WESTLEY GREEN

CAMBRIDGESHIRE

STRATEGIC CASE FOR DEVELOPMENT

DECEMBER 2021

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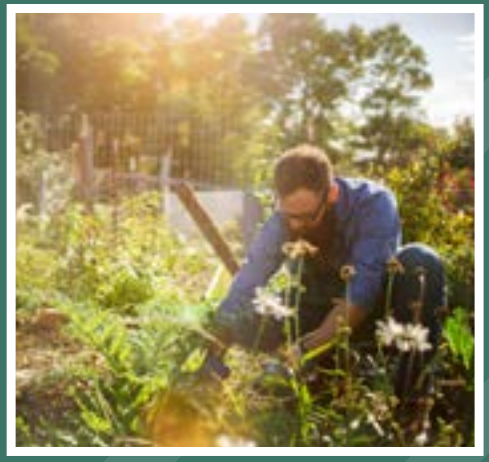

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Summary

1.0
Introduction

Westley Green is the collective vision of L&Q Estates and Hill Developments for a new sustainable settlement at Six Mile Bottom Estate, approximately 8 miles to the east of Cambridge.

The emerging vision is about establishing a long-term strategic approach to accommodating growth in a highly sustainable location with an ability through its scale and location to embrace the grand challenges of the future.

The new settlement proposal would deliver significant growth over the next 35-40 years on a significant landholding in single ownership. It is exceptionally situated on the infrastructure confluence that connects Cambridge with the three key strategic economic corridors to Norwich, Oxford and London, and consequently a short travel distance to the various Cambridge Science Parks and the City centre.

Westley Green will become a unique place of high quality, innovative, net zero carbon living and working, set amongst significant swaths of green space that allows its residents to live healthy, sociable and community focused lives whilst working at home, locally or at the nearby world leading employment destinations.

Westley Green will serve businesses in Greater Cambridge with a long-term affordable supply of homes, talent and employment space, that will instil confidence to invest in the area for the future and spread economic benefits east of Cambridge.

This document sets out the unique opportunities presented by Westley Green for the Greater Cambridge region. Separate strategies accompany this document in respect of:

- Sustainable Transport & Connectivity
- Climate Change
- Health and Wellbeing
- Housing & Employment

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FOXTON
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SAFFRON WALDEN
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A120
BISHOP'S STORTFORD
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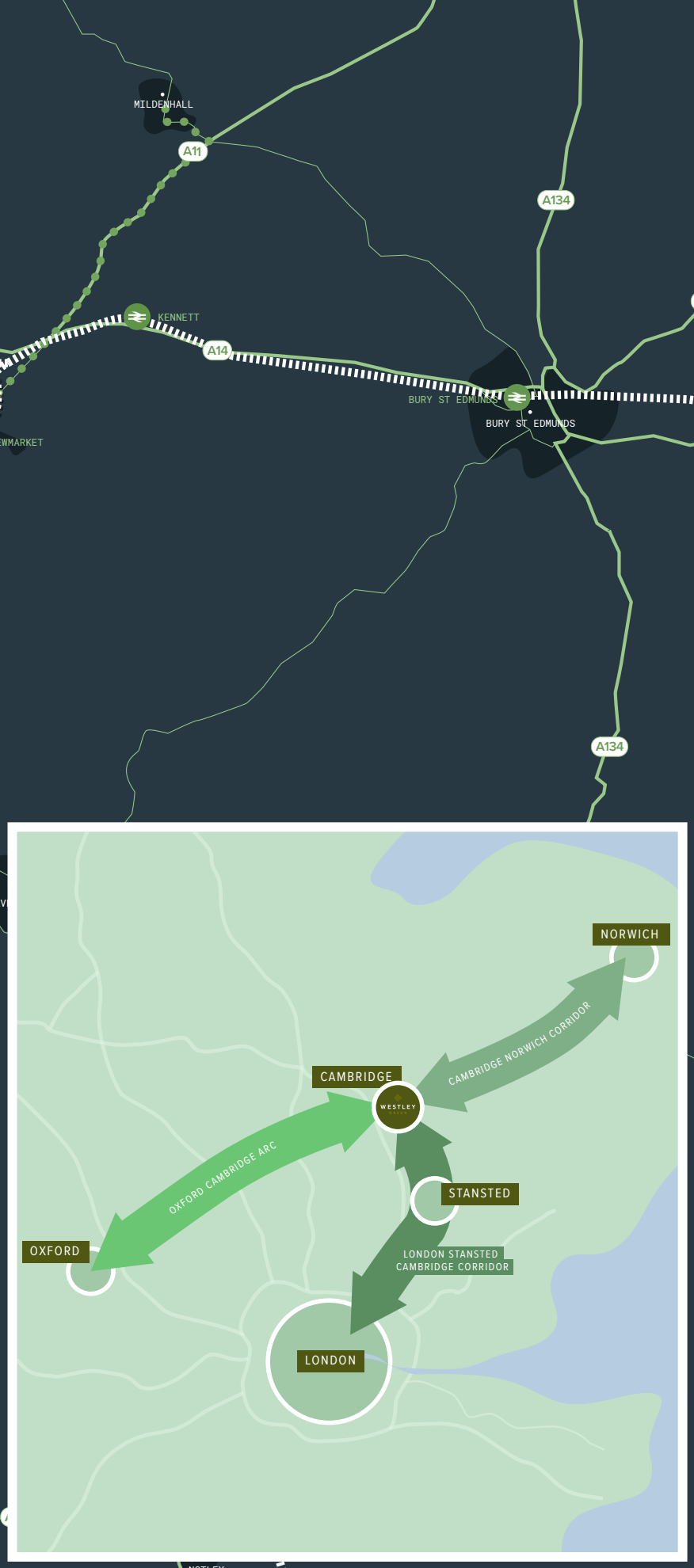


2.0
The Strategic Case for Westley Green

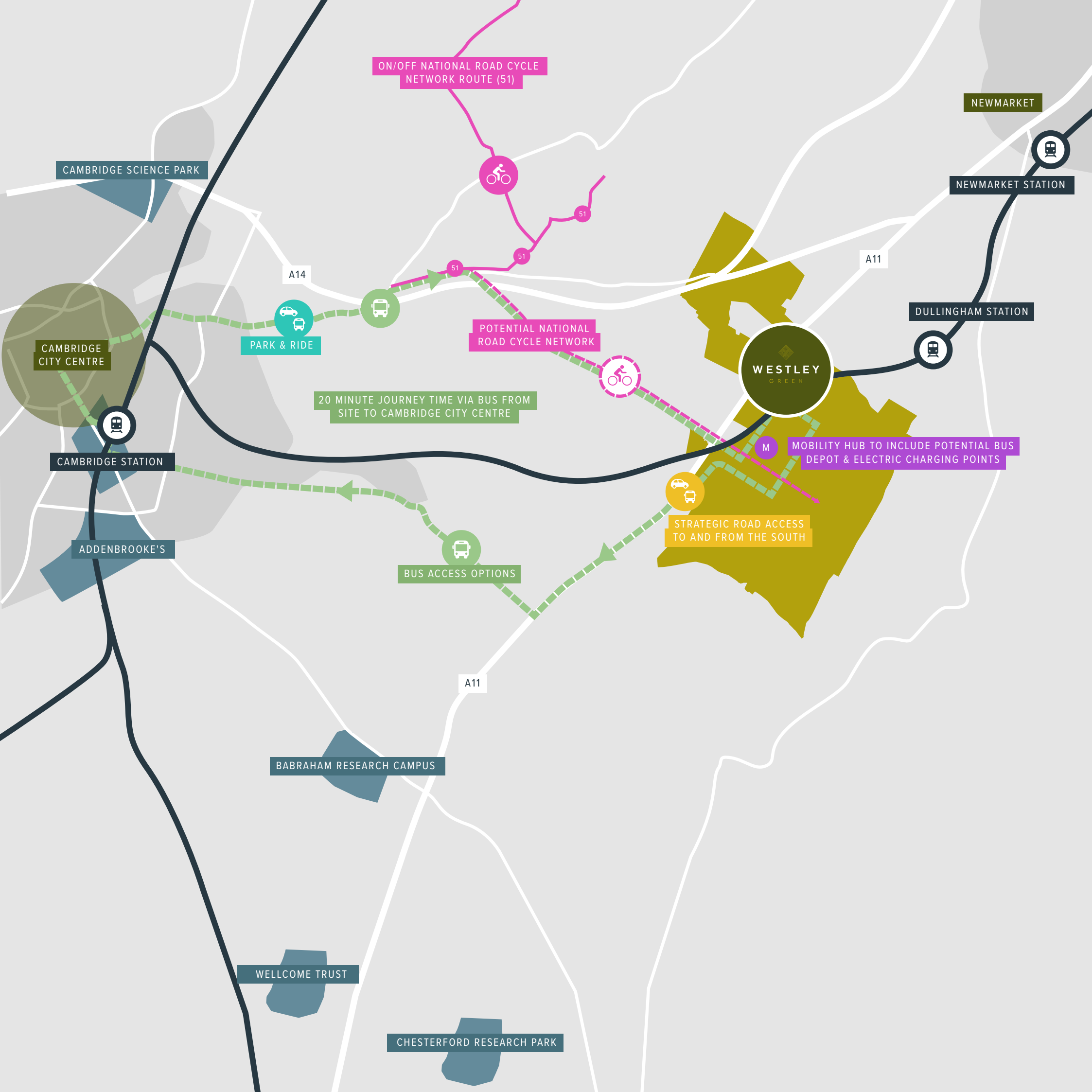
The significance of this emerging Local Plan is not to be underestimated. It will communicate to all existing and future stakeholders the ambition and resilience of Greater Cambridge to continue to invest in, maintain and grow its position on the world stage. The benefits of growth will be spread throughout the plan area and beyond to the wider sub-region.

Hosting many of the world's leading institutions, investors and employment destinations, in this new economic era it has never been so crucial to define a positive, ambitious and innovative framework for growth. The Greater Cambridge Local Plan proposes to take forward the 'central' growth scenario, based on employment growth of 58,500 jobs 2020-2041, at an average annual growth rate of 1.1%.

Cambridge and South Cambridgeshire experienced average annual employment growth of 2.4% and 2.3% between 2010 and 2016 respectively according to Office for National Statistics data. This strongly suggests that the Council's current objectively assessed need is far below the potential growth scenarios for the area and, therefore, the proposed development strategy will need to plan for further strategic site allocations.

Westley Green is unique for its scale and has unconstrained geography outside of the greenbelt. It has the ability to provide a mixed use new settlement that could host a vital new employment destination in its own right, and to do so with net zero carbon emissions. It can also significantly enhance wildlife, biodiversity and access to nature.

Westley Green responds directly to the priorities of the Local Plan. It would provide a unique quality of life for its residents where nature, mobility, work, family, and joy are on the doorstep.


ON/OFF NATIONAL ROAD CYCLE NETWORK ROUTE (51)
CAMBRIDGE SCIENCE PARK
NEWMARKET
NEWMARKET STATION
51
51
51
A14
A11
PARK & ROAD
POTENTIAL NATIONAL ROAD CYCLE NETWORK
DULLINGHAM STATION
CAMBRIDGE CITY CENTRE
WESTLEY GREEN
20 MINUTE JOURNEY TIME VIA BUS FROM SITE TO CAMBRIDGE CITY CENTRE
M
MOBILITY HUB TO INCLUDE POTENTIAL BUS DEPOT & ELECTRIC CHARGING POINTS
CAMBRIDGE STATION
STRATEGIC ROAD ACCESS TO AND FROM THE SOUTH
ADDENBROOKE'S
BUS ACCESS OPTIONS
A11
BABRAHAM RESEARCH CAMPUS
WELLCOME TRUST
CHESTERFORD RESEARCH PARK

3.0
Capacity to Deliver The Vision

Westley Green has the scale and strategic advantage to become the next new settlement for Greater Cambridge and East Cambridgeshire.

Through the completion of a broad evidence base for the site, a capacity study for Westley Green demonstrates that the following opportunities of strategic importance can be delivered without significant constraint:

- On land within a single ownership with ability to deliver substantial areas of re-wilding;
- 8,500 market and affordable homes;
- The next major employment destination for Greater Cambridge and wider sub-region;
- 760 ha dedicated to rewilding, nature conservation and biodiversity;
- Multimodal connectivity including opportunity for a new rail stop from Cambridge to Ipswich and connection to East West Rail;
- Provision of education facilities;
- New connections to A14 and A11 corridors;
- Net Zero Carbon with on-site renewable power generation;
- Connection to the Anglia Water strategic water main running from the River Humber to Colchester which will be available in 2025;
- Potential extension to existing wind and solar farms.

LEGEND

- Red Line Boundary
- Local Authority Admin Boundary

Movement

- Existing Railway
- Proposed Primary Road
- Potential Extention of the CAM Metro
- Proposed Junction Improvements
- Potential New Train Station

Landuse

- Residential
- Employment
- Local Centre
- Education
- Retained Farm Buildings
- Potential for Onsite Energy Generation

Landscape

- Retained Green Belt
- Retained Agriculture / SANGS Area
- Proposed Green Space
- Proposed Blue Infrastructure
- Grass Chalkland Edge
- Existing Tree Line / Woodland

4.0
Housing & Employment

"Greater Cambridge competes on a global stage and is a gateway for high-tech investment into the UK. It is also the innovation capital of the country, with more patents per 100,000 population than the next six cities combined. Greater Cambridge's economic success to date is the story of a networked and connected city region characterised by world-leading innovation." The Government's City Deal for Greater Cambridge.

Greater Cambridge and indeed Westley Green are located at the centre of three sub-regional economic growth areas of national and international significance:

- Oxford to Cambridge Arc;
- Cambridge to Norwich Tech Corridor;
- London, Stansted, Cambridge Corridor (the Innovation Arc).

Individually, the three growth areas are key to Britain's international economic success. Collectively they represent a significant proportion of the Government's ambition for economic success. Greater Cambridge has a role to play in achieving the success of all three initiatives, as do sites within Greater Cambridge such as Westley Green.

It is therefore imperative that the Greater Cambridge Plan aligns with these strategies, a factor which is identified by the Greater Cambridge Local Plan First Proposals document. To do this, economic growth and housing growth need to be aligned with these ambitions.

A Housing and Employment Forecast Report has been prepared in support of this document. It notes that in the context of Greater Cambridge's strategic importance for the economy of the country, and its place as a global leader in knowledge and innovation, employment growth assumed in the Greater Cambridge Plan First Proposals is very low. The Council's higher growth scenario also remains low in the context of historic growth and the ambitions of the Cambridge and Peterborough Devolution Deal. The report sets out a compelling case for why the Greater Cambridge Plan should select the higher growth scenario.

Westley Green would provide the following key employment opportunities:

- Long-term and stable supply of market and affordable homes with fast and convenient connections to all employment centres, allowing economic and housing growth to be aligned, and the higher growth scenario to be realised sustainably;
- Scale and strategic location (ease of access to A14, A11, M11) to provide the next significant new employment destination for Greater Cambridge within Westley Green;
- Bridge and leverage economic opportunity between Greater Cambridge and East Cambridgeshire.

5.0
Net Zero Carbon

Westley Green is unique in the scale and location of the site meaning it is eminently suited to the provision of large-scale energy generation alongside more traditional small-scale options.

This approach enables the energy strategy to be extremely progressive, net zero carbon and also to potentially offer considerably reduced operational costs for occupants, reducing fuel poverty and the risk of spikes in energy prices.

The site is proposed to utilise a number of renewable energy-fed heat and electricity networks to maximise on site use of renewable energy, reduce the strain on the wider electricity network and dramatically reduce operational carbon emissions. The strategy starts by maximising the fabric efficiency of the buildings to ensure that on-site energy demands are dramatically reduced.

Residual heating will then be supplied by a state of the art 5th generation district heating solution based upon ground and water source heat pumps which are up to 50% more efficient than the air source alternative. These will primarily be powered by on-site renewable energy generation which will be balanced using state of the art energy storage technologies for both heat and electricity.

Dwellings, schools, community buildings and business premisses will also generate power that will be used site wide. Standard and communal chargers will be powered from on-site renewable energy. Large scale energy production will be provided by an on-site solar farm and potentially a small number of wind turbines that would be located adjacent to existing wind farm to minimise intrusion.

In summary, the proposals will provide the following:

- A self-contained community - which facilitates and optimises home working and provides a range of services and uses to retain journeys;
- The provision of active and sustainable travel options plus a range of employment opportunities offered on site;
- The potential to include pre-fabricated / modular units;
- Embedding circular economy principles and site-based agriculture including community food growing whilst exploring urban farming principles;
- An energy strategy which achieves operational net-zero through providing renewable energy networks and maximising the fabric efficiency of buildings;
- Taking an ‘ecosystems’ approach to green and blue infrastructure provision to maximise carbon sequestration, flood attenuation and other natural regulatory services;
- Smart systems integrated throughout to monitor and manage environmental conditions on site;
- Exploration of innovative housing concepts.

6.0

Sustainable Transport & Connectivity

Westley Green will achieve the highest levels of internalisation due to its scale and design, whilst embracing the most innovative travel solutions.

The Government document on the Future of Mobility provides a number of scenarios to 2040 which are a useful tool to understand the likely context for movement within Westley Green when developing and when complete.

The approach to growth at Westley Green will be led by the highest standards of walkability, compactness with community and social facilities within a convenient walkable distance. Development should be formed around a dense network of routes and connections that prioritise active travel and offer the potential for movement by autonomous modes. Space will need to be provided for the car in initial phases of development, but over time there will be a transition away from dependence on the private car to autonomous and active modes and the strength of a well-connected grid of sustainable routes will allow this transition to occur. This approach has the potential to not only support sustainable mobility for residents but also business and deliveries.

The ambition is to create a low carbon community where a large proportion of day-to-day needs are met within the site to reduce the need to travel.

These facilities will include high quality employment and houses designed to accommodate the growing demand for home working. Furthermore, where travel outside of the community is required this will be achieved primarily by high quality, convenient and high capacity sustainable transport links with reduced focus on the delivery of large scale highway infrastructure.

Westley Green presents the opportunity to create the next generation of employment park whilst being within easy commutable distance of the key employment destinations.

The design philosophy is centred on a future-proofed approach to mobility that allows for developing technologies to build upon advancements in telecommunications and real time travel data, electrification of modes of transport, and greater automation of travel. For example, mobility hubs, located within local centres of the community, can be linked by a community smart app (managed and monitored by the Community Trust) that will allow for real time journey planning.

This well-connected highly-sustainable community will exhibit traffic flows that will only be a small percentage of a similar-sized community today.

7.0

Nature at Every Turn

There are expansive opportunities for habitat enhancement and creation as part of the Westley Green proposals with substantial areas set aside for green infrastructure and habitat enhancement.

Embedded within our landscape-led approach is the ambition to optimise the huge green infrastructure opportunities that are presented by Westley Green. The Concept Framework for Westley Green shows how a vast network of strategic green infrastructure can be provided. Enhancing the natural environment within and surrounding Westley Green will be crucial in terms of seizing the huge opportunity that exists for biodiversity net gain and the associated benefits including the relationship with health and wellbeing.

In addition to the obvious ecological benefits, biodiversity gain offers significant health and well-being benefits.. There is compelling evidence to suggest that

human beings have an innate need to connect with nature. A concept known as ‘biophilia’, refers to our primal urge to connect with the natural world; and although we lead very different lives compared with our prehistoric ancestors, this continues to remain central to our lives today.

Each design decision will consider how to maximise/’double’ ecology and biodiversity opportunities on the site and allow residents and users to interact with nature in a managed way.

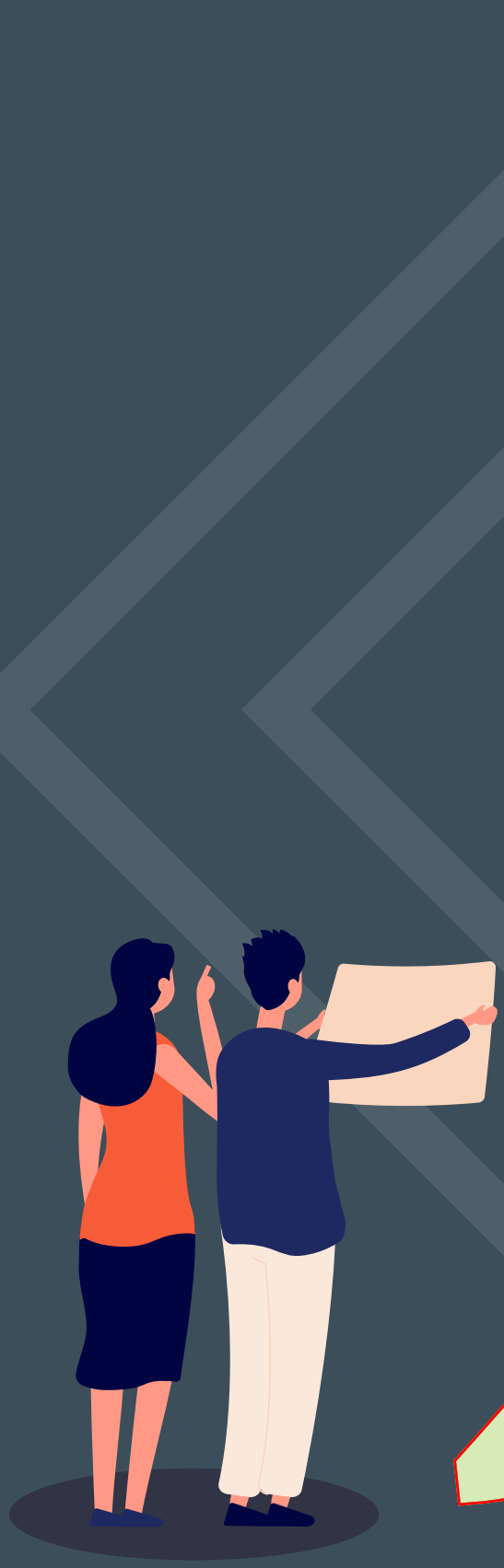
An inherent principle of this rule is the planting of trees at every opportunity. Increased tree planning results in benefits to biodiversity through habitat creation and can help towards flood alleviation. Trees change the climate of streets reducing the urban heat island effect and acting as natural air filters.

Westley Green is unique in its scale and ambition to deliver remarkable improvements to biodiversity for the benefit of all residents of Greater Cambridge. This is particularly important where brownfield sites are less able to contribute.

8.0
Site Delivery

Westley Green is suitable, available, achievable and economically viable. It comprises of mostly arable land falling outside the Green Belt, within single ownership and at low risk of flooding. Very few large strategic sites can boast of these credentials along with the strategic locational advantages that Westley Green benefits from.

We have produced an early concept framework for Westley Green to demonstrate how the site can be successfully developed taking into account the proposed land uses, quantum of development and site constraints. In addition to the key strategic documents supporting this vision document, the specific site issues on the following pages have been factored into the site's capacity.




GREEN INFRASTRUCTURE
CORE DEVELOPMENT AREA
GREEN INFRASTRUCTURE

Archaeology and Built Heritage
The quantum of development proposed, when combined with appropriate mitigation, can be delivered without causing substantial, severe or significant harm to designated heritage assets. The concept framework includes a large amount of retained farmland within the red line area.

Designated Built Heritage Assets within the site or on its edge include the following:

The Grade II Listed Barn north-east of Underwood Hall
No built form is proposed in the vicinity of the asset in the concept framework, and the heritage significance of this asset would not be harmed.

The Grade II Listed Church of St George
This lies within a large churchyard and this, and open space to the west of the asset, would be retained. Any harm occurring to the heritage significance of the asset through changes in setting would be less than substantial and at the lower end of the spectrum.

The Grade II Listed Barn at Westley Lodge Farmhouse
This lies within a farm complex, which would be retained, together with open space to the east. As the asset itself and the key areas of its setting would remain, the change to the wider surrounds resulting from the proposed development would result in harm that would be less than substantial and at the lower end of the spectrum.

Milestone South West of Six Mile Bottom Post Mill
The setting of this asset comprises the road it lies adjacent to. As such the heritage significance of the asset would not be harmed by alteration to its wider surrounds.

The Grade II Listed Six Mile Bottom Windmill and Grade II Listed Folly (built as a mill house)*
The setting of these assets has been much altered, and they now lie within an area of extensive residential curtilage. This curtilage would be retained, as would land to the south-west, and any harm resulting from change to the wider area would be less than substantial and at the lower end of the spectrum.

Whilst several Scheduled Monuments are present within the red line area, these are focussed in the north-western and northern areas, where no development is proposed other than junction improvements, which would take place in an area where much disturbance has previously occurred. With regards to the remainder of the site, whilst it is probable that some archaeological remains are present, there is no evidence to suggest that remains are present of a significance that would warrant preservation in situ of large areas.

Drainage and Flooding
This majority of site is located Flood Zone 1 ‘Low Probability’. This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river flooding. The site does contains small areas in Flood Zones 2 and 3a - ‘Medium-High Probability’ linked to fluvial flooding. Any development will be located outside of flood zones 2 and 3.

Environment Agency mapping indicates that most of the site lies in a very low probability of flooding from surface water apart from areas adjacent to watercourses.

Landscape

The site has been subject to a Landscape Visual Appraisal, which has found the overall sensitivity of the assessed viewpoints to range from low to high. Primary mitigation is a key consideration, to try and avoid or minimise potential effects of the development on the site and surrounding area, while also ensuring that the development reflects, contributes and strengthens the local landscape character.

The concept plan has integrated identified patterns and individual combinations of landscape features (such as field shapes, field boundaries, woodland, land use, patterns of settlements and dwellings) that make each type of landscape distinct and special to the people who live and work in it. The creation of four landscape character groups within the site, provides a simple yet rich framework for the emerging scheme and place making principles that is contextual led.

Water and Utilities

The development will not rely on additional abstraction rates as it will be supplied from the Newmarket area and served by Anglian Water's new strategic trunk main running from the Humber in the north to Colchester in the south. This strategic main will be constructed in 2025 and will provide the additional water resource for this development.

Foul Water

The scale of this development offers significant potential for sustainability with regards to waste treatment, energy from waste potential, grey water recycling and sustainability.

Given existing capacity levels in the area, Anglian Water will review either a direct pumped connection to the site from either the current or re-located Milton WRC, or the construction of a new On-site Wastewater Treatment Works (WwTW).

9.0
Summary

Key economic and societal challenges and opportunities facing the Greater Cambridge area and wider sub-region must be a feature of new development and all whilst addressing a national housing shortage.

Westley Green presents a significant opportunity where the current needs of a modern community can be met that addresses the key themes of the Greater Cambridge area and wider sub-region whilst also substantially addressing the vital need for new homes and jobs in the sub-region. As the Concept Framework that has been prepared shows, Westley Green has the potential to be a highly-connected community set within a rich green environment that places wellbeing at the heart of its interests.

Westley Green envisages a future where living and working naturally interacts in a zero carbon and people-focused environment.

WESTLEY
GREEN

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BARTON WILLMORE

Hill
The Hill Group

L&Q ESTATES