainable destination that features large-format retail, leisure facilities, and a variety of restaurants and cafés - providing visitors with compelling reasons to return time and again.









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THANK YOU



PROPOSED REDEVELOPMENT OF THE SCS SITE AS VIEWED FROM COLDHAM'S LANE

Thank you for visiting us today, we hope you have found it interesting.

Over the coming months, we will be developing our investment roadmap and refining the designs for the opportunity areas we discussed. Your input is greatly valued as we shape the future of the park.

The next stage of our plans will focus on the southern multi-storey car park, which will form the basis of an upcoming planning application.

Please spend a few minutes giving us your views on our plans for Cambridge Retail Park by completing a feedback form.

Your input and ideas are valuable as we take forward our designs.

You can share your thoughts by:

- Filling out a feedback form today
- Leaving feedback through our website:

www.cambridgeretailpark-future.com

Emailing us at:

info@cambridgeretailpark-future.com



