

SCOTLAND PARK

A New Sustainable Community for Cambridge and Homes for All

July 2024

A Masterplan Vision



P.X. Land Ltd

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FOREWORD

PX Land Ltd is a local landowner and agribusiness with a number of landholdings to the west of Cambridge including Scotland Park, Caucote Hill, Bourn and Trinity Farm. Scotland Park is very well placed to deliver the vision and aims of the Cambridge Delivery Group. The site benefits from being owned by a single landowner, which significantly enhances its deliverability and the site is free from constraints.

PX Land Ltd welcomes the bold vision set out in the recently published 'The Case for Cambridge' and the vital importance of helping facilitate the continuing economic growth of Greater Cambridge. While Cambridge has grown in recent years, this continued success cannot be taken for granted. Significant challenges like the lack of housing and research space risk preventing Cambridge from reaching its full economic potential. Our vision aims to help address these challenges through the creation of a new residential-led mixed-use sustainable community closely linked to West Cambridge and the life science cluster south of Cambridge and connected by high-quality public transport and a comprehensive network of active travel opportunities, providing a green infrastructure and new enhanced wildlife habitats.

We believe Scotland Park can play a key role in delivering much needed new homes and jobs in a location that is very well connected to existing and proposed transport infrastructure. Along with Cambourne and Bourn Airfield, Scotland Park can provide a high-quality new community located in

very close proximity to the west of Cambridge, and benefitting from world class public transport, while protecting the parts of the Green Belt that contribute most to protecting the setting of the historic city of Cambridge.

PX Land Ltd would be delighted to work constructively with the Cambridge Delivery Group in bringing forward the delivery of a high-quality new community drawing on the best design principles and creating a new liveable quarter for Cambridge.

James Peck
Managing Director



OUR VISION

A new resident-led mixed-use sustainable community of at least 10,000 homes, closely linked to West Cambridge, connected by high quality public transport and active travel, and providing a network of green infrastructure and new wildlife habitats.

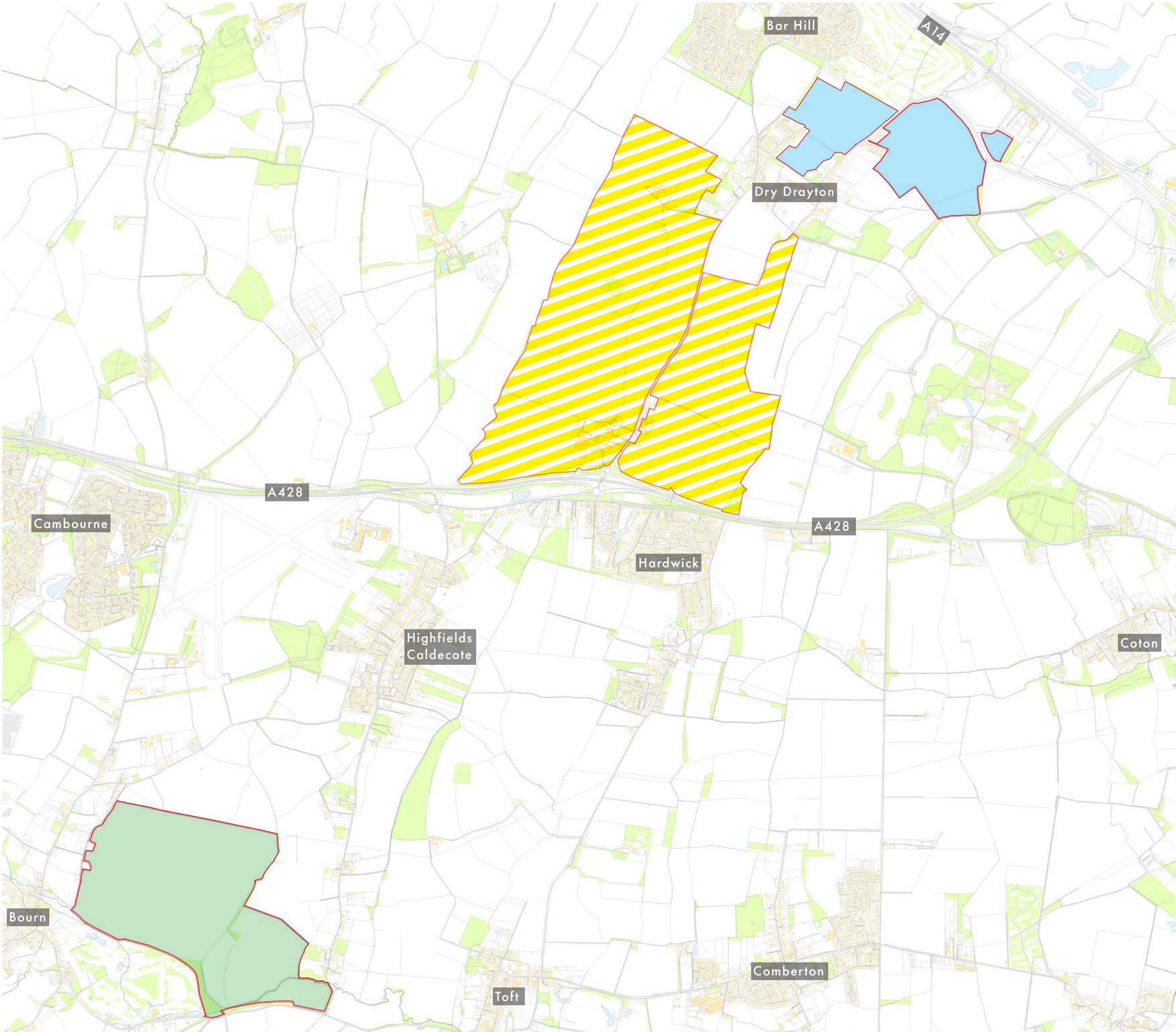
LAND OWNERSHIP

PX Farms Ltd currently owns and farms significant landholdings to the west of Cambridge, at Scotland Farm (the proposed location of the Scotland Park proposal set out in this vision document), as well as farmland at Caucote Hill Farm, Bourn, and Trinity Farm, to the east of Dry Drayton and south-west of the A14 Trunk Road.

The landownership is illustrated on the plan opposite, showing the land parcels within the control of PX Farms Ltd, which could also come forward for other development or to provide mitigation.

PX Land Ltd has been set up as a company to deliver the Vision for Scotland Park set out in this document.

-  Scotland Farm (Scotland Park proposal)
-  Trinity Farm, Dry Drayton
-  Caucote Hill Farm, Bourn



Land Ownership Plan

THE PROPOSAL

Scotland Park covers an area of approximately 400 hectares and has the potential to deliver at least 10,000 new homes. The scale of the proposal means that Scotland Park has the space to deliver the range and scale of infrastructure, services and facilities that are needed to support this level of new housing and population and to create a truly sustainable new community.

A summary of the initial high-level quantum and disposition of the Scotland Park proposal are provided here. Further details and information of the proposed development are provided through this document.

Scotland Park in numbers:

400 HA - TOTAL SITE AREA

175 HA - Residential Development

160 HA - Public Open Space

10 HA - Town Centre Hub

9 HA - Travel Hub and Park & Ride Site

26 HA - Business Hub

20 HA - Education (1No Secondary School / up to 4No Primary Schools)

All areas are approximate only and subject to possible change as the masterplan evolves.



GOVERNMENT OBJECTIVES:

The Case for Cambridge

On 24th July 2023 the Secretary of State for Levelling Up, Housing & Communities announced plans that involved “supercharging Europe’s science capital” – meaning Cambridge could see huge new development by 2040. It was recently reported that the housing secretary was drawing up proposals for the city and surrounding area that could see an additional 150,000 homes built.

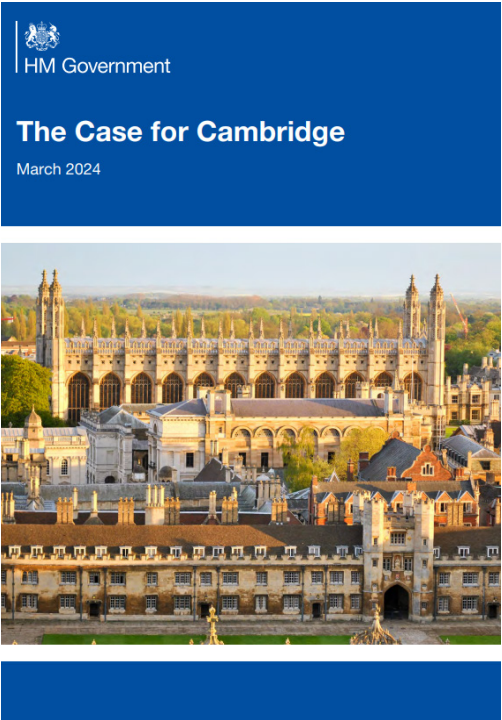
It is clear that there are numerous benefits that stem from agglomeration and this matters to research-intensive cities like Cambridge both in terms of academia and industry. Currently we are aware that many of the city’s world class businesses and research institutes are struggling to expand due to a shortage of office and laboratory space. In addition, Cambridge has an acute need for more housing and supply has not kept up with demand making the city and many of the surrounding areas increasingly unaffordable for most.

Scotland Park seeks to play a significant contribution to meeting the Chair of the Cambridge Delivery Group, Peter Freeman CBE’s vision that ‘Cambridge in 2050 should be an exemplar for placemaking, combining good design, sustainable transport, new employment and housing that benefits everyone’.

The Government recognises that the ‘potential contribution Cambridge could make to the UK economy is significant’. It predicts that ‘Illustrative growth scenarios show that if 150,000 new homes are built by 2050, which could increase the population and number of economic residents, there is potential to add approximately £6.4billion to the economy’.

The Case for Cambridge notes that ‘As a home to global leading research clusters, demand for specialist skills is very high’ and that ‘Cambridge has the highest share of graduates of all cities in the UK’. It also has ‘the highest share of qualifiers in science, technology, engineering and mathematics (STEM) subjects’.

However, it also recognises that ‘the rates of economic and population growth seen in Cambridge to date cannot continue within the current city boundaries. Without intervention, residents may more often experience the downsides of living in an economically constrained city, including unaffordable housing supply. Indeed, the city’s affordability ratio has reached 12.7 (median house prices in years of median salary, far higher and therefore less affordable than the English average of 8.4, and most other major cities which range from approximately 5 to 9’.



LOCAL PLAN CONTEXT

In March 2024, the Greater Cambridge Shared Planning Service published an update to the timetable for the preparation of its new Greater Cambridge Local Plan. This is a key planning document which would ensure that growth in Cambridge and South Cambridgeshire is delivered in a sustainable way for people and the environment.

Councils are required to maintain up-to-date timelines for their plan-making processes. As the existing timetable for the Local Plan can no longer be met, owing to multiple external factors which need to be addressed before it can be completed, the timetable update sets out the planning service’s best estimate for the Local Plan’s next steps. This is now likely to take into account some of the points raised in the Government’s recent publication of the Case for Cambridge

Both councils have existing Local Plans which were adopted (individually) in 2018. Work on the emerging Greater Cambridge Local Plan – the first joint Local Plan for Cambridge and South Cambridgeshire – has been ongoing since 2019, with public consultations taking place in 2020, and late 2021, ahead of both councils agreeing the ‘Development Strategy Update’ in early 2023. Current evidence in the emerging Greater Cambridge Local Plan identifies a need for a further 14,500 homes between 2020 and 2041, in addition to the 37,200 homes already provided for by the 2018 Plans, reflecting jobs forecast for the area.

Factors affecting the progress of the Local Plan include uncertainty about:

Water supply: an issue which the Greater Cambridge Planning Service warned in January 2023 could delay existing plans for housebuilding if not addressed by Government. Government has now established a Cambridge Water Scarcity Group and allocated funding to help address the issue, but work is in the early stages

Transport: next steps to enable a sustainable transport strategy that can support the Plan, addressing issues raised by the decision by the Greater Cambridge Partnership not to take forward the Making Connections proposal and to pause the Cambridge South East Transport Scheme. Local partners now need to collaborate to address these issues via the forthcoming Greater Cambridge Transport Strategy

Waste Water Treatment Plant: Anglian Water’s Development Consent Order process to seek to relocate its Waste Water Treatment Plant is ongoing, with a decision due towards the end of 2024. If approved, this would unlock land for a new North East Cambridge development which would be a major site in the emerging Plan

National planning reforms: expected to be introduced in autumn 2024. While the intention of the reforms is to speed-up plan making, GCSP planners do not yet know what additional work may be required to update work already done as part of the emerging Plan, in order to meet new requirements. Overall, the reforms may not impact the timeline, but planners cannot be certain at this stage.

PX Land Ltd recognises the important role the GCSPS has in delivering The Case for Cambridge and looks forward to engaging proactively and constructively to deliver a shared vision for the area.

THE RIGHT LOCATION

Scotland Park offers a unique opportunity to provide a highly sustainable mixed use settlement of over 10,000 dwellings to the west of Cambridge on the edge of the Green Belt and very well placed to provide excellent connectivity to jobs and opportunities.

Scotland Park seeks to deliver a housing-led development to support the huge growth aspirations set out in the Government’s recently published document: ‘The Case for Cambridge’.

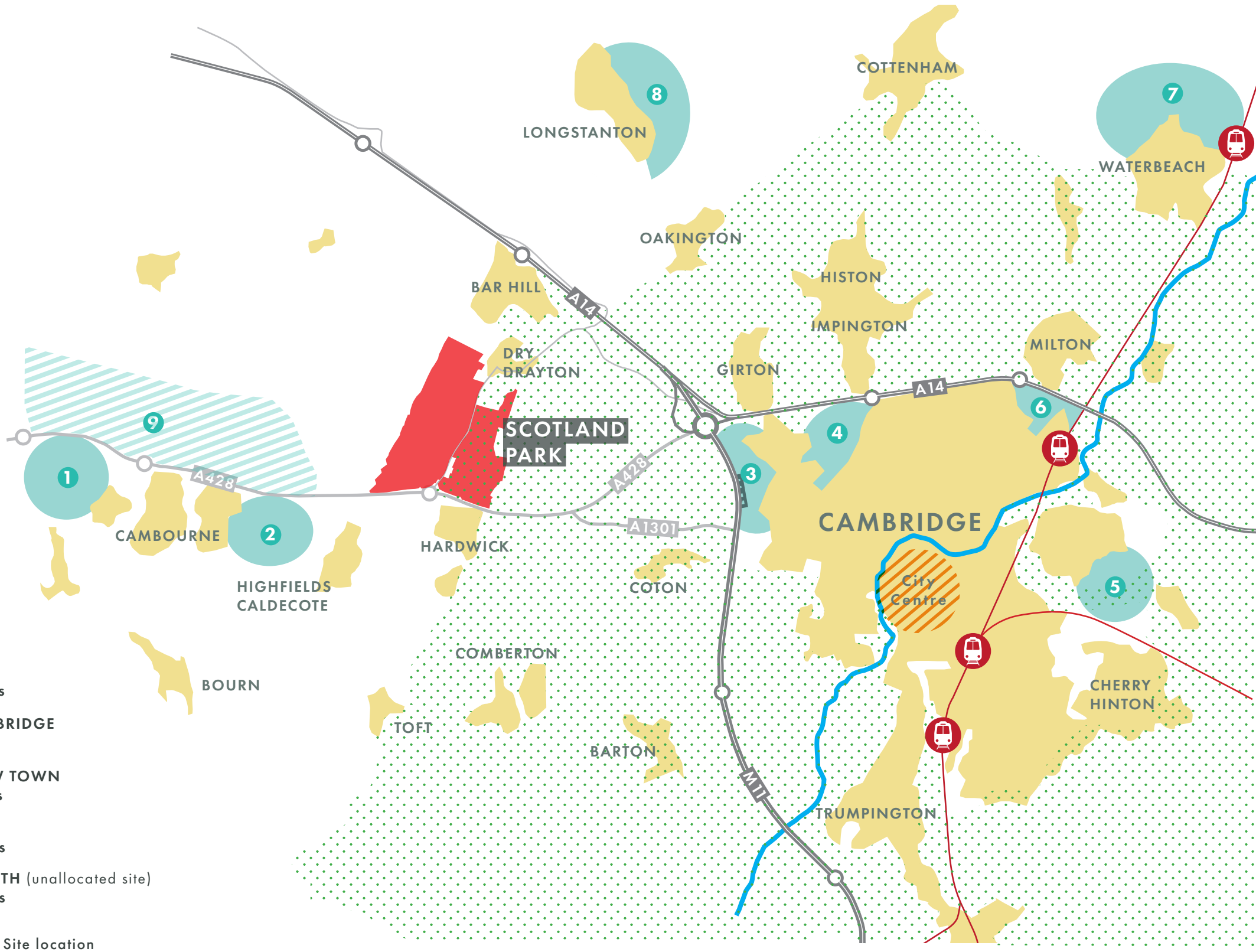
Scotland Park is very well related to existing and proposed transport infrastructure, with direct access on the A428 Trunk Road, as well as a proposed new Travel Hub/Park & Ride immediately north-east of the junction with the A428 linking directly into the proposed Cambridge to Cambourne (C2C) Busway proposals, which will directly link the site to the expanding Cambridge University West Cambridge site and Cambridge city centre, as well as providing westward connections to Cambourne and the proposed new railway station at Cambourne.

SCOTLAND PARK
10,000 New Homes

- 1 CAMBOURNE WEST
2,500 New Homes
- 2 BOURN AIRFIELD
3,500 New Homes
- 3 EDINGTON
3,000 New Homes
- 4 DARWIN GREEN
2,800 New Homes

GREEN BELT

- 5 CAMBRIDGE EAST
12,000 New Homes
- 6 NORTH EAST CAMBRIDGE
8,500 New Homes
- 7 WATERBEACH NEW TOWN
11,000 New Homes
- 8 NORTHSTOWE
10,000 New Homes
- 9 CAMBOURNE NORTH (unallocated site)
10,000 New Homes



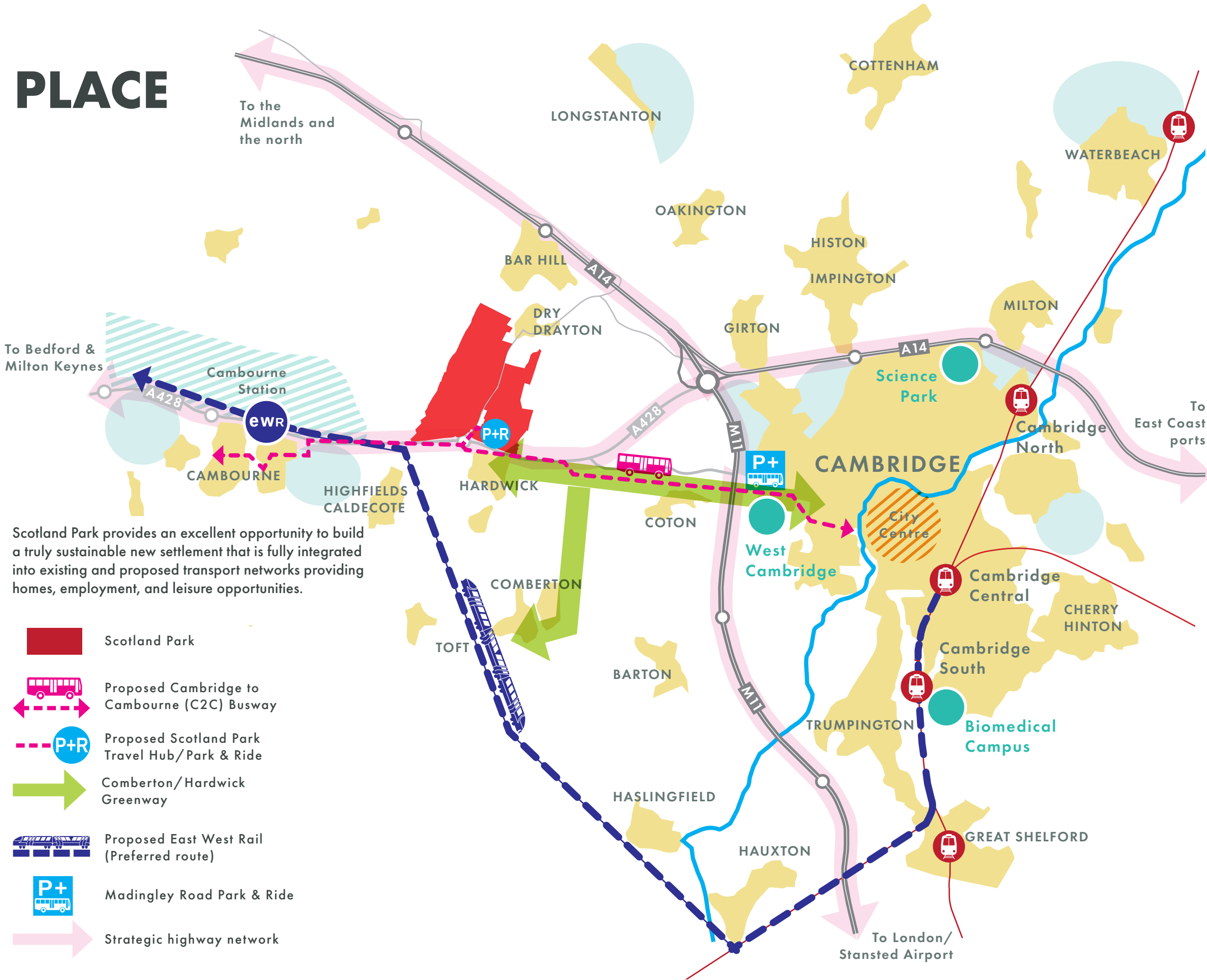
A CONNECTED PLACE

Our vision for Scotland Farm is for it to be a highly connected community focused around sustainable and active travel.

Scotland Park is strategically located with a junction directly on to the A428 Trunk Road, 8 kilometres (5 miles) west of Cambridge. The site benefits from:

- Proximity to Scotland Farm travel hub/park & ride providing multi-modal interchange facilities.
- Cambridge to Cambourne (C2C Busway) providing direct rapid transit link to the new Cambourne railway station on East West Rail, West Cambridge, and Cambridge city centre.
- Good access to Cambourne railway station on East West Rail providing fast train services to Cambridge South, Cambridge (Central), Tempsford/St Neots, and Bedford
- Link into Comberton/Hardwick Greenway.
- A network of high quality active travel corridors linking all parts of the proposed new community without the need for a car.

The planned Cambourne to Cambridge busway will run just to the south of the A428, with a spur to a large new Park & Ride site on land owned by PX Farms Ltd. The proposed location of the new Cambourne railway station is approximately 3 kilometres (2 miles) to the west, on the same side of the A428, which upon opening will provide a direct link to Cambridge South and the Biomedical Campus as well as Cambridge and the CB1 development. Scotland Park is therefore extremely well connected by sustainable modes of transport and to the major road network, and does not need investment in major new infrastructure over and above that already committed or planned.



Existing and Future Transport Connections

A NEW SUSTAINABLE COMMUNITY

Scotland Park is of a significant scale which means it will be able to deliver the mix of uses and key infrastructure that are needed to support a truly sustainable community.

The emerging illustrative masterplan opposite begins to demonstrate how the structure and location of uses across the development could be arranged and accommodated.

The key features of the site include:

- 1

At heart of Scotland Park will be the Town Centre Hub. Set around a community focussed public space, this vibrant mixed-use area will accommodate the main retail and community services and facilities as well as space for employment and higher density residential development.
- 2

A new multi-modal Transport Hub including Park and Ride is provided adjacent to the A428. This 8 hectare site will also provide opportunities for flexible employment space.
- 3

A new Employment Hub of approximately 16 hectares is provided around the existing farm buildings and next to the A428.
- 4

A new Secondary School is provided close to the Neighbourhood Hub and close to the proposed bus route.
- 5

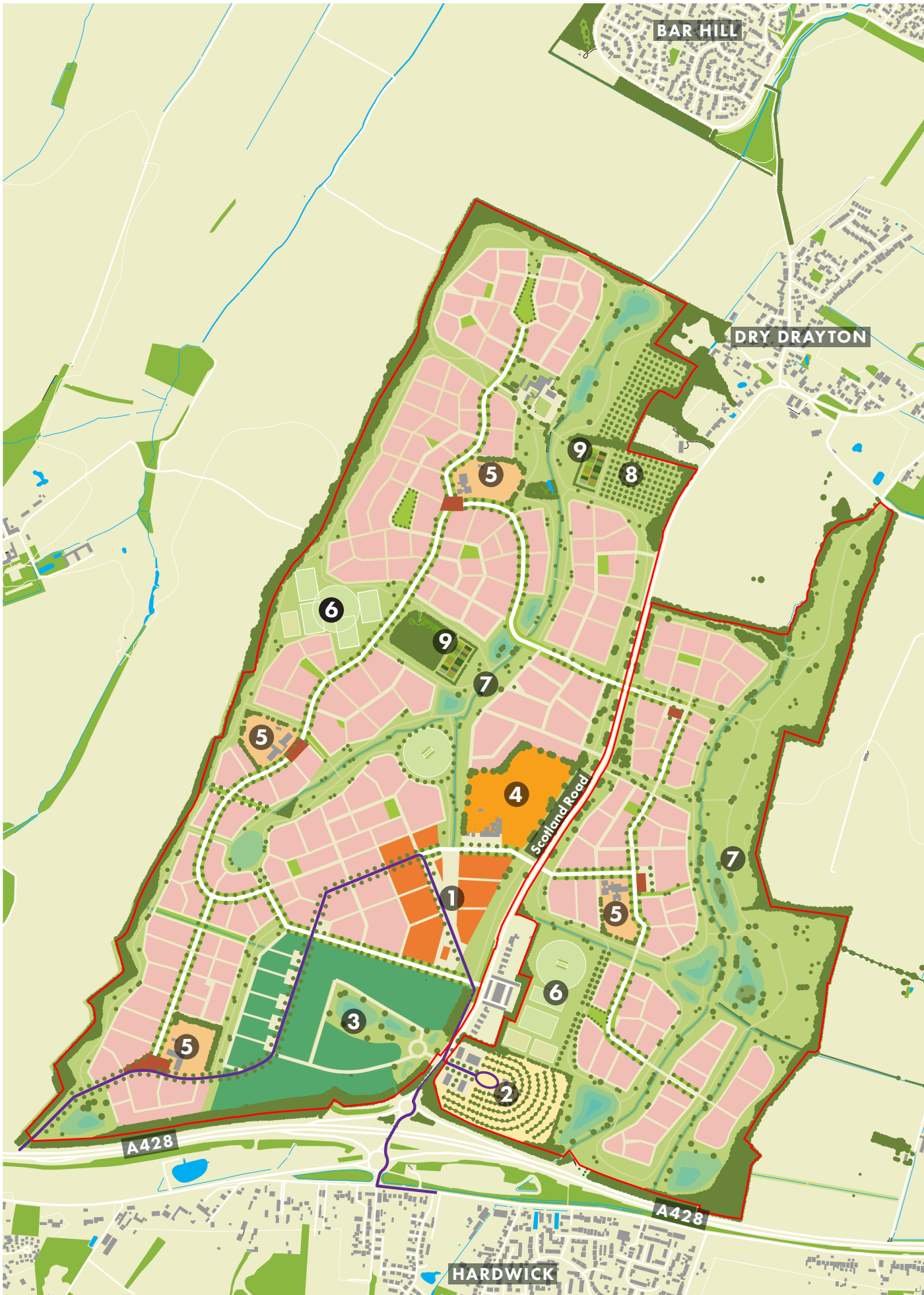
Up to 4 new primary schools are proposed across the site within heart of the proposed villages.
- 6

A range of sports and leisure facilities are provided across the site providing everyone with easy access to sports and recreation.
- 7

Substantial new areas of semi-natural blue/green spaces (Greenway Corridors) have been incorporated within the development providing important areas of leisure space and movement corridors for residents and the creation of areas of biodiversity and habitat enhancements.
- 8

A new community orchard is proposed in the north eastern corner of the development.
- 9

Community allotments and food growing areas providing opportunities for local people to meet, grow and eat healthy, seasonal food.



Illustrative Concept Masterplan

A WALKABLE PLACE

Scotland Park is designed to create a walkable community of over 10,000 dwellings, where the public realm and streets are designed for people first.

Scotland Park has been designed around a series of walkable, linked villages focussed around the central Town Centre Hub.

A network of primary Greenway Corridors linked to secondary paths and lanes will provide residents to safe and convenient walking, cycle or scooter routes between the villages and to the Town Centre Hub, without needing to use the car.

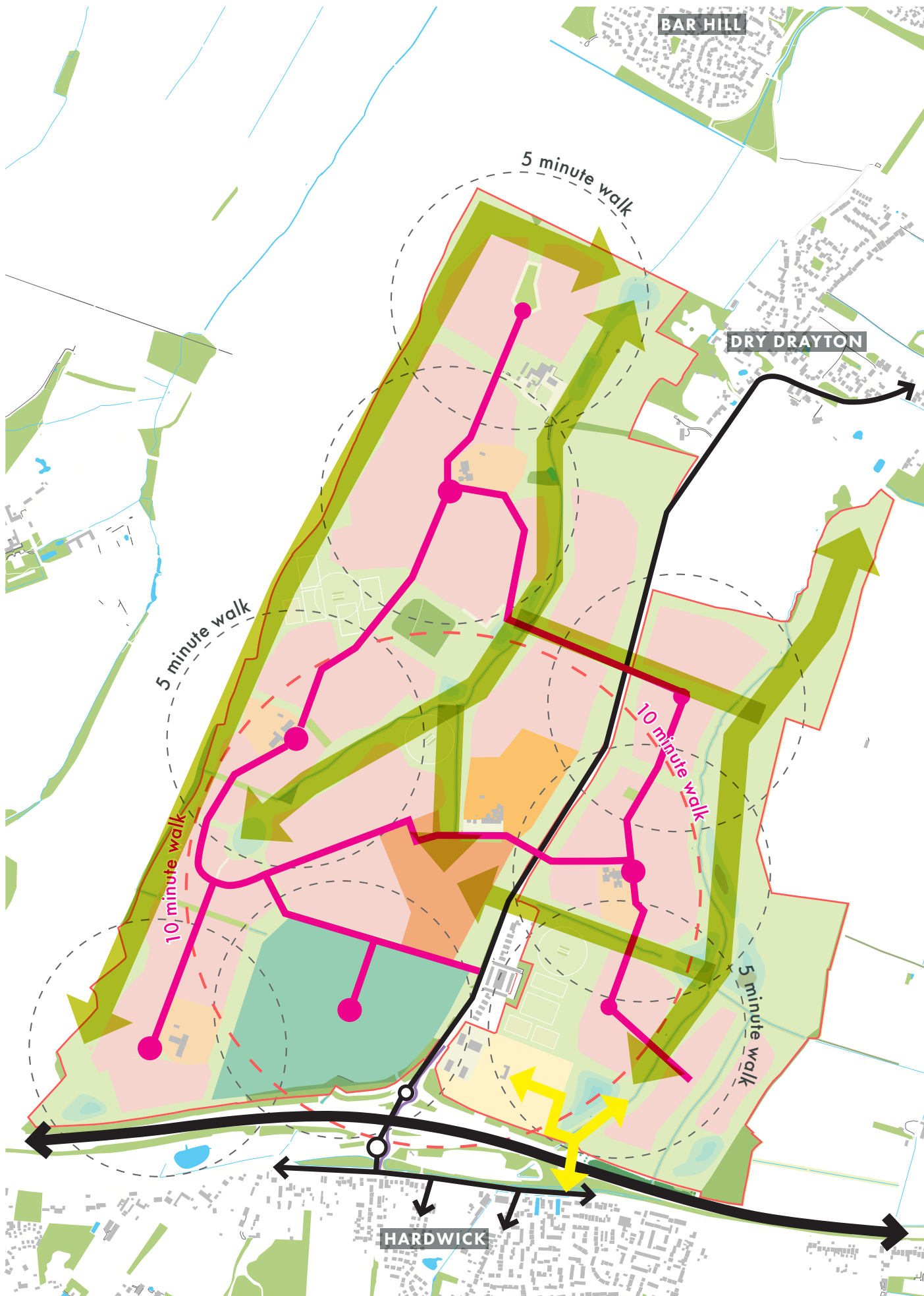
Wherever possible, primary schools have been located in the centre of a village and within a 5-10 walk of home.

The Primary Street linking the villages will also provide a new bus route, meaning residents would be within a short walk of a bus stop for onward travel.



Integrating residential, employment, community facilities, education and leisure within a single walkable developments will mean that the daily needs of future residents of Scotland Park can be undertaken on foot or cycle.

- Villages
- Town Centre Hub
- Secondary School
- Primary School
- Business Hub
- Travel Hub & Park & Ride
- Public Open Spaces
- Existing links
- Existing Pedestrian link over A428
- Primary Street
- Village Centres
- Primary Greenway Links

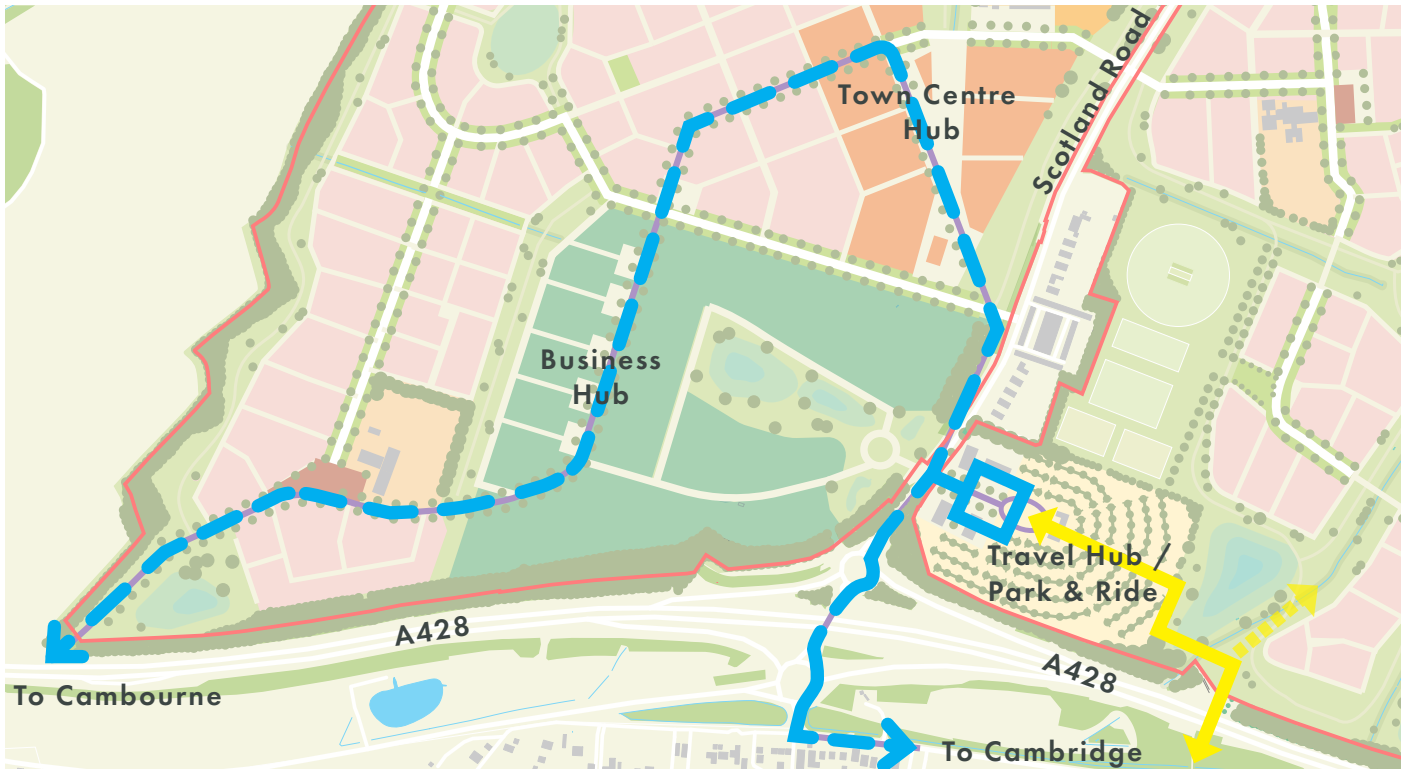


A PLACE WITH SUSTAINABLE TRAVEL OPTIONS

Scotland Park will be able to provide regular and convenient access to public transport.

A key principle for Scotland Park is to place pedestrian, cyclists and public transport at the top of the movement hierarchy without the need to drive short distances.

Scotland Park proposes to divert the proposed Cambridge to Cambourne (C2C) Busway through the development. The dedicated busway would pass through the proposed Employment Hub and Town Centre Hub and connecting to the proposed Scotland Park Travel Hub and Park & Ride site.



Proposed C2C route

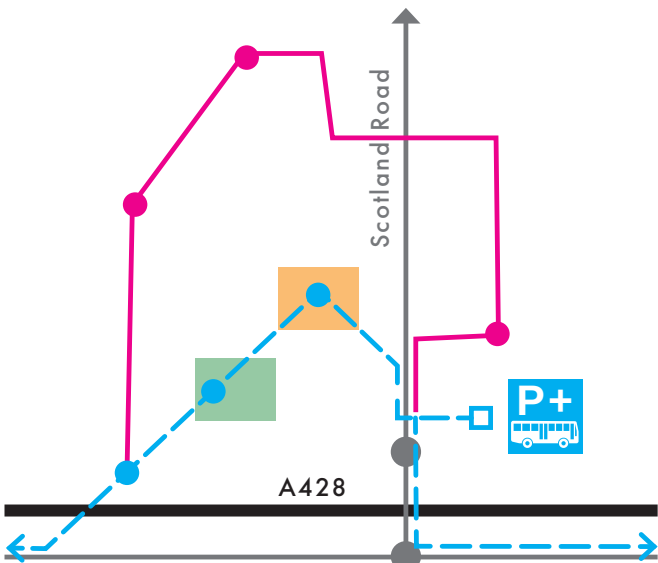
The development also has the potential to provide an extended bus route through the site, providing residents with additional access to public transport.



Looking east towards the existing pedestrian and cycle bridge over A428

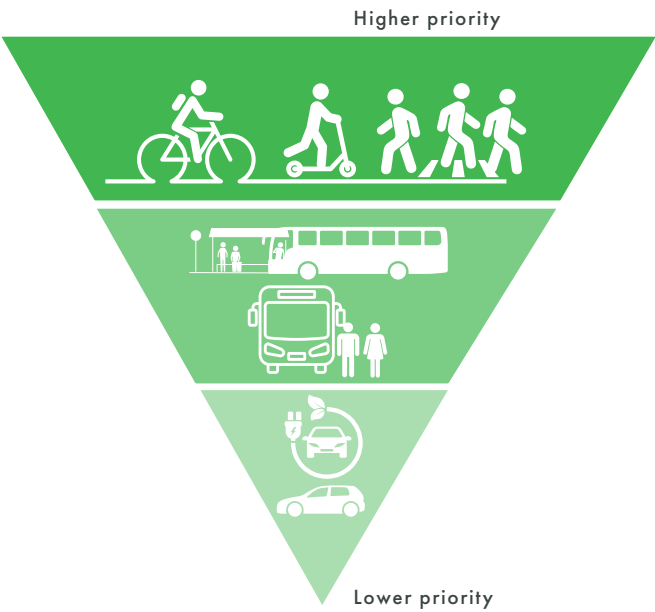
The A428 is also no barrier to pedestrian or cycle movement. Scotland Park benefits from access to the existing pedestrian and cycle bridge (pictured above), providing access over the A428 to the villages to the south

The bridge will also provide a direct pedestrian and cycle link from the established villages south of the A428 and to the proposed Travel Hub and Park & Ride at Scotland Park.



Proposed Scotland Park Public Transport Routes

- Cambridge to Cambourne Rapid Transit Route (C2C) Busway
- Scotland Park Travel Hub and Park & Ride
- Scotland Park Town Centre Hub
- Scotland Park Business Hub
- Bus route through Scotland Park
- Existing A428 Pedestrian and Cycle Bridge and proposed links



Scotland Park Movement Hierarchy

A VERDANT AND HEALTHY PLACE

Scotland Park is a landscape-led development that will create up to 160 hectares of new publicly accessible green spaces that can be enjoyed by everyone.

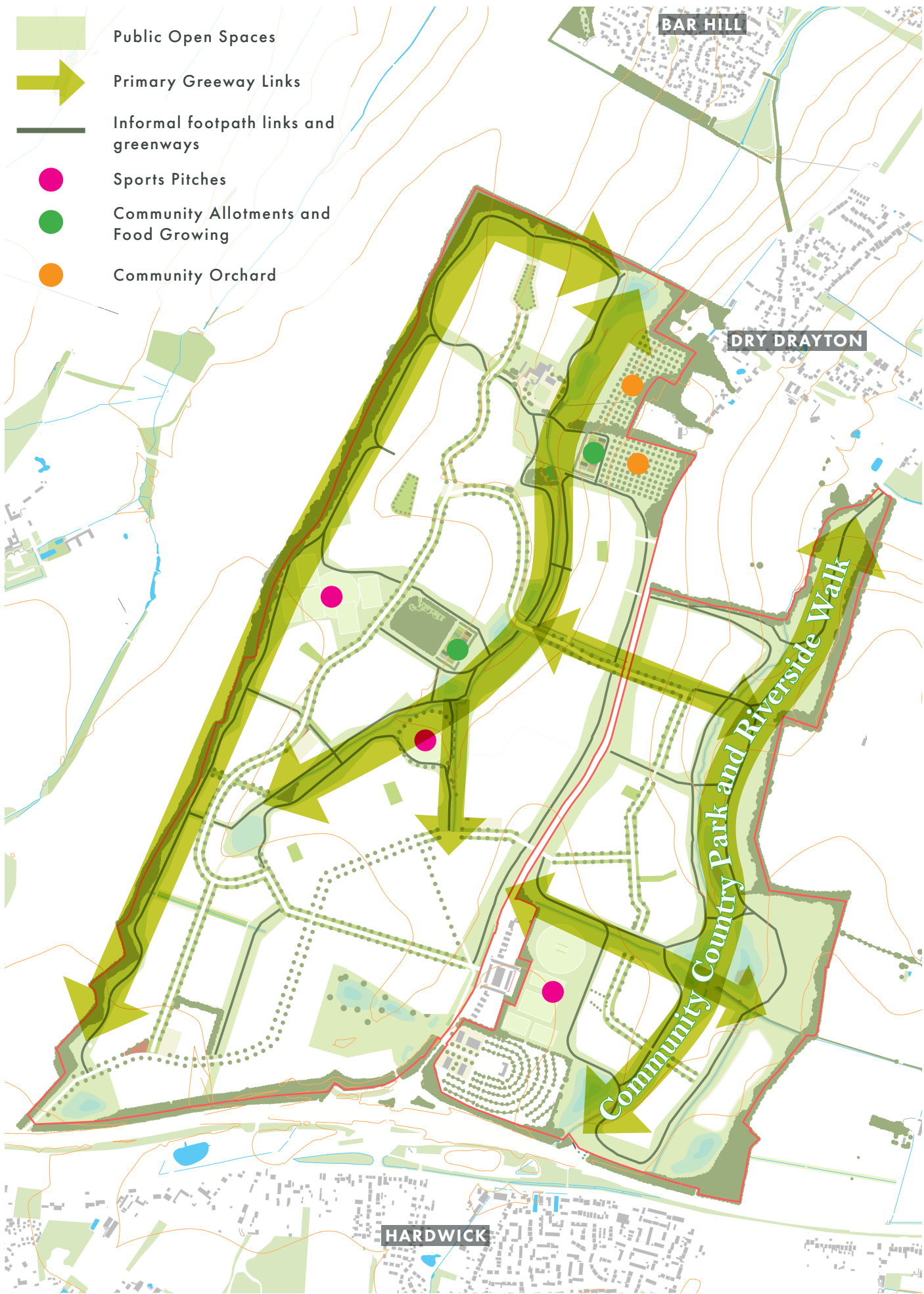
The strategy and themes underpinning the proposal is a healthy and sustainable living environment, that benefits nature, wildlife, people and . The development will provide a variety of attractive semi-natural open spaces, with the emphasis on nature, wildlife and the creation of new habitats and biodiversity.

The community at Scotland Farm will be able to partake in a healthy, active lifestyle that facilitates exercise and interaction with wildlife.

The open space strategy at Scotland Park will encourage and promote wildlife, biodiversity, active lifestyle choices and establish a real sense of community and wellbeing.

Further information on the green infrastructure strategy is provided on of the following pages.

A network of Greenway Corridors and verdant streets planted with native trees, shrubs and grassland incorporating ponds and swales will bring nature and wildlife up to the doorstep and provide attractive and safe pedestrian routes thought the development.



Green Infrastructure

SPACE FOR ECOLOGY AND BIODIVERSITY

Having access to open spaces, nature and wildlife on our doorstep has major benefits to our physical and mental health and sense of wellbeing. Scotland Park has been designed to deliver a natural environment that is woven through and around the development.

Existing and new landscape features will be incorporated that will benefit and encourage wildlife and strengthen the local ecological and biodiversity ecosystems.

Ponds and swales

Sustainable Urban Drainage Systems (SuDS) in the form of ponds and swales will be incorporated into the proposal. SuDS provide an environmentally friendly and efficient method for dealing with surface water run off, creating new habitats and biodiversity and an attractive landscape setting.

Tree planting

Significant new areas of native tree planting, including fruit trees will be incorporated throughout the development, within areas of open space and along the streets. Trees can help to manage surface water, benefit wildlife and create an attractive and pleasant environment for everyone.

Wildflower and grassland planting

Areas of species-rich meadow planting within open spaces will provide for substantial gains in biodiversity and encourage pollinators such as bees, beetles, butterflies and moths.

Community allotments and food growing

An area has been incorporated for community allotments and food growing. As well as the economic benefits, community allotments provide opportunities for local people to meet, grow and eat healthy, seasonal food and support wildlife.



SPACE TO RELAX AND PLAY

Children's play spaces

Open spaces within the development will provide a range of play opportunities for children, including natural play spaces, created using natural, sustainable materials, promoting imaginative and active play for children of all ages. These spaces will all be within easy walking distance of the entire site and located along pedestrian footpaths and well used routes to provide safe and convenient access. These spaces will be overlooked by nearby properties to provide natural surveillance and security.

Sports

Scotland Park will also provide formal areas for outdoor sports pitches, which in addition to promoting an active lifestyle also encourage a sense of community through the creation of clubs and groups.



A PLACE WITH HOMES FOR ALL

Scotland Park will deliver a minimum of 10,000 new energy efficient homes across the district including much needed affordable homes.

Scotland Park will deliver high-quality housing opportunity across a range of house types, sizes and tenures including an appropriate proportion of affordable housing. This will include housing for sale across a range of prices, with affordable housing to rent and shared equity units delivered by registered providers.

A specific objective is to create opportunities and choices for local people to live in an affordable yet high quality housing environment, in a house or a flat to rent or buy. There will be a mix of densities and a variety of housing character areas. The design objective is to create an attractive mix of identifiable neighbourhoods, each neighbourhood including a mix of housing for sale and to rent, ranging from flats, and smaller houses, through

to medium sized terrace and semi detached family homes, to detached houses on lower density edges of the site. The concept is one of inclusiveness, achieving social mix and developing homes for sale and rent, with no difference in their quality and appearance.

The design philosophy is one of developing houses which embrace modern living requirements and sustainability, whilst relating closely to tried and tested design principles, strong character, good quality materials, appropriate detailing and an enduring quality.



A PLACE OF COMMUNITY

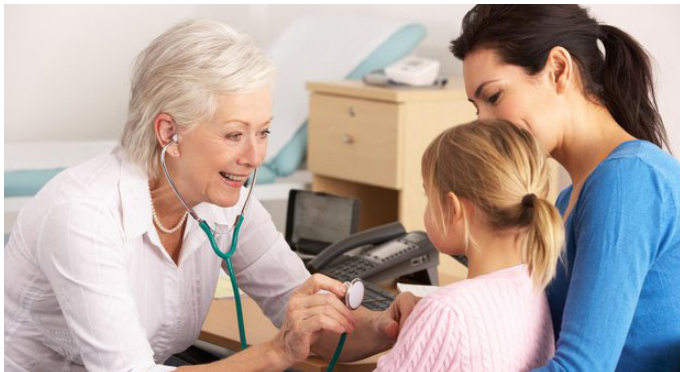
At the centre of the development will be the Town Centre Hub mixed use space.

Access to local shops and community services such as GP surgery, community centre, restaurants, pubs and libraries help to create a vibrant and healthy local economy and can therefore significantly contribute to the creation of sustainable communities.

Scotland Park provides space to create a mixed use Town Centre Hub in the heart of the development. Not only would this provide easy access for residents to local shops and community services, but they also play an important role in establishing a sense of community within a new community. The shops and services can become a social and economic hub of service to all.

Local shops help to create a vibrant and healthy local economy and can therefore significantly contribute to the creation of sustainable communities.

The space will also include higher density residential development.



A PLACE TO WORK

A range of new employment opportunities will be created through the delivery of a range of business spaces that meet both local and regional needs.

Scotland Park will deliver a new employment and Business Hub of approximately 26 hectares.

Located on the A428, the hub will also connect to the Cambridge to Cambourne (C2C) busway. The hub could provide space for a mix employment accommodation including office, research and mid-tech facilities from start-ups to more established businesses.

Further opportunities would be provided within the new Neighbourhood Hub and the proposed Travel Hub and Park & Ride site. Flexible workspaces within the site will allow residents to work close to home without the need to travel.



A PLACE TO LEARN & THRIVE

Scotland Park will provide education and learning opportunities from pre-school through to secondary school.

Access to local education and learning is an important factor in delivering a sustainable new community. The current masterplan provides land for a new secondary school and up to 4 primary schools.

The schools would provide for current and future educational needs for both the existing and new communities and also complement and support the existing educational facilities locally and within the wider district. The school sites have been located along the primary routes and pedestrian and cycle routes. The Secondary school is located close to the Neighbourhood Hub, the proposed C2C Busway and the Travel Hub and Park & Ride.



SUMMARY OF THE PROPOSALS

We believe that Scotland Park provides an excellent and unique opportunity to help achieve a significant element of the housing growth aspirations set out in the recently published 'The Case for Cambridge'. Benefitting from a single landowner making delivery much less complex, and with few constraints that would prevent it from coming forward, Scotland Park is well placed to start delivering new homes quickly subject to achieving support from plan-making bodies.

Scotland Park is strategically located within the A428 corridor, to the north of the Hardwick junction of the A428 Trunk Road, 8 kilometres (5 miles) to the west of Cambridge. The planned Cambourne to Cambridge busway will run just to the south of the A428, with a spur to a large new Park & Ride site on land owned by PX Farms. The proposed location of the new Cambourne railway station is located approximately 3 kilometres (2 miles) to the west, on the same side of the A428, which upon opening will provide direct rail services to Cambridge South (Biomedical Campus) Cambridge (Central), and other towns further west.

Our vision is the creation of a connected place of a minimum of **10,000 homes** that benefits from existing and proposed transport infrastructure, and the creation of a walkable place based on 15-minute city principles. The residential areas will be set around a commercial core accommodating retail and commercial uses, as well as providing primary and secondary

schools, sports and leisure facilities, and a significant increase in biodiversity, and area of public open space including allotments and a community orchard. A high-quality network of greenways providing active travel corridors will encourage safe pedestrian and cycling opportunities, linking the different parts of Scotland Park, as well as connecting the area to nearby villages including Dry Drayton, Bar Hill, Hardwick, and west Cambridge.

Scotland Park covers an area of approximately 400 hectares, and it is envisaged that the creation of a new community here would include **175 hectares of residential development, 160 hectares of public open space, a commercial neighbourhood hub of 10 hectares, a business hub of 16 hectares, 20 hectares of education provision, and 9 hectares for a new travel hub** as part of the Cambridge to Cambourne busway proposals. The aim is for it to become a self-sustaining new community that is very well connected to Cambridge and the surrounding area but where residents' needs are provided within the community.

PX Farms are delighted to be meeting the Cambridge Delivery Group and hope to work constructively to bring this site forward and help deliver the vision set out in 'The Case for Cambridge'.

COMMUNITY



Delivering a minimum of **10,000** new high quality, energy efficient homes including **Affordable Homes**



New **Business Hub** and job creation



Sites for a new **Secondary School and up to 4 Primary Schools**



Site for a new community **Neighbourhood Hub**

ENVIRONMENT



Net increase in **habitat and biodiversity** across the development



Network of new **Greenway Corridors**



Substantial new area of **public open spaces & blue/green infrastructure**



Range of new on-site **children's play spaces and sports pitches**



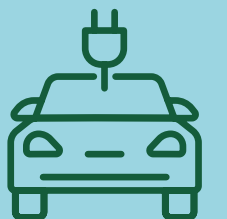
Within walking and cycling distance of new primary school and local centre



Modern, **energy efficient low carbon homes**



Access to a new **Travel Hub and Park & Ride** facility



EV car charging to new homes

Lanpro»

1A Clifton Court, Clifton Road, Cambridge, Cambridgeshire, CB1 7BN