



Stantec UK Limited
3rd Floor, 50-60 Station Road
Cambridge
CB1 2JH
UNITED KINGDOM

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Project/File: 32397/A5/AW

Greater Cambridge Planning Service

Via electronic submission

Dear Sir/Madam,

HELAA SITE REFERENCE 40078 – Land to the north, east and south of Six Mile Bottom, CB8 0UH

This letter is written on behalf of Urban&Civic and Hill Residential in response to the Greater Cambridge Local Plan Site Submissions Consultation 2025 and HELAA site 40078 (the “Site”).

The Site was previously promoted by L&Q Estates and Hill Residential but with the recent acquisition of L&Q by Urban&Civic (U&C), there is a need to update our submission to reflect the current promoter’s name and additional information regarding site delivery.

U&C are the UK’s leading master developer and work at scale in key growth areas with partners who value quality to create infrastructure led, beautiful, sustainable and community focused places where housebuilders want to build and people want to live. U&C has a strong track record of delivery in the region with strategic sites at Alconbury Weald, Wintringham, Waterbeach Barracks and Hinxton.

Waterbeach Barracks most notably has been awarded the Landscape Institute Award for ‘Excellence in Masterplanning and Urban Design’ and will provide 6,500 homes alongside new schools, a park and ride facility, a new town centre and 59 acres of open space and sports pitches.

Site Promotion and Updates

The Site at Six Mile Bottom is the collective vision of U&C and Hill Residential who have entered a Promotion Agreement with the landowner, Six Mile Bottom Estate LLP, with long term stewardship and management of community infrastructure in mind. The total site area is 2,725 acres (1102.8ha) and will provide a significant opportunity to deliver a minimum of 10,500 homes rising to 18,500 homes depending on the area of land developed and varying levels of density. The Site area has been revised slightly from the original submission and therefore an updated site boundary plan is enclosed with this submission.

The proposal includes up to 170 acres of high quality employment land which could support research and development industries in the area and enable existing successful companies to expand further. The Site will also deliver community infrastructure in the form of at least six primary schools (3 forms of entry) and two secondary schools (9 forms of entry), community buildings and local centres for each neighbourhood and the delivery of health facilities to support the whole development.

In addition to the above, the extent of land ownership at the Site presents the opportunity to facilitate transformational benefits for the sub-region with the upgrading of the A11/A14 junction allowing for an all-movement junction and orbital connectivity.

Since the original submission of the Site, the Cambridge Growth Board has been established and is tasked with developing plans for ambitious and sustainable growth in Greater Cambridge that considers the following:

- 1) an infrastructure-first growth plan with long-term delivery vehicles; and
- 2) development on a more dispersed geographical footprint in addition to one or more contiguous urban city extensions.

Six Mile Bottom is exceptionally well 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. This is an ideal opportunity for an infrastructure-first approach to the Site, as has been submitted to the New Towns Taskforce (see enclosed submission). The site can rightly be described as the 'missing piece of the Cambridge jigsaw', offering a potential new settlement on the east side of the city to complement the new settlements of Cambourne to the west and Northstowe and Waterbeach to the north. This submission highlights four stand out characteristics that make the Site ideally placed for a new town:

1. Site ownership

No land assembly is necessary; the Site is in single ownership and forms one continuous block of land.

2. Delivery partners with a strong track record

U&C has demonstrated the ability to deliver the infrastructure, long term stewardship and place making skills necessary to create thriving new settlements. Hill Residential is one of the leading high-quality housebuilders with a long term record of delivering high quality new homes at scale in the Cambridge sub-region. Together, these partners can be trusted to deliver high quality communities at pace.

3. Sustainable travel

The Site has potential for high quality public transport links in the form of a new railway station on the Cambridge to Newmarket railway line which currently runs through the Site. There is also an additional transformational opportunity which would involve extending the proposed East West Rail (EWR) to this Site and building an additional station at Six Mile Bottom. This would include relocating the turning section from the proposed location east of central Cambridge. Whilst this would result in a marginal increase in costs for EWR, there would be significant economic and social benefits in the form of connecting this Site into central Cambridge and adding substantially to the 'tens of thousands' of new homes enabled by the delivery of EWR.

Extending the turnback would also lay the foundations for the implementation of twin-tracking on the Cambridge to Newmarket line towards a new station at Six Mile Bottom. In addition to a new modern station, the Site could provide space for a sustainable transport interchange along with 'end of line' requirements that may be difficult to accommodate at Cambridge Station.

The recent formation and operation of the 'Ipswich to Cambridge Community Rail Partnership' is timely and will help develop and promote rail service improvements along this key regional rail corridor in line with local needs.

4. Lack of formal landscape designations

The Site is not located in a sensitive area, such as those with national and international designation. It is not within the green belt, a National Landscape or National Park, nor is it a designated ecological site. This is not the case for those potential sites that abut the existing urban edge of Cambridge.

Masterplan and Strategy for Delivery

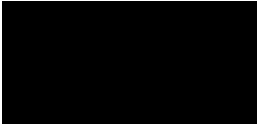
High level masterplanning of the Site has already been undertaken, along with a suite of key strategy documents, as previously submitted to the Greater Cambridge Local Plan which will not be repeated here but are listed below for ease of reference:

- Six Mile Bottom Vision Document
- Westley Green Strategic Case for Development
- Sustainable Transport and Connectivity Strategy

- Climate Change Strategy
- Health and Wellbeing Strategy

Should you have any further queries please do not hesitate to contact me.

Yours sincerely,



Andrew Winter
Planning Associate
On behalf of Stantec UK Ltd

Enclosures:

- Six Mile Bottom - Site Location Plan
- New Towns Taskforce – Call for Evidence - SMB